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REPORT OF HANDLING FOR APPLICATION 25/01908/FUL

ADDRESS:	55 Dixon Avenue Glasgow G42 8EN
PROPOSAL:	Use of house in multiple occupancy (Sui generis) as 7 Serviced Apartments (Sui Generis) and associated external alterations (Retrospective)

DATE OF ADVERT:	10 October 2025
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	6 representations received, 2 objecting to the application and 4 supporting the proposal. • 8 rooms advertised whilst application state 7 rooms and reception. • The proposal will exacerbate the parking problems in Dixon Avenue. • They are using domestic waste bins provided by GCC. • Supporting application state its accessible for disabled. No disabled ramp to access property. • Loss of housing whilst there is a Housing Emergency. • Mature tree were felled. • The application itself is confused. Given references to “24-hour reception and housekeeping” it is unclear whether it seeks approval as licensed serviced Short-Term Lets or as an Aparthotel. 4 representations were received supporting the application. • Property is very well managed. • Positive contribution to the local economy.
PARTIES CONSULTED AND RESPONSES	No external consultations required.
PRE-APPLICATION COMMENTS	The applicant and agent did not seek pre-application advice or discussions with Glasgow City Council prior to submission of this application. Therefore, the case officer was unable to provide advice on whether the proposed development complied with the relevant Policy and Guidance of NPF 4 and the City Development Plan. The Council has formalised the means for obtaining pre-application advice of this type in order to make this stage of the Planning process more accessible and efficient for applicants, agents and Planning staff. The Council welcomes pre-application discussions between the applicant, their agent(s) and its planning staff in advance of making an application for any scale of development. As stated above, the agent and applicant failed to avail themselves of this service.

EIA - MAIN ISSUES	Not required.
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	Not applicable.
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	Not applicable.
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	Not applicable
S75 AGREEMENT SUMMARY	Not applicable.
DETAILS OF DIRECTION UNDER REGS 30/31/32	Not applicable.
NPF4 POLICIES	Policy 1 Tackling the climate and nature crisis

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	Policy 2 Climate mitigation and adaptation Policy 14 Design, Quality and Place Policy 23 Health and Safety Policy 30 Tourism
CITY DEVELOPMENT PLAN POLICIES	The City Development Plan consists of policies with statutory supplementary guidance providing further information or detail in respect of the policies. The following are considered relevant to the application: CDP1 The Placemaking Principle CDP10 Meeting Housing Needs SG1 Placemaking SG10 Meeting Housing Needs
OTHER MATERIAL CONSIDERATIONS	None.
REASON FOR DECISION	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.

	COMMENTS			
PLANNING HISTORY	Ref	Proposal	Decision Issued	Decision
	88/01025/DC	Use of flatted dwelling as multiple occupancy dwelling.	20.10.1988	GC
	12/00142/DC	Environmental improvements to backcourts including erection of bin stores.	12.04.2012	GC
	25/01908/FUL	Use of house in multiple occupancy (Sui generis) as short-term letting apartments (Sui Generis) and associated external alterations (Retrospective).		PDE
	There are also various planning enforcement investigations linked to the site in recent years, largely around unauthorised felling of mature trees and use of the property as a short term let.			
SITING	The application site consists of a basement and ground floor of a four-storey corner tenement on Dixon Avenue, Glasgow. The upper flats are accessed via a separate entrance on Annette Street. The application site fronts the road and is bound by residential flatted properties to the east, west, north and south. The application site is within Ward 8– Southside Central. The property is not in a conservation area or listed. This is a retrospective application.			
DESIGN AND MATERIALS	This is a retrospective application for what the applicant describes as a short-term let/serviced apartments comprising seven apartments (currently in use with 8 apartments). Each apartment is self-contained although it is proposed to convert one of the basement apartments into a shared kitchen and reception area. The building has historically been used as an HMO with 8 bedrooms. The overall occupancy of the building as an HMO is unknown. For clarity, an HMO is a type of residential accommodation. There is reference to HMO's in the 2006 Housing Act. This is supported by Non Statutory Guide SG10 and Circular 2/2012 which refers regularly to			

