Item 1 (b)

23rd June 2026

Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Tim Moss Ext: 70632

26/00020/LOCAL – 121 Trinity Avenue, Glasgow G52 3EJ
Use of main door flatted dwelling (Sui Generis) as short term let (Sui generis).

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 4 - Cardonald	Citywide: n/a
Local member(s) advised: Yes ☐ No ☐	consulted: Yes ☐ No ☐

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1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

Location

1.1 The application site is a ground-floor flat within a four-in-a-block property. This property is on Trinity Avenue to its west. The site is in ward 4 (Cardonald). The site has a high transport accessibility.

1.2 Access to the flat is through a shared pathway. This pathway also provides access to the managed gardens, which are shared with the other flats in the court. Parking is not provided but on street parking is available.

Proposal

1.3 It is proposed to use the existing 3-bedroom 72sqm flatted dwelling as a short term let property. The maximum number of occupants is unclear, as no property management plan was provided, but it can be assumed to be 6 given the number of bedrooms. Occupants would have sole use of the property and access to a kitchen, living room and bathroom would be provided during their stay.

1.4 Committee should note that during the site visit, a key safe was spotted on the site.

1.5 No physical alterations are proposed to the property.

2 DEVELOPMENT PLAN POLICIES

2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:

- **Policy 1:** Tackling the climate and nature crises
- **Policy 2:** Climate mitigation and adaption
- **Policy 23:** Health and Safety
- **Policy 30:** Tourism

2.2 The relevant City Development Plan policies and Supplementary Guidance are:

- **CDP 1 & SG 1:** The Placemaking Principle
- **CDP 10 & SG 10:** Meeting Housing Needs

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

02. The development proposal is contrary to Policy 23: Health and Safety and Policy 30: Tourism of the National Planning Framework 4, CDP 1: The Placemaking Principle, SG 1:Placemaking, CDP 10: Meeting Housing Needs, and SG 10: Meeting Housing Needs of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.

03. The proposal is contrary to Policy 23: Health and Safety and Policy 30: Tourism of National Planning Framework 4 and CDP1 and SG1 of the Glasgow City Development Plan in that, due to the proximity of the subject property's front door and garden areas to neighbouring properties and the transitory nature of the proposed development, the use of the dwellinghouse as short-stay accommodation is likely to raise unacceptable noise and activity issues, which would be detrimental to the existing neighbours within the locale, thereby creating an adverse impact on residential amenity.

04. The proposal is contrary to Policy 30: Tourism of National Planning Framework 4 and CDP1 and SG1 and CDP10 and SG10 of the Glasgow City Development Plan in that the introduction of the transitory nature of the short-stay accommodation to a mainstream residential property fails to provide high quality amenity to existing and new residents in the City and fails to respect the quality and character of the local built environment.

05. The proposal is contrary to Policy CDP10 and SG10 of the Glasgow City Development Plan in that the application does not include a suitable management plan to adequately control potential adverse impacts on residential amenity.

4 APPEAL STATEMENT

4.1 No appeal statement was submitted with this application.

5 RELEVANT PLANNING HISTORY

5.1 The is no relevant planning applications for the property.

6 REPRESENTATIONS AND CONSULTATIONS

6.1 There were two representations received the application, both objecting. The points of objection are summarized as follows:

- The intensification of the number of lets in a residential area
- Noise and anti-social behaviour

- Increased rubbish
- Volume of traffic and parking issues

7 COMMITTEE CONSIDERATIONS

7.1 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.

7.2 The following are the relevant policy considerations:

7.3 Climate change, sustainable tourism and mitigation

National Planning Framework 4: NPF4 Policy 1 Tackling the climate and nature crises and Policy 2: Climate Mitigation and Adaptation states that "when considering all development proposals significant weight will be given to the global climate and nature crises" and that "development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported."

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.

Committee should note that:
- The area has a high public transport accessibility and is within walking distance of a major town centre.

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?

7.4 Housing need

NPF4 Policy 30: Tourism
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;

e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.

Committee should note that:

- The area is predominantly residential in character, and there is a residential unit above, though not accessible through the same pathway.
- It is unclear whether the site is accessible to wheelchair users

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.

Key Criteria – Locational

4.5 The Council will generally support tourist accommodation:

a) in locations with active travel routes and a frequent public transport service and with high accessibility;
b) in locations with good access to shops and services, where these are not provided on site;
c) that can demonstrate that it will not place additional pressure on local amenities and facilities;
d) that can demonstrate there will be no adverse impact on the character and amenity of the area;
e) that can demonstrate there will be no adverse impact on traffic congestion and parking; and
f) that meets the relevant criteria in Section 4A or 4B, where appropriate.

Key Criteria – Design and Amenity Space

4.6 Proposals for tourist accommodation will generally be supported where:

a) it is of a size and scale in keeping with the surrounding environment;
b) it does not introduce an incongruous or visibly intrusive addition to the surrounding area;
c) it does not result in unacceptable intensification of activity, particularly in a predominantly residential building or area;
d) a Management Plan for the development is provided, to the complete satisfaction of the Planning Authority (see Paragraph 4.8 below); and
e) it meets the relevant criteria in Section 4A or 4B, where appropriate.

