26/00045/LOCAL – 11 Woodburn Road Glasgow

Item 7

24th November 2026

Suggested Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Prior to first use, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed prior to first use and maintained for the lifetime of the development.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

03. Provision shall be made within the development for a minimum of 1 cycle parking space. This provision shall be in accordance with the requirements of Glasgow City Council's City Development Plan, Supplementary Guidance 11: Sustainable Transport, Section 4 Cycle Parking. The cycle parking shall be available for use in accordance with the approved drawings before the development is occupied.

Reason: To ensure that the cycle parking is available for the occupiers/users of the development.

04. The ancillary buildings hereby approved shall be used only as a domestic outbuilding incidental to the enjoyment of the host dwellinghouse and for no other purpose without the prior written approval of the Planning Authority.

Reason: To safeguard the amenity of the surrounding area.

05. The extension fascias, soffits and rainwater pipes to match the colour of the existing

Reason: In order to protect the appearance of the host dwellinghouse

Advisory Notes

01. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration and Sustainability Services at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

02. The owner should speak with Scottish Water regarding connections to water and sewage. These are required separate to the original dwellinghouse. Provision should be made for disposal of waste water either by connection to a public sewer or by discharge to gulleys provided on site separately to the existing dwellinghouse. The property owner is responsible for arranging necessary utility connections.

03. The owner should liaise with building standards to ensure compliance with installing a new connection to the electrical grid.