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	HMO's being living accommodation. Para 6.17 of the applicants own statement also refers to economic benefits outweighing the loss of this residential accommodation. We are therefore satisfied that an HMO is a type of residential accommodation and the standards set out in Policy 30 with respect to the loss of residential accommodation are relevant to this case. The property can be accessed by a door on the front elevation. There is a door at the rear of the basement which accesses the common close and another that accesses the garden. No external alterations are proposed.
DAYLIGHT	N/A
ASPECT	N/A
PRIVACY	The proposal would alter the existing residential use associated with the HMO flats on ground and basement level at the rear to a commercial use which would look directly onto a shared residential backcourt, to the detriment of those residents who access these spaces.
ADJACENT LEVELS	N/A
LANDSCAPING (INCLUDING GARDEN GROUND)	N/A
ACCESS AND PARKING	The building has two accesses with one at the front at ground level and one at the rear at basement level of the building. The proposal does not include any allocated vehicle parking spaces.
SITE CONSTRAINTS	None
OTHER COMMENTS	When an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. The issues to be taken into account in the determination of this application are therefore considered to be: a) whether the proposal accords with the statutory Development Plan; b) whether any other material considerations (including objections) have been satisfactorily addressed. In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th of March 2017. Policies 1 Tackling the Climate and Nature Crises and Policy 2 Climate Mitigation and Adaptation of NPF4 are overarching policies which should be considered for all development proposals regardless of scale, giving weight to the impact of the proposal on the climate and nature crises, and encourages development that minimises emissions. Comment: There are no physical alterations to the property, but the proposed short term letting use is generally associated with travel-related carbon emissions. Overall, it is not considered that the proposal will have a significant negative impact on either the climate or nature crises, but these policy aims are considered throughout this assessment. With respect to the principle of the change of use and its potential impact on amenity the following policies and assessment are relevant. <u>Policies 14 and 23 of NPF4 and CDP1 and SG1 (Part 2) of the CDP</u> <u>Policy 14. Design, Quality and Place</u>

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	<i>Policy Intent: To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.</i> a) <i>Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.</i> b) <i>Development proposals will be supported where they are consistent with the six qualities of successful places:</i> Healthy: <i>Supporting the prioritisation of women's safety and improving physical and mental health.</i> Pleasant: <i>Supporting attractive natural and built spaces.</i> Connected: <i>Supporting well connected networks that make moving around easy and reduce car dependency</i> Distinctive: <i>Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.</i> Sustainable: <i>Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.</i> Adaptable: <i>Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.</i> c) <i>Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.</i> <u>Policy 23. Health and Safety</u> <i>Policy Intent: To protect people and places from environmental harm, mitigate risks arising from safety hazards and encourage, promote and facilitate development that improves health and wellbeing.</i> e) <i>Development proposals that are likely to raise unacceptable noise issues will not be supported. The agent of change principle applies to noise sensitive development. A Noise Impact Assessment may be required where the nature of the proposal or its location suggests that significant effects are likely.</i> <u>CDP1 and SG1 (Part 2): The Placemaking Principle</u> In relation to the proposed development, Policy CDP1 states that: <i>"In order to be successful, new development should aspire to achieve the six qualities of place...</i> <i>The Council will also expect new development to be design-led, to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design while protecting the City's heritage, by achieving the following:</i> 1. <i>Making the City an appealing place to live, work and visit; ...</i> 9. <i>Providing high quality amenity to existing and new residents in the City; ...</i> 10. <i>Promoting connectivity, active travel and public transport use rather than private car use;"</i> SG1 (Part 2) provides further policy on commercial uses in residential properties, such as the change of use from a flatted dwelling to a short-term let use, in the Commercial Uses in Residential Properties section paragraphs 3.1 – 3.4. It states in paragraph 3.2 that <i>"There is a presumption against granting planning permission for commercial uses of dwelling houses, including flats. In following this guidance, particular scrutiny will be given to conservation areas and any residential area where other considerations, including townscape, alterations to property, traffic, access and servicing, parking, noise or other environmental considerations could adversely affect local amenity or safety, see also SG1 - Placemaking, Part 1, Qualities of Place - Legibility and Safety. The test will be the preservation or enhancement of residential amenity and the environment."</i>
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It continues in paragraph 3.3 that “Exceptions against this presumption may be considered where the:

- a) applicant can demonstrate, to the satisfaction of the Council, that the proposed use will provide a beneficial service to the community;
- b) quality of the residential character of the area and the amenity of neighbouring properties will not be prejudiced;
- c) property (where a flat) has a private direct access to the street; and
- d) use will not give rise to parking/servicing problems in the street/building.”

