



Item 6

3rd March 2026

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100716546-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

Two storey extension to community Centre to provide meeting rooms. Roof finished in Marley Duo modern tiles to give slate appearance, Walls rendered in STO render system in colour to match sandstone Powder coated aluminium windows Hours of operation Monday to Friday 8.00 am to 6.00 pm

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	<input type="text" value="Padrino Design"/>		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	<input type="text" value="Dominic"/>	Building Name:	<input type="text" value="Wright Business Centre"/>
Last Name: *	<input type="text" value="Notarangelo"/>	Building Number:	<input type="text" value="1"/>
Telephone Number: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Lonmay Road"/>
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Fax Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
		Postcode: *	<input type="text" value="G33 4EL"/>
Email Address: *	<input type="text"/>		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Daryl"/>	Building Number:	<input type="text" value="311"/>
Last Name: *	<input type="text" value="Mustafa"/>	Address 1 (Street): *	<input type="text" value="Calder Street"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G42 7NQ"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

Site Address Details

Planning Authority:

Glasgow City Council

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

Address 1:

311 CALDER STREET

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G42 7NQ

Please identify/describe the location of the site or sites

Northing

662697

Easting

258823

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

1862.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Community Centre

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

Application is for an extension, No change to refuse and recycling arrangements

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace Details

For planning permission in principle applications, if you are unaware of the exact proposed floorspace dimensions please provide an estimate where necessary and provide a fuller explanation in the 'Don't Know' text box below.

Please state the use type and proposed floorspace (or number of rooms if you are proposing a hotel or residential institution): *

Class 10 Non-residential Institutions

Gross (proposed) floorspace (In square meters, sq.m) or number of new (additional) Rooms (if class 7, 8 or 8a): *

1651

If Class 1, please give details of internal floorspace:

Net trading spaces:

Non-trading space:

Total:

If Class 'Not in a use class' or 'Don't know' is selected, please give more details: (Max 500 characters)

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013) *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Dominic Notarangelo

On behalf of: Mr Daril Mustafa

Date: 16/06/2025

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principal where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

Site Layout Plan or Block plan.

Elevations.

Floor plans.

Cross sections.

Roof plan.

Master Plan/Framework Plan.

Landscape plan.

Photographs and/or photomontages.

Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

A copy of an Environmental Statement. * Yes N/A

A Design Statement or Design and Access Statement. * Yes N/A

A Flood Risk Assessment. * Yes N/A

A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * Yes N/A

Drainage/SUDS layout. * Yes N/A

A Transport Assessment or Travel Plan Yes N/A

Contaminated Land Assessment. * Yes N/A

Habitat Survey. * Yes N/A

A Processing Agreement. * Yes N/A

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Mr Dominic Notarangelo

Declaration Date: 16/06/2025

Payment Details

Pay Direct

Created: 16/06/2025 23:26

Appeal Against Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 25/01354/FUL

External alterations, with erection of two storey extension to rear.

311 Calder Street Glasgow G42 7NQ

Statement of Appeal

This proposal is for the erection of a two storey extension to the rear of the Building at 311 Calder Street which was originally the Calder Street School of the Govan District Parish in Glasgow. And has been in Community use for a quarter of a century.

With increasing demands for community facilities and pressures on local authority funding any enhancement of community facilities cannot be borne by the public purse and falls upon private enterprise as is the case here.

The extension is designed to replicate the roof and window detailing whilst being, appropriately, smaller than the listed building which already has a flat roofed extension to the original structure. The roof covering and stucco render with the texture and colour of the existing coursed ashlar would complement the listed building whilst identifying an addition to the structure.

Turning to the reasons for the refusal, these are replicated below with our responses added.

1. 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.

Response

The building is a former Govan District Parish school building and repurposed as a community facility over 25 years ago. There is no change of use and the proposal is for a 180 Sq metre extension to a building with a footprint of 721 Sq Metres

2. The proposed development and the information submitted to assess the application have failed to explain the function and use of the proposed extension in relation to the existing building.

Response

The building is currently a community centre which lies within use class 10 and there is no proposal to move away from this use as the proposal is to enhance the Class 10 a,b, and g uses in place at present.

3. The proposed extension would cause the loss of daylight to the windows on the north-east elevation of the original building by completely obscuring them which is not in keeping with Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan

Response

The proposed extension is on the North side of the existing building. North light is constant and the pitch of the extension would not interfere with daylight to ancillary spaces such as toilets and reception areas.

4. The proposed extension would potentially overshadow the neighbouring private garden ground to the north of the site and acts as a hard boundary as it is not set back from the boundary wall, this is contrary to Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan.

Response

The existing hard boundary wall is effectively 1 storey in height . This wall screens the one window in the gable of 104 Batson Street. As the residential properties in Batson Street (to the North) lie perpendicular to the site they receive morning sun to the front gardens and evening sun in the rear gardens. This would not change The existing trees within the curtilage of the rear garden of 104 Batson Street are of a similar height to the proposed extension therefore overshadowing the gardens to the north.

5. The development has failed to be consistent with the six qualities of space (healthy, pleasant, connected, distinctive, sustainable and adaptable) from Policy 14 Design, quality and place from the National Planning Framework 4.

Response

The proposal serves to enhance a much used and much needed facility serving the local community

6. By virtue of its design and built form, the proposed extension sits at odds with the listed building and would be an incongruous addition which would harm and negatively impact the special character and interest of the listed building which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Response

The extension is proportionally similar whilst being subservient to the listed building itself. The roof pitched at the same angle as the listed building and uses contemporary finishes that complement the listed building.

Marley Modern Duo have a drawn groove that gives the appearance of a slated roof and Sto render is a stucco finish with many textures including that of ashlar masonry. These finishes would serve to complement the listed building

Close to the site is the former Strathbungo Parish church, a B listed building, where the facade was retained and a residential building erected behind using contemporary materials

7. The fenestration and roof profile of the proposed extension are foreign to the character of the listed building and do not relate to the listed building's architectural form which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of The Glasgow City Development Plan.

Response

The extension is proportionally similar whilst being subservient to the listed building itself. The roof pitched at the same angle as the listed building and uses contemporary finishes that complement the listed building.

Marley Modern Duo have a drawn groove that gives the appearance of a slated roof and Sto render is a stucco finish with many textures including that of ashlar masonry. These finishes would serve to complement the listed building

Close to the site is the former Strathbungo Parish church, a B listed building, where the facade was retained and a residential building erected behind using contemporary materials

8. The extension front building line protrudes beyond the building line of the original building which is contrary to Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Response

The proposed extension lies some 17 metres behind the front building line and therefore does not protrude beyond the building line which is the rear of the Calder Street pavement

9. The proposed materials (concrete roof tiles, render and aluminium windows) are not appropriate materials for an extension to a listed building as they would negatively harm the special character and interest of the listed building which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Response

Marley Modern Duo have a drawn groove that gives the appearance of a slated roof and appropriate for a contemporary, subservient, extension. This, or any other, roof finish could have been dealt with by condition.

Powder coated aluminium windows are better engineered and more effective in terms of sustainability and modern methods of fabrication allow them to replicate the existing, again this could have been dealt with by condition.

10. The proposed extension would obscure the north elevation of the listed building which would be detrimental to the special character and interest of the listed building and is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Response

The north elevation is the rear elevation of the property and the proposed extension would remain subservient to and within the massing of the rear elevation and not hiding it.