



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto: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 100759911-001

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.

## 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: | MH Planning Associates |                                                      |                     |
| Ref. Number:          |                        | You must enter a Building Name or Number, or both: * |                     |
| First Name: *         | Michael                | Building Name:                                       |                     |
| Last Name: *          | Hyde                   | Building Number:                                     | 63                  |
| Telephone Number: *   |                        | Address 1 (Street): *                                | West Princes Street |
| Extension Number:     |                        | Address 2:                                           |                     |
| Mobile Number:        |                        | Town/City: *                                         | Helensburgh         |
| Fax Number:           |                        | Country: *                                           | Scotland            |
|                       |                        | Postcode: *                                          | G84 8BN             |
| Email Address: *      |                        |                                                      |                     |

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

|                      |                                      |                                                      |                                           |
|----------------------|--------------------------------------|------------------------------------------------------|-------------------------------------------|
| Title:               | <input type="text" value="Ms"/>      | You must enter a Building Name or Number, or both: * |                                           |
| Other Title:         | <input type="text"/>                 | Building Name:                                       | <input type="text" value="55"/>           |
| First Name: *        | <input type="text" value="Bushra"/>  | Building Number:                                     | <input type="text"/>                      |
| Last Name: *         | <input type="text" value="Parveen"/> | Address 1 (Street): *                                | <input type="text" value="Dixon Avenue"/> |
| 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="Scotland"/>     |
| Mobile Number:       | <input type="text"/>                 | Postcode: *                                          | <input type="text" value="G42 8EN"/>      |
| Fax Number:          | <input type="text"/>                 |                                                      |                                           |
| Email Address: *     | <input type="text"/>                 |                                                      |                                           |

## Site Address Details

|                                                                       |                                                   |
|-----------------------------------------------------------------------|---------------------------------------------------|
| Planning Authority:                                                   | <input type="text" value="Glasgow City Council"/> |
| Full postal address of the site (including postcode where available): |                                                   |
| Address 1:                                                            | <input type="text" value="55 DIXON AVENUE"/>      |
| Address 2:                                                            | <input type="text"/>                              |
| Address 3:                                                            | <input type="text"/>                              |
| Address 4:                                                            | <input type="text"/>                              |
| Address 5:                                                            | <input type="text"/>                              |
| Town/City/Settlement:                                                 | <input type="text" value="GLASGOW"/>              |
| Post Code:                                                            | <input type="text" value="G42 8EN"/>              |

Please identify/describe the location of the site or sites

|          |                                     |         |                                     |
|----------|-------------------------------------|---------|-------------------------------------|
| Northing | <input type="text" value="662507"/> | Easting | <input type="text" value="258473"/> |
|----------|-------------------------------------|---------|-------------------------------------|

## 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)

USE OF A HOUSE IN MULTIPLE OCCUPANCY AS 7 SERVICED APARTMENTS, AND ASSOCIATED EXTERNAL ALTERATIONS

## 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 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.

See attached Grounds for Review

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)

Grounds for Review, Decison Notice, Officer Report, Management Statement and Submitted Drawings

## Application Details

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

25/01908/FUL

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

19/08/2025

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

25/04/2026

## 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 Michael Hyde

Declaration Date: 23/06/2026

## Payment Details

Pay Direct

Created: 23/06/2026 21:17

**REQUEST FOR REVIEW IN RESPECT OF THE  
REFUSAL OF AN APPLICATION FOR  
PLANNING PERMISSION FOR THE USE OF  
A HOUSE IN MULTIPLE OCCUPANCY AS 7  
SERVICED APARTMENTS, AND  
ASSOCIATED EXTERNAL ALTERATIONS, 55  
DIXON AVENUE, GLASGOW, G42 8EN  
(LPA REFERENCE 25/01908/FUL)**

**GROUND FOR REVIEW**

**Submitted on behalf of Bushra Parveen**

# REQUEST FOR REVIEW IN RESPECT OF THE REFUSAL OF AN APPLICATION FOR PLANNING PERMISSION FOR THE USE OF A HOUSE IN MULTIPLE OCCUPANCY AS 7 SERVICED APARTMENTS, AND ASSOCIATED EXTERNAL ALTERATIONS, 55 DIXON AVENUE, GLASGOW, G42 8EN

## GROUND FOR REVIEW

### 1. Site Description:

- 1.1 The application site comprises the ground and basement floors of a traditional four-storey sandstone tenement building (see **Figure 1** below).