Paragraph 3.4 states that “Some businesses can operate with residential property, where the primary use remains residential and the subordinate commercial use has little impact on the residential amenity of the building. In considering whether a part change of use would occur, the Council will have regard to:

- a) the number of rooms which will be used for commercial use;
- b) whether any staff will be employed to work in the dwelling;
- c) the type of equipment which will be used;
- d) the hours of operation;
- e) whether the development will attract visitors and the frequency of visits, including deliveries; and
- f) whether there will be a need for increased parking/servicing.”

There is a note for this section which states “Note: This policy deals with all proposals for changes of use of a dwelling (including a flat), however, additional guidance can be found specifically relating to multiple occupancy and short stay accommodation in SG10 Meeting Housing Needs and in relation to Section 4 detailed guidance on Day Care Nurseries and Childminding.”

Policy 30 – Tourism of NPF4, **CDP10** and **SG10** of the Glasgow City Development Plan are similar in that they seek to control the potential impacts of short term letting identifying specific considerations such as location, servicing, access, transport, economic benefits, management of the unit and wider impacts.

Policy 30 aims to encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.

Proposals for tourism related development will take into account:

- i. The contribution made to the local economy;
- ii. Compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors;
- iii. Impacts on communities, for example by hindering the provision of homes and services for local people;
- iv. Opportunities for sustainable travel and appropriate management of parking and traffic generation and scope for sustaining public transport services particularly in rural areas;
- v. Accessibility for disabled people;
- vi. Measures taken to minimise carbon emissions;
- vii. Opportunities to provide access to the natural environment.

Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:

- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
- ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits

The overarching aim of CDP10 is to ensure that the City’s growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures.

SG10 notes key locational and design criteria for tourist accommodation:

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Key Criteria - Locational

4.5 The Council will generally support tourist accommodation:

- a) in locations with active travel routes and a frequent public transport service and with high accessibility;
- b) in locations with good access to shops and services, where these are not provided on site;
- c) that can demonstrate that it will not place additional pressure on local amenities and facilities;
- d) that can demonstrate there will be no adverse impact on the character and amenity of the area;
- e) that can demonstrate there will be no adverse impact on traffic congestion and parking; and
- f) that meets the relevant criteria in Section 4A or 4B, where appropriate.

Key Criteria – Design and Amenity Space

4.6 Proposals for tourist accommodation will generally be supported where:

- a) it is of a size and scale in keeping with the surrounding environment;
- b) it does not introduce an incongruous or visibly intrusive addition to the surrounding area;
- c) it does not result in unacceptable intensification of activity, particularly in a predominantly residential building or area;
- d) a Management Plan for the development is provided, to the complete satisfaction of the Planning Authority (see Paragraph 4.8 below); and
- e) it meets the relevant criteria in Section 4A or 4B, where appropriate.

4B. Short-Stay Accommodation

4.10 To manage the potential impact on existing nearby residential properties, proposals requiring planning permission for short-stay accommodation must be considered against the key criteria for tourist accommodation in Section 4 and the additional detailed criteria outlined in paragraph 4.16 below.

4.12 FLATS – Residential flats do not fall within Use Class 9 and are defined as Sui Generis (outwith a specific Use Class). This status reflects the fact that a flat within a block containing residential properties forms a different context given that it has shared circulation and amenity spaces, and horizontal as well as vertical separation. The use of a flat as short-stay accommodation, therefore, has the potential to result in conflict with mainstream residential flats in a block through regular influx of temporary residents as well as increased pressure on infrastructure and shared space. Evidence has shown that amenity issues can arise through the introduction of short-stay accommodation and illustrates the need to effectively control the activity taking place. On this basis, a flat being used as short-stay accommodation is considered differently to a house.

4.16 Short-stay accommodation shall be assessed against the following detailed criteria, together with the key criteria for tourist accommodation in Section 4.

