Item 4

24th November 2026

Neighbourhoods, Regeneration and Sustainability
Glasgow City Council
Exchange House
231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director
George Gillespie
BEng (Hons) CEng MICE

Padrino Design
Dominic Notarangelo
Wright Business Centre
1 Lonmay Road
Glasgow
G33 4EL

Our ref: DECISION
GCC Application Ref: **25/02943/FUL**

19 May 2026

Dear Sir/Madam

SITE: **11 Woodburn Road Glasgow G43 2TN**

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

I am obliged to inform you that a decision to refuse your application, **25/02943/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Eileen Dudziak** via email **eileen.dudziak@glasgow.gov.uk,** who will be happy to help you.

Yours faithfully

Head of Planning

Encls.

PLANNING DECISION NOTICE

Full Planning Permission
REFUSAL

IN RESPECT OF APPLICATION **25/02943/FUL**

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

AT

11 Woodburn Road Glasgow G43 2TN

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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. For the reasons noted below, the proposed development is contrary to National Planning Framework 4 policies 14: Design, Quality & Place, 16: Quality Homes and 7: Historic Assets & Places. It is also contrary to City Development Plan Policies CDP 1/SG1: The Placemaking Principle, and SG 9: Historic Environment of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.

03. It is considered that the proposal fails to meet the high quality of design expected for development, it is not consistent with the six qualities of successful places, in particular in relation to being distinctive and contextually appropriate. This is due to the use of mismatched slate and incongruous rooflights on the main dwelling, together with the siting, scale, design and materiality of the outbuildings, which collectively result in a development that fails to integrate with its context and has a detrimental impact on the character and visual amenity of the application site and wider area.. As such, the proposal fails to meet the highest standards of design and would adversely affect the residential and visual amenity of property itself and wider locale and is therefore contrary to the placemaking aims of NPF 4, Policy 14: Design, quality and place, Policy 16: Quality Homes and CDP 1 and SG 1.

04. The proposal is contrary to NPF4 Policy 16 (Quality Homes) and CDP and SG1 (Placemaking), Part 2, as the siting, scale and proximity of the proposed store to the boundary with 4 Merrylee Road, at approximately 0.4m and 3.2m in height, would result in unacceptable overshadowing of the neighbouring garden, particularly during the morning and afternoon, thereby failing to safeguard residential amenity

05. The proposal is contrary to NPF4 Policy 7 (Historic Assets and Places) and CDP Policy 9 and Supplementary Guidance 9 (Historic Environment), in that the use of significantly mismatched replacement slate, the introduction of incongruous modern rooflights across all roof planes, and the provision of outbuildings that are excessive in scale and incorporate inappropriate design detailing and poor-quality materials, fail to respect the scale, character and architectural integrity of the host property and do not preserve the character or appearance of the wider conservation area. In addition, the scale and extent of the development has resulted in the loss of established hedging, which contributes positively to the character and setting of the site and surrounding area. As such, the proposal fails to preserve or enhance the special character and appearance of the Newlands Conservation Area.

Drawings

The development has been refused in relation to the following drawing(s)

1. 00 A LOCATION PLAN Received 22 December 2025
2. 01 REV A PLAN AS PROPOSED Received 22 December 2025
3. 02 REV C ELEVATIONS AS PROPOSED Received 22 December 2025
4. 02 REV C ELEVATIONS AS PROPOSED Received 22 December 2025
5. 03 REV C BLOCK PLAN AS EXISTING AND PROPOSED Received 22 December 2025
6. 04 PLAN AS PROPOSED PLOT ANAYSIS Received 22 December 2025
7. 04 REV B ROOF PLAN Received 6 February 2026

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority

Dated: 19th May 2026 **Head of Planning**

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection online.The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by downloading and completing the form available at https://www.eplanning.scot/ePlanningClient/. It should then be emailed, along with accompanying documents, to localreviewcommittee@glasgow.gov.uk.

In most cases a fee is applicable for a notice of review and details of the relevant fee can be found here: Decision and Appeal – Glasgow City Council. The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. The statement and any other information that the applicant wishes to rely on for the Review must be submitted with the Notice of Review as this cannot be submitted at a later date. You must state by what procedure (written representations, hearing session(s) or inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.