**Figure 1:** The Application Property

- 1.2 The property was previously in use as a house in multiple occupation HMO). It has its own dedicated front entrance door, and a separate entrance to the proposed reception area at basement level.

### 2. Relevant Planning History:

- 2.1 Application reference 88/01025/DC - Use of flatted dwelling as multiple occupancy dwelling - approved 20 October 1988.

### 3. Proposed Development:

- 3.1 The submitted application, which is retrospective, is in respect of the change of use of the basement and ground floor of the building to 7 no. serviced apartments. There are currently 8 such apartments in the

building, however, should planning permission be granted, one of these (in the basement area) would be converted into a dedicated reception and a shared kitchen.

#### **4. Reasons for Refusal:**

4.1 The review application was submitted on 19 August 2025. It was refused on 24 April 2026 for the following reasons (**Document 1**):

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.*

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.*

## **5. Relevant Development Plan Policies:**

- 5.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that “where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise”.
- 5.2 The Development Plan relevant to the current planning application comprises:
- The National Planning Framework (2023); and
  - The Glasgow City Development Plan (2017).
- 5.3 Section 13 of the Planning (Scotland) Act 2019 is now in force. This alters Section 24 of the 1997 Act to state that in the event of ‘any incompatibility’ between a provision of the National Planning Framework (‘the NPF’) and a provision of a Local Development Plan (‘the LDP’), whichever of them is the later in date is to prevail.
- 5.4 The following policies of the Development Plan are referred to in the reasons for refusal.

### **National Planning Framework 4**

**Policy 14** (Design, Quality and Place), which states that development

proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals will be supported where they are consistent with the six qualities of successful places:

- Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.
- Pleasant: Supporting attractive natural and built spaces.
- Connected: Supporting well connected networks that make moving around easy and reduce car dependency
- Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.
- Sustainable: 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.
- Adaptable: 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.

**Policy 23** (Health and Safety), which *inter alia* states that 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.

**Policy 30** (Tourism) which states that development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.

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.

### **Glasgow City Development Plan**

**Policy CDP 1** (The Placemaking Principle), which states that in order to be successful, new development should aspire to achieve the six qualities of place as defined in draft Scottish Planning Policy and reinforced by Creating Places and Designing Streets.

In this regard the Council expects new development to contribute towards making the City a better and healthier environment to live in by achieving the following:

- Making the City an appealing place to live, work and visit;
- Providing high quality amenity to existing and new residents in the City; and
- Ensuring new activity does not introduce unacceptable additional noise particularly in, or adjacent to, Noise Management Areas nor have an adverse effect on Quiet Areas.

**Policy CDP 10** (Meeting Housing Needs), which states that the Council will:

- Aim to deliver the land for housing identified in Table 6, and as set out in the Schedule of Housing Sites that forms part of this Plan;
- Maintain a five-year supply of effective housing land at all times;
- Monitor the housing land supply annually through the annual Housing Land Audit and the Action Programme;
- Work with the house building industry and the Scottish Government to address site constraints and infrastructure issues in the established housing land supply.

### **SG1 - The Placemaking Principle**

With respect to commercial uses in residential properties SG1 (Part 2) states:

- "3.1 The aim of this guidance is to ensure residential amenity is not adversely affected by the introduction of commercial uses or operators."*

- 3.2 *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.*
- 3.3 *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."*

### **SG10 - Meeting Housing Needs**

With respect to tourist accommodation SG10 states:

- 4.1 *Tourist accommodation is wide ranging and can include hotels, hostels, guest houses, bed and breakfast establishments and short-stay serviced apartments. These types of development bring positive economic benefits to the City by providing a base for the hundreds of thousands of tourists that visit Glasgow every year.*
- 4.2 *While the Council supports the promotion of tourist accommodation, there is a need to preserve the character and amenity of established residential areas and Conservation Areas.*
- 4.3 *Due to the diverse range of tourist accommodation on offer, careful consideration must be given to the site, location and design of a development proposal in order to provide high quality accommodation and associated facilities which successfully integrate with the surrounding environment.*
- 4.4 *This Supplementary Guidance applies to all types of tourist accommodation, including new build, change of use and*

conversion. Additional detailed guidance is provided for guest houses and short-stay accommodation in Sections 4A and 4B respectively.

#### 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.

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.

The detailed criteria referenced are:

- 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.

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.