- a) To protect residential amenity planning permission will not be granted for a change of use from a residential flat to short-stay accommodation within existing blocks of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building sharing a means of access.
- b) In appropriate locations that satisfy the relevant key criteria relating to tourist accommodation (in Section 4), planning permission may be granted for the change of use of entire blocks of residential flats to short-stay accommodation, or for new purpose-built developments for this type of accommodation.
- c) To protect residential amenity in areas where there are already a significant number of non-residential uses and/or problems of parking and traffic congestion, the change of use of properties to short-stay flats will be strongly resisted in the following Conservation Areas:
 - Crosshill;
 - Dennistoun;
 - Glasgow West;
 - Park;
 - St Vincent Crescent; and
 - Strathbungo.

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Comment:

These policies share the same objectives to promote quality spaces, places and environments through well designed development that uses a design-led approach which applies the Place Principle.

Furthermore, these policies explicitly state that development which is detrimental to the amenity of a site and the surrounding area will not be supported.

The application site is located within a traditional tenement building which comprises residential flatted properties, above and to the side of the application site.

The proposed change of use would result in a mix of mainstream residential use and short-term let use properties in this building and could potentially lead to conflicts between the long-term residents and the short-term guests, management and maintenance personnel. There are well-established privacy, noise, and residential amenity concerns with siting short-term let use properties amongst mainstream residential uses in the same building with shared walls (vertical and horizontal) and whilst the applicant may claim this is not a 'party flat' and would not be let out to large single groups, there is little control that Planning can offer to ensure this does not occur. Standard noise conditions or use of conditions to control operation of the terms of lets would be unreasonable.

The change of use itself is contrary to SG1 (Part 2) paragraph 3.2 which states there is a "presumption against granting planning permission for commercial uses of dwelling houses, including flats" and that "The test will be the preservation or enhancement of residential amenity and the environment." This proposal does not enhance the residential amenity of the property and would have the potential to significantly reduce the residential amenity of the neighbouring flats within the building, the remainder of which is in residential use.

The proposal is contrary to SG1 (Part 2) paragraph 3.3 criteria (a) (b) and (d). Again, the residential amenity of the neighbouring flats within the building will be unavoidably reduced as more people – the applicants, their family, short-term let guests, short-term let management and maintenance personnel – will be accessing and using the property resulting in intensification of overall use of the property and commercial nature of the development.

The proposal does generally meet the point of exception stated in SG1 (Part 2) paragraph 3.3 criteria (c) as the property has its own front door.

With respect to Policy 30 of NPF4, CDP10 and SG10 of the City Development Plan there is a train station and bus stops within a minute walk of the application site. The agent has not identified any provision for cycle storage within the application site. There is also no provision for on-site vehicle parking or EV chargers. The site is in a residential area of a tenemental nature and there are no parking controls. The development would also require servicing and associated deliveries which would result in a further increase of vehicles visiting the site.

The site lies within an established and walkable residential neighbourhood, with a range of local amenities available along Victoria Road and Pollokshaws Road. Queen's Park is located within comfortable walking distance, providing access to significant public open space. The surrounding area benefits from good pedestrian connectivity, with continuous pavements and a well-connected street network facilitating safe and convenient pedestrian movement.

However, the increased intensity of use and the associated rise in visitor numbers would be likely to have a detrimental impact on the surrounding residential area. In addition, the loss of residential accommodation is a significant concern, as the existing HMO provides eight bedrooms, representing a substantial amount of residential accommodation.

Policy 30 states that *development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:*

i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or

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ii. *The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.*

As explained above the proposal would result in the loss of residential accommodation, which is contrary to Policy 30, however the applicants supporting statement refers to the potential economic benefits that tourism can contribute to the local economy.

It is not disputed that tourism is a major economic driver, generating £4.8 billion in Gross Value Added and supporting approximately 245,000 jobs in Scotland. (2022/23). The Biggar Economics report referenced in the applicant's statement is slightly out of date. A more recent report produced in 2024 suggests that secondary lets generate £864 million in GVA and support almost 30,000 jobs across Scotland. It is worth noting that this report is not independent as it was commissioned by the Association of Scotland's Self Caterers. It is based on the assumption that STL's operating for the majority of the year as well as an assumed average spend per guest (£97 per night – in 2023 Visit Scotland reported an average daily spend of £52, excluding £33 on average for accommodation) compared to a single adult resident (£351 per week) or large family (£711 per week) and assumed occupancy of 43% per unit, albeit the report states that in Glasgow the assumptions are much lower with occupancy rates of 27% and slightly smaller spend. The report is heavily caveated and highlights that:

