



Item 4

17th February 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

Sean O'Donnell
34 Tyne Avenue
East Kilbride
Scotland
G75 9PT

Our ref: DECISION
GCC Application Ref: **25/01166/FUL**

15 October 2025

Dear Sir/Madam

SITE: **10 Nairnside Road Glasgow G21 3RY**

PROPOSAL: **Erection of outbuilding and raised deck to side/rear of flatted dwelling (retrospective)**

I am obliged to inform you that a decision to refuse your application, **25/01166/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 **Peter Fusco** via email peter.fusco@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Sean O'Donnell'.

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 25/01166/FUL

Erection of outbuilding and raised deck to side/rear of flatted dwelling (retrospective)

AT

10 Nairnside Road Glasgow G21 3RY

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal is not considered to be in accordance with the Development Plan and there are no material considerations which outweigh the proposal's variance with the Development Plan.
02. The development proposal is contrary to Policy 14: Design, quality & place and Policy 16: Quality homes of National Planning Framework 4, and also with CDP 1: The Placemaking Principle and SG 1: The Placemaking Principle (Part 2) of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. Due to the height of the raised timber deck from ground level, some 1.4m, in combination with its siting at the upper part of the sloping rear garden ground, it allows for panoramic views towards neighbouring properties and this impact is most clearly evidenced by clear views from the raised deck towards the rear gardens of 12, 14 and 16 Nairnside Road. It is the determination of the Planning Authority that the privacy of neighbouring properties has been unacceptably compromised by the overall structure which includes the raised deck and outbuilding. The proposed natural screen formed of mature trees and bushes does not satisfactorily overcome this.

Drawings

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

1. AL 01 PROPOSED OVERALL PLAN Received 22 May 2025
2. AL 02 PROPOSED ELEVATIONS _ SECTION A-A Received 22 May 2025
3. AM 01 LOCATION _ BLOCK PLANS Received 18 June 2025
4. LA 01 LAND ALLOCATION PLAN Received 18 June 2025

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



Dated: 15th October 2025

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.