## **6. Other Material Considerations:**

- 6.1 The following is considered to be a relevant material planning consideration:

### ***Tourism Development Framework for Scotland (2016)***

- 6.2 Development plans should be informed by the Tourism Development Framework for Scotland (TDF) in order to maximise the sustainable growth of regional and local visitor economies. Strategic development plans should identify and safeguard any nationally or regionally important locations for tourism or recreation development within their areas. Planning authorities should consider the potential to promote opportunities for tourism and recreation facilities in their development plans. This may include new developments or the enhancement of existing facilities.
- 6.3 The TDF notes that tourism is one of Scotland's most important industries with its benefits and impacts reaching many other sectors of the Scottish economy. Sustainable growth in the visitor economy is a key plank of the National Tourism Strategy TS2020. This Framework will provide an important point of guidance for development planning authorities to help secure this growth. With respect to the provision of accommodation the TDF states that ongoing investment in Scotland's tourist accommodation product from the private sector is imperative to ensure that the product quality expectations of visitors are met going forward.

## **7. Grounds for Review:**

- 7.1 The proposed change of use is considered by the applicant to be to an 'Aparthotel', i.e. a building containing seven individual serviced apartments that are let and managed via a letting company.
- 7.2 It is accepted that the planning legislation does not contain a definition of an 'Aparthotel'. The only definition can be found in the Civic Government (Scotland) Act 1982 (Licensing of Short-term Lets) Order 2022. This states that an 'Aparthotel' is:

*"A residential building containing serviced apartments where:*

- (a) The whole building is owned by the same person,*
- (b) A minimum number of 5 serviced apartments are managed and operated as a single business,*

- (c) *The building has a shared entrance for the serviced apartments, and*
- (d) *The serviced apartments do not share an entrance with any other flat or residential unit within the building."*

- 7.3 Having regard to this definition the whole of the application property is owned by the applicant, it will contain 7 serviced apartments, all of which have a shared entrance. None of the apartments share an entrance with any other flat or unit within the building (that is not within the ownership of the applicant). The application property therefore operates as an 'Aparthotel', and for completeness an 'Aparthotel' is considered to fall into Class 7 of the Town and Country Planning (Use Classes)(Scotland) Order 1997.
- 7.4 Notwithstanding this, even were it agreed that the use does not fall within Class 7, the application property is not within one of the listed Conservation Areas where the change of use of properties to short-stay flats will be strongly resisted.
- 7.5 With respect to tourism development the key NPF4 policy is **Policy 30**, and this states proposals for tourism related development must *inter alia* take into account the contribution made to the local economy, and compatibility with the surrounding area in terms of the nature and scale of the activity and impacts of increased visitors. Criterion (e) in particular 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
  - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.
- 7.6 With respect to the Council's specific policies and guidance **SG1** similarly states that residential amenity should not be adversely affected by the introduction of commercial uses or operators. Whilst there is a presumption against granting planning permission for commercial uses of dwelling houses, including flats, exceptions against this presumption may be considered where the quality of the residential character of the area and the amenity of neighbouring properties will not be prejudiced, and where the property (if a flat) has a private direct access to the street.
- 7.7 Looking at the reasons for refusal of the application the following are considered to be the key issues that require to be addressed.

## **Loss of 'Mainstream' Residential Accommodation**

7.8 **Policy 30** of NPF4 presumes against the loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits, and **SG1** (The Placemaking Principle) says that there is a presumption against granting planning permission for commercial uses of dwellinghouses, including flats.

7.9 With respect to this issue the Officer's Report of Handling (**Document 2**) states:

*"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; or*
- *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".*

7.10 The application property was not a single family dwellinghouse or a flat, it was last used (with planning permission) as a House in Multiple Occupation (HMO). Notwithstanding the above extract, neither **Policy 30** of NPF4 or **Policy CD1** of the CDP automatically presume against the change of use of an HMO to serviced apartments, these policies only seek to resist the loss of dwellinghouse and flats that are in permanent residential occupation.

7.11 The current applicant recently submitted an almost identical application, also in respect of the change of use of a former HMO property, at 48 Melville Street (24/01223/FUL). Whilst this application was initially refused by Officers, this refusal was overturned by the Local Review Body (LRB) on 24 March 2025 (long after the Housing Emergency was declared).