'economic impacts associated with short-term let use will depend on the expenditure by guests staying at a property (and the spending of hosts to service and maintain the property). The annual level of expenditure will depend on:

- The capacity of the property (the number of bedrooms and the number of guests that can be accommodated);*
- The occupancy rate (the proportion of nights that the property is let to guests);*
- The average number of guests staying at the property each night it is let;*
- Spending by guests on accommodation and elsewhere in the Scottish economy.*

The difference that these variables can make mean that there are a wide range of expenditure patterns and therefore economic impacts associated with short-term lets.' The report does not provide any specific data on economic benefits in Glasgow or what Policy 30 expects, specific to the development in question. The same can be said regarding the other references provided within the applicants statement.

In considering the potential for further planning guidance and a short term let control area Edinburgh City Council did commission MKA Economics to assess the economic impact and residential and short term let properties in Edinburgh, 2023. The report itself goes into detail around the GVA of STL's compared to residents and confirms that *'Gross value added (GVA) effects are greater for residential uses than short-term lets across all property types and all areas. Although it is noted that the employment effects are greater for short-term lets in most cases, however, although tourism jobs are valuable, they are not as valuable in GVA terms as other economic activity in the city.'*

It is important to appreciate that despite being independent from the service industry it is also specific to Edinburgh and again is based on certain assumptions.

The point being the applicants justification for the loss of residential and potential economic benefits is hypothetical in its assumptions and is not site specific to the application property. While it tries to outline potential economic benefits, it does not convincingly demonstrate that the economic benefits outweigh the loss of housing and likely harm to residential amenity caused by the change of use of this specific property, in this specific building, from a mainstream residential flat to a commercial short-term let property.

Glasgow has robust and varied tourism accommodation. There are opportunities for short-term let properties to be developed or to operate through changes of use in other more appropriate locations, which fully comply with the Development Plan. It is unlikely that the refusal of this application will contribute significantly to the reduction of the existing short-term let property market in Glasgow and the associated hospitality, leisure, tourism accommodation, and tourism attraction jobs and business as argued in the supporting statements.

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	The assessment for this application is necessarily and rightly focused on what the proposed change of use would result in for the immediate context of the application property, the mainstream residential flats within the building, and the surrounding area. The question of potential economic benefits of a short-term let use in this location is secondary to the question of impact on residential amenity. The pros and cons must be weighed in the assessment. And it is clear from the wording of these policies, that the potential economic benefits must be qualified by and considered against amenity impacts. Whilst the proposal may meet certain criteria relating to design and location, it would result in an unacceptable level of intensification and the loss of an existing eight-bedroom HMO accommodation. Glasgow City Council declared a housing emergency in November 2023 amid mounting pressures on homelessness services. Housing emergency conditions mean the Council applies increased scrutiny to applications that would: • Remove permanent residential units • Convert residential accommodation to tourist or transient use Currently there are more than 6000 live homelessness applications awaiting housing and more than 4,200 households in temporary accommodation, many of whom include children living in hotels and hostels. This Housing Emergency has directly influenced planning decision making, with increased weight given to proposals that protect, reintroduce or increase permanent residential accommodation. This approach reflects our concern that STLs incrementally reduce the availability of long term housing, particularly more affordable sectors such as HMO's, particularly in pressured inner city and traditional residential areas. Therefore, it is not considered that the loss of this residential accommodation is outweighed by hypothetical economic benefits. In regard to the remaining assessment criteria in the policies above, as explained the site is within a high accessibility area, with good access to local shops and has its own main door access. However, the intensified use of the property will result in increased noise, disturbance and activity, which would be detrimental to the amenity of neighbouring residents and the residential units located on the upper floors. Accordingly, the proposal is not considered acceptable in principle. The applicants management plan states that the site would be manned by staff within a reception area and has its own cleaning and waste contracts. It states that property will be marketed for tourism and corporate use. The management plan and the proposed plans do not specify any provision for accessibility for disabled people. The applicant has advised that an aparthotel use was previously discussed with the Planning Service; however, agreement was not reached in respect of the appropriate use class definition. As a result, the proposal has been submitted and assessed as STL/serviced apartment accommodation, albeit with on-site staffing and managed reception arrangements. The reference on third-party booking platforms to the absence of an STL licence is a regulatory matter separate from the planning assessment. For the purposes of this application, the proposal has been considered on the basis that it constitutes STL accommodation with full-time reception, and it has been assessed accordingly against the relevant planning policies and material considerations. It is also worth stating at this point that whether the final use of the site is as an STL, serviced apartment or aparthotel the loss of the existing housing is still relevant and the statements above regarding hypothetical economic benefits would still be of concern. This assessment establishes that the proposed change of use for the application property is, on balance, contrary to the relevant Development Plan policies. The unacceptable detrimental impact on the residential amenity of neighbouring residential properties within the building due to the change of use from a residential flat (Sui Generis) to short-term let
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	(Sui Generis) and the resulting intensification of use of the application property and the site is not outweighed by economic benefits to the local economy. In respect of (a) the proposed development is in not accordance with the statutory Development Plan. It is contrary to NPF4 Policies 14, 23, and 30. It is contrary to CDP Policies CDP1 and CDP10. It is also contrary to SG1 (Part 2) and SG10. In respect of (b) other material considerations include the views of statutory and other consultees and the contents of letters of representations. 2 letters of objection and 4 letters of support have been received and comments have been addressed in the report above. There are no other material considerations which would justify an approval in this instance. For the reasons outlined in the assessment above, it is recommended that this application for Full Planning permission be refused.
RECOMMENDATION	Refuse

