



Glasgow City Council
Planning Local Review Committee

Report by Executive Director of Neighbourhoods, Regeneration
and Sustainability

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Item 1 (a)

23rd June 2026

26/00020/LOCAL – 121 Trinity Avenue, Glasgow
Erection of two storey extension to side of dwellinghouse.

Purpose of Report:

To provide Committee with the new information supplied as requested at the Local Review Committee meeting on 9th June regarding the management plan and appeal statement for the item.

Recommendations:

It is recommended that Committee consider the additional information provided in the determination of the review.

Ward No(s): 4 – Cardonald

Citywide: N/A

Local member(s) advised: Yes No

consulted: Yes No

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1 ITEM FOR LOCAL REVIEW COMMITTEE OF 9 June 2026

- 1.1 At the Local Review Committee (LRC) meeting of 9th June 2026, the LRC requested further information to allow them to consider a review for the use of main door flatted dwelling (Sui Generis) as short term let (Sui generis).at 121 Trinity Avenue, Glasgow G52 3EJ (reference 26/00020/LOCAL).
- 1.2 The proposal required further information regarding the management plan and appeal statement, which were omitted from the appeal in error. The Committee also asked for information regarding the management plan and appeal statement.
- 1.3 Evidence was provided by the appellant and deemed satisfactory by the officer, who accepted that the appeal statement and management plan were submitted with the original appeal submission, along with screenshots of Airbnb and Booking.com showing short term lets existing within an approximately 2 mile radius of the proposed development.
- 1.4 The following points should also be noted from the previous report presented to committee:
 - 1.4.1 The proposed maximum occupancy is four guests rather than five as stated in the last item, which was derived from the sizes of the rooms shown in the floor plan.
- 1.5 Committee reviewed the information provided. This information is included in the review papers for the Committee to consider. A summary of the appeal statement and the suggested considerations for the management plan are given below:

1. APPEAL STATEMENT

- 2.1 Within the document 'Statement of Review' and in response to the reasons for refusal, the following points were raised:
 01. A typical residential household can generate levels of movement, visitor activity, and noise comparable to those associated with short-term guests.
 02. The submitted Management Plan sets out clear, enforceable measures to control guest behaviour, restrict noise, prohibit parties and events, and provide rapid intervention where issues arise.
 03. Short-term and bed-and-breakfast style accommodation operates within similar residential environments across the city, including within the surrounding area. These uses demonstrate that short-term accommodation can be compatible with residential amenity when appropriately managed.

04. The property is not permanently removed from the housing stock.

05. Refusal Reason 05 identifies the absence of a suitable management plan. This matter has now been comprehensively addressed through the submission of a Short-Term Let Management Plan, which provides robust and enforceable controls covering: Occupancy limits, Noise and behaviour management, Booking and guest vetting, Parking, waste, and servicing, Local contact and complaint handling

06. These measures are capable of being secured through planning conditions, and refusal on this basis is therefore disproportionate.

2.2 The appellant also provided additional evidence in the form of screenshots of the dashboards of booking.com and Airbnb which show that other short term lets exist within the area. These do not demonstrate compliance with planning law in of themselves. The appellant also provided a screenshot of the STL Public Register which shows 8 properties within the Cardonald ward that are licensed short term lets.

Committee should note: The acceptance of even similar properties within an area is not generally considered precedent setting.

2. COMMITTEE CONSIDERATIONS

3.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

3.2 Further to the addition of a management plan the following considerations should be noted in assessing the document.

3.3 Climate change, tourism and neighbouring amenity

NPF4 Policy 30: Tourism states that “Proposals for tourism related development will take into account:

- iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;*
- v. Opportunities for sustainable travel,*
- vi. measures taken to minimise carbon emissions.*

b) Proposals for tourism related development will take into account:

- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;*
- v. Accessibility for disabled people;*

CDP 10 & SG 10: Meeting Housing Needs aims to ensure that the City's growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. The Policy is supported by supplementary guidance, in this instance SG10 which states that proposals requiring planning permission for short-stay accommodation must be considered against key criteria for tourist accommodation in Section 4.

Supporting Information

4.8 A Management Plan will be required to support proposals for tourist accommodation. It shall include the following information:

- a) Maintenance arrangements, including frequency of cleaning and laundry;
- b) Access arrangements for servicing and deliveries;
- c) Access arrangements for guests;
- d) Arrangements for storage and disposal of waste; and
- e) On-site management arrangements.

Committee should note that:

- The area has a high public transport accessibility and is within walking distance of a major town centre.
- The property is only accessible via a stepped entrance that crosses neighbouring gardens.
- The management plan supplied states that large bookings will not be accepted to prevent noise and this is controlled by limiting guest size to four.
- The plan states that 'arrival and departure times will be managed to reduce impact on neighbours', but it is not clear how given it is a self-check in basis.
- Guests are instructed to use on-street parking only.
- The management plan states that "Waste will be managed in accordance with Glasgow City Council residential collections." This is contrary to policy on commercial uses.
- Cleaning and laundry is stated to take place in between stays.

Committee should consider whether:

- the proposal will have a positive effect on the climate crisis?
- the climate crisis and climate mitigation has been sufficiently considered in this proposal?
- The level of management is acceptable for this property?
- The access arrangements are acceptable in this instance?
- The lack of a compliant waste management policy is acceptable in this instance?

4 Summary of Committee Considerations

4.1 Having received the further information; Committee should note that this proposal is contrary to policy in the following areas:

- The proximity of the proposed use to neighbouring garden areas and an intensification of activity in a residential area (contrary to SG1 and SG10)

- No cycle or vehicle parking has been proposed (contrary to SG11 and NPF4 Policy 13)
- The proposed waste management plan is to mix commercial with residential waste (contrary to SG4).

4.2 Committee should consider whether there is a breach of policy in the following areas:

- Intensification of use affecting climate adaptation and mitigation.
- The loss of mainstream housing (SG10).
- Amenity loss to the public in terms of noise (NPF4 Policy 23), litter and waste.
- The lack of accessibility for wheelchair users.

5 Policy and Resource Implications

Resource Implications:

Financial: None

Legal: None

Personnel: None

Procurement: None

Council Strategic Plan: Specify which theme(s) and outcome(s) the proposal supports

Equality and Socio-Economic Impacts: N/A

Does the proposal support the Council's Equality Outcomes 2017-21 N/A

What are the potential equality impacts as a result of this report? (no significant impact, positive impact or negative impact)
N/A

Please highlight if the policy/proposal will help address socio economic disadvantage. N/A

Sustainability Impacts:

Environmental: N/A

Social, including opportunities under Article 20 of the European Public Procurement Directive N/A

Economic: N/A

**Privacy and Data
Protection impacts:
N/A**

6 Recommendations

- 6.1 It is recommended that Committee consider the additional information provided in the determination of the review.