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.

Section 4B Short-stay Accommodation

4.12 FLATS – Residential flats do not fall within Use Class 9 and are defined as Sui Generis (outwith a specific Use Class). This status reflects the fact that a flat within a block containing residential properties forms a different context given that it has shared circulation and amenity spaces, and horizontal as well as vertical separation. The use of a flat as short-stay accommodation, therefore, has the potential to result in conflict with mainstream residential flats in a block through regular influx of temporary residents as well as increased pressure on infrastructure and shared space. Evidence has shown that amenity issues can arise through the introduction of short-stay accommodation and illustrates the need to effectively control the activity taking place. On this basis, a flat being used as short-stay accommodation is considered differently to a house.

4.16 a) To protect residential amenity planning permission will not be granted for a change of use from a residential flat to a short-stay accommodation within existing blocks of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building sharing a means of access

Committee should note that:

- No management plan has been submitted to either the original application or the review.
- No information regarding the economic benefit that this proposal could provide to the city has been given.
- These are required to understand information stated above including access, waste disposal and cleaning arrangements.
- The site is in a high public transport accessibility area.
- No other property on the site is used for short-stay accommodation.
- The property is accessed by a shared pathway which crosses the other residents' gardens.

Committee should consider whether:

- the loss of a three bedroom dwelling would be outweighed by the economic benefit to the city?
- the lack of a management plan could negatively impact neighbouring amenity or the quality of the short-term let being offered to tourists?

7.5 **Residential amenity, noise and parking**

Residential amenity

SG1 - The Placemaking Principle (Part 2) - Commercial Uses in Residential Properties

There is a presumption against granting planning permission for commercial uses of dwelling houses, including flats. In residential areas scrutiny must be given to townscape, alterations to property, traffic, access and servicing,

parking, noise or other environmental considerations could adversely affect local amenity or safety, see also SG1 - Placemaking, Part 1, Qualities of Place - Legibility and Safety. The test will be the preservation or enhancement of residential amenity and the environment.

Exceptions against this presumption may be considered where the:
a) applicant can demonstrate, to the satisfaction of the Council, that the proposed use will provide a beneficial service to the community;
b) quality of the residential character of the area and the amenity of neighbouring properties will not be prejudiced;
c) property (where a flat) has a private direct access to the street; and
d) use will not give rise to parking/servicing problems in the street/building.

SG1 (Part 2): Waste, Recycling and Collection
All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives.

Committee should note that:
- No waste management plan has been provided.

Committee should consider whether:
- the amenity of the neighbouring residents in regards to waste management has been sufficiently considered in this proposal?

Noise

NPF4 Policy 23 – Health and Safety states that "development proposals that are likely to raise unacceptable noise issues will not be supported."

Committee should note that:
- In research by Scottish Government: 'short-term lets – impact on communities: research' 2019, such flats were considered to lead to increased noise, litter, waste and loss of amenity.
- No mitigation measures have been stated, as no management plan is supplied to address noise impacts.

Committee should consider whether:
- the amenity of the neighbouring residents has been sufficiently considered in this proposal?
- the noise impact of the proposal could cause disamenity to neighbours?

NPF4 Policy 13 and CDP11/SG11: Sustainable transport

These policies seek to ensure all development is designed and delivered to support and accommodate sustainable and active transport options. SG11 includes details of the standards expected.

Cycle Parking	Minimum standard is one space per unit unless a dedicate storage facility is available. Cycle parking must be safe, sheltered and secure.
Vehicle Parking	Minimum standard is one space per dwelling unit and 0.25 unallocated spaces per dwelling for visitors.

CDP 10 & SG 10: Meeting Housing Needs also requires an applicant "can demonstrate there will be no adverse impact on traffic congestion and parking"

Committee should note that:

- No dedicated car parking spaces are provided. There garden and potential parking area is in a state of disrepair.
- No cycle parking is proposed, and no reasoning has been provided for this deviation.
- During the consultation for this application, traffic and parking was cited as a concern for this application.

Committee should consider whether:

- The lack of cycle parking provision is acceptable in this case, or could this be addressed by condition?

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

a. Grant planning permission, with or without conditions;
b. Refuse planning permission; or
c. Continue the application for further information.

8.2 *Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997* requires that reasoning behind why the local review body has been decided be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

9 Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.	n/a
What are the potential equality impacts as a result of this report?	no significant impact
Please highlight if the policy/proposal will help address socio-economic disadvantage.	n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:	n/a
What are the potential climate impacts as a result of this proposal?	n/a
Will the proposal contribute to Glasgow's net zero carbon target?	n/a

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
N

If Yes, please confirm that a Data Protection Impact

Assessment (DPIA) has
been carried out

10 RECOMMENDATIONS

10.1 That Committee consider the content of this report in coming to their decision.