Date: 23/04/2026	DM Officer	Mohammed Hussain
Date: <u>24/04/2026</u>	DM Manager	Ross Middleton

REASONS FOR REFUSAL

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. The proposed development is contrary to Policy 14: Design, Quality and Place; Policy 23: Health and Safety; and, Policy 30: Tourism of National Planning Framework 4 and policies CDP1 and SG1 (Part 2): The Placemaking Principle; and CDP10 and SG10: Meeting Housing Needs of the City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to Policy 23: Health and Safety of National Planning Framework 4 in that, due to the transitory nature of the proposed development, the use of a residential flat as short-stay accommodation is likely to raise unacceptable noise issues, which would be detrimental to the existing neighbours within the flatted block, thereby creating an adverse impact on residential amenity.
04. The proposal is contrary to Policy 30: Tourism of National Planning Framework 4 in that, the introduction of a short-term letting use at this property is considered to be significantly out of character with the predominant use of the mainstream flats in this building. It is considered that the transitory nature of the proposed use would have an unacceptable impact on residential amenity and the residential character of the property.
05. The proposal is contrary to Policy CDP1 and SG1 of the Glasgow City Development Plan in that the introduction of the transitory nature of the short-stay accommodation to a mainstream residential property fails to provide high quality amenity to existing and new residents in the City.
06. The proposal is contrary to CDP10 and SG10 of the Glasgow City Development Plan in that the proposal would result in a change of use from a residential flat to short-stay accommodation within an existing block of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building. As such, the introduction of the proposed use would adversely affect the residential character of the flatted block to the detriment of the amenity of residents occupying mainstream residential flats.

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07. The proposal is contrary to Policy CDP1 and SG1 of the Glasgow City Development Plan and Policy 14: Design, Quality and Place of National Planning Framework 4 insofar as the commercial use of the property has the potential to impact on the privacy of neighbours with respect to the rear communal garden and perception of overlooking from occupants using the short term let.
08. The proposal is contrary to NPF4 Policy 30, it is not considered that there are demonstrable local economic benefits from the proposal which would outweigh the loss of mainstream residential accommodation.

Drawings

The development shall not be implemented in accordance with the drawing(s)

1. Dated 19.09.2025
2. AP100 EXISTING LOCATION AND BLOCK PLAN Dated 19.09.2025
3. AP 101 EXISTING SITE PLAN Dated 19.09.2025
4. AP 102 PROPOSED SITE PLAN Dated 19.09.2025
5. AP110 EXISTING AND PROPOSED GROUND FLOOR PLAN Dated 19.09.2025
6. AP111 EXISTING AND PROPOSED BASEMENT FLOOR PLAN Dated 19.09.2025

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

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