- 7.12 In deciding that a grant or planning permission was in accordance with the policies of the Development Plan the LRB said:

*"It was noted by the Committee that a reception area was proposed and that a management plan was submitted. Some of the Committee members expressed concern with regards to the arrangements proposed for waste disposal. Additionally, some members expressed concern that, although it is proposed to staff the premises 24/7, it was unclear whether this arrangement would be retained long term.*

*Committee considered that the proximity of the building to local facilities and public transport would be beneficial to the proposal, that there would be no significant impact on the use of the local parking, and that the proposal would contribute to the City's tourism economy. In light of the above, the Committee agreed to support the proposal."*

- 7.13 No concerns were therefore specifically expressed by the LRB regarding the loss of an HMO.
- 7.14 **Policy 30** of NPF4 furthermore only seeks to resist the loss of residential accommodation if it cannot be demonstrated that such loss is not outweighed by demonstrable local economic benefits. In this regard the value of tourism to Scotland's economy cannot be understated. Detailed information relating to visitor numbers and spending patterns can be found on the Visit Scotland website (<https://www.visitscotland.org/research-insights/about-our-visitors>).
- 7.15 Visitors spend £11.4 billion directly on accommodation, food, transport, and attractions, making it one of Scotland's top three most important industries. Beyond standard holiday leisure, major cultural, music, and sporting events generate a further £6.1 billion. The visitor economy also supports roughly 9.1% of all employment in Scotland (239,000 jobs) in over 16,000 active business.
- 7.16 On balance it is considered that the loss of a House in Multiple Occupation is very much outweighed by the local economic benefits associated with the continued operation of the serviced apartments.

### ***Impact on Residential Amenity***

- 7.17 The second area of concern that Officer's have is in respect of impact on residential amenity. The Officer's Report in this regard says:

*“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.”*

- 7.18 The application property is not a “party flat”. The management and operation of the apartments has been fully in accordance with the submitted Management Plan (**Document 3**). This confirms that for check-in and check-out, staff members are on-site to greet visitors at the reception desk, with seating available for guests waiting to check-in if they arrive early. Every day, housekeeping is also present. Maintenance staff will do frequent spot checks on the property, and visitors will be assisted by the 24-hour receptionist and local management team before and after check-in. Visitor verification will be performed throughout the booking process to clarify visitor details and the number of guests confirmed for check-in, and will be validated upon check-in. Guests who don’t provide ID and if this does not match booking details will be refused entry and refunded.
- 7.19 Given the rigorous management arrangements that are in place, and rigidly enforced, in the four plus years that the apartments have been let, the applicant has not been made aware of any adverse impact on the residential amenities of the occupiers of the neighbouring properties. In particular, there is a strict no-parties and no-events policy in place, and this is clearly communicated in the online listings and booking information so as to ensure all guests are aware of this before making a reservation. The applicant operates a zero-tolerance approach in respect of any breach of this policy. Indeed, given the previous use of the property as an HMO, it could be argued that the use of the building as a managed apartments would have reduced any instances of unneighbourliness.

### **Transport and Traffic**

- 7.20 In addition to impact on residential amenity the Council's **SG 1** states that proposed uses must not give rise to parking/servicing problems in the street/building. **SG10** also states that the Council will generally support tourist accommodation in locations with active travel routes and a

frequent public transport service and with high accessibility, and that it can be demonstrated there will be no adverse impact on traffic congestion and parking.

- 7.21 55 Dixon Avenue is well served by public transport, being less than 400m from both Queens Park and Crosshill railway stations, and all bus routes along Carthcart and Victoria Roads. It is anticipated that many of the occupiers of the short-term letting apartments will arrive by public transport (and then on foot). On-street parking is also available to the front of the property. On balance it is considered that the proposed use will potentially generate less of a parking requirement than the previous use of the property as a House in Multiple Occupation.

## **8. Conclusions:**

- 8.1 In conclusion, whilst the application proposal has resulted in the loss of a House in Multiple Occupation (HMO), it is considered that this loss is outweighed by demonstrable local economic benefits. The serviced apartments have provided much needed accommodation for professional people working on short-term contracts in Glasgow and the surrounding area, as well as for couples visiting the City.
- 8.2 It is also not believed that the use of the application property as serviced apartments has had any adverse impact on the residential amenities of the occupiers of adjacent properties. Furthermore, given the high degree of accessibility to various public transport options there will be no adverse impact on traffic congestion and/or parking.
- 8.3 For these reasons it is therefore not considered that there would be any significant conflict with the requirements of any of **Policy 14, Policy 23** or **Policy 30** of NPF4, or **Policy CDP 1** or **Policy CDP 10** of the Council's LDP. Planning permission for the continued use of the application property as serviced apartments should therefore hopefully now be able to be granted planning permission.