Item 6

24th November 2026

Applicant or Agent Details

☐ Applicant ☒ Agent

Agent Details

Padrino Design	
Dominic	Wright Business Centre
Notarangelo	1
[redacted]	Lonmay Road
	Glasgow
	Scotland
	G33 4EL
[redacted]	

☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	Mrs	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Kalsoom	Building Number:	11
Last Name: *	Akhter	Address 1 (Street): *	Woodburn Road
Company/Organisation		Address 2:	
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	UNITED KINGDOM
Mobile Number:		Postcode: *	G43 2TN
Fax Number:			
Email Address: *	[redacted]		

Site Address Details

Planning Authority:	Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:	11 WOODBURN ROAD
Address 2:	
Address 3:	
Address 4:	
Address 5:	
Town/City/Settlement:	GLASGOW
Post Code:	G43 2TN

Please identify/describe the location of the site or sites

Northing	660369	Easting	256767

Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Installation of replacement roof, demolition of existing garage and erection of 2No. outbuildings to garden (retrospective).

Type of Application

What type of application did you submit to the planning authority? *

☒ Application for planning permission (including householder application but excluding application to work minerals).

☐ Application for planning permission in principle.

☐ Further application.

☐ Application for approval of matters specified in conditions.

What does your review relate to? *

☒ Refusal Notice.

☐ Grant of permission with Conditions imposed.

☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are a seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see attached statement of appeal

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * ☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Statement of Appeal DOC 1 Application Form DOC 2 Location Plan DOC 3 Elevations as Proposed. DOC 4 Revised Elevations as Proposed. DOC 5 Garden ground. DOC 6 Block plan as Existing and Proposed. DOC 7 Plan as Proposed . DOC 8 Decision Notice. DOC 9 Report of Handling App 1 2008 Image . App 2 2014 Image. App 3 2019 Image. App 4 2022 Image. App 5 2026 Image. App 6 2026 Image showing front hedge across 9 & 11 Woodburn Road Road. App 7 Overshadowing

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/02943/FUL

What date was the application submitted to the planning authority? *

22/12/2025

What date was the decision issued by the planning authority? *

19/05/2026

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? * ☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? * ☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant?. * ☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? * ☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? * ☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? * ☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review * ☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Dominic Notarangelo

Declaration Date: 18/08/2026

Fee Exemption Reason

This is an appeal or request for local review and is not subject to a fee

Planning Appeal
Refusal of Application
STATEMENT OF APPEAL

25/02943/FUL

11 Woodburn Road
Glasgow G43 2TN

P A D R I N O D E S I G N
Wright Business Centre
1 Lonmay Road
Glasgow G33 4EL
t. 0141 762 2000

w. www.padrino.co.uk

The application site is a dwelling house in the Newlands area of Glasgow

The application is retrospective as the applicant had been unaware that re roofing in slate, replacing sash and cases windows with sash and case windows the rebuilding of the garage and an additional storage building would be classified as development.

These beliefs were not totally ill founded as replacement of slate roof covering and the use of replacement windows in plastic is permissible in a Conservation Area provided that the patterns and operating mechanisms are true to the original which is the case here.

This leaves the consideration of the garage and outbuilding.

The old garage was taken down and work had commenced on a home office that is flexible enough to be converted back into a garage should any future owner desire and the storage building is at a lower part of the site the floor level bring 860mm below that of the original garage and 1490mm below that of the main house (as recorded on the Topographical Survey

Application Ref 24/02730/FUL was previously refuse on the 25th March 2025

The reasons for the refusal including the size, materials and design and that the outcome would result in only 41% of useable garden being retained The 41% was an error and should have read 62% as per the drawings submitted at the time.

As part of the application process the decision was taken to bring in a third party to effect a GPS informed measures survey of the application site in order to establish exactly the footprint of the two buildings under construction.

Taking into account all of the reasons for refusal a revised application (DOC1) was submitted in which the rear outbuilding was reduced in size and the front building detailed and finished to match the adjacent garage. The elevations, including to Woodburn Road are attached hereto (DOC 3). The ridge and eaves heights being identical to the neighbouring building.

The reasoning for the choice of materials was to harmonise with the facing brick finish on the neighbouring garage.

Following the comments from neighbours discussions were held with McColl Masonry, who have worked on Historic Scotland's own buildings, who confirmed the possibility of completing the stalled structures in a sandstone finish. Accordingly revised elevations (DOC 4) were submitted where the finishes were, slate roof, sandstone walling and timber fascias door and windows.

In terms of retained Garden Ground Doc 5 illustrates that the application site has a larger footprint than those around it which is what at 342 square metres it has the largest garden ground when compared to those in close proximity.

With reference to the potential for overshadowing the refusal refers to heights of, approximately 0.4 and 3.2 metres. There are scale bars on the drawings and the heights are Eaves 2.32 metres and ridge 3.29 metres. This is commensurate with any single garage whee the ridge would cast a shadow across the sloping roof down to the eaves and the eaves would cast no more than a garage would and not anywhere close to a habitable building See App 7

While the existence of the former garage is not denied appendices 1 to 6, taken from Google earth historic images show the deterioration of the former garage over the years.

App 5 illustrates the current situation, post roof and window works, showing he half built structure which is less incongruous than the former building. App 6 shows both sides on 9 & 11 Woodburn road illustrating the continuous hedge and the slate covering of both roofs. App 7 shows the shadow pattern in 2026

Supporting Documents

DOC 1	Application Form	DOC 2	Location Plan
DOC 3	Elevations as Proposed	DOC 4	Revised Elevations as Proposed
DOC 5	Garden ground	DOC 6	Block plan as Existing and Proposed
DOC 7	Plan as Proposed	DOC 8	Decision Notice
DOC 9	Report of Handling		

App 1	2008 Image	App 2	2014 Image
App 3	2019 Image	App 4	2022 Image
App 5	2026 Image		
App 6	2026 Image showing front hedge across 9 & 11 Woodburn Ro		
App 7	Overshadowing		