



**Neighbourhoods, Regeneration
and Sustainability**

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

Item 4

8th September 2026

Executive Director

George Gillespie
BEng (Hons) CEng MICE

Michael Hyde
MH Planning Associates
63 West Princes Street
Helensburgh
G84 8BN

Our ref: DECISION
GCC Application Ref: **25/01908/FUL**

24 April 2026

Dear Sir/Madam

SITE: 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)

I am obliged to inform you that a decision to refuse your application, **25/01908/FUL** has now been taken.

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

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

Should you require any additional information regarding the decision, please contact the case officer **Mohammed Hussain** via email mohammed.hussain@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION **25/01908/FUL**

Use of house in multiple occupancy (Sui generis) as 7 Serviced Apartments (Sui Generis) and associated external alterations (Retrospective)

AT

55 Dixon Avenue Glasgow G42 8EN

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. 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.

Drawings

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

1. Location Plan 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



Dated: 24th April 2026

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

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

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

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

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

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

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