



Executive Director
Richard Brown

Development and Regeneration
Services
Glasgow City Council
231 George Street
Glasgow G1 1RX
Phone 0141 287 8555
Fax 0141 287 8444

Item 5

6th October 2020

Allison Architecture
Stephen Allison
13 Royal Crescent
Glasgow
G3 7SL

Our ref:
GCC Application Ref:

DECISION
20/00553/FUL

14 May 2020

Dear Sir/Madam

SITE: 353 Cuihill Road Glasgow G69 6UF

PROPOSAL: Demolition of dwellinghouse, garage and outbuildings and erection of one dwellinghouse with detached garage.

I am obliged to inform you that a decision to refuse your application, **20/00553/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 **Neil Rutherford** on direct phone **0141 287 6055**, or email **Neil.Rutherford@drs.glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

for Executive Director of Development and Regeneration Services

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 20/00553/FUL

Demolition of dwellinghouse, garage and outbuildings and erection of one dwellinghouse with detached garage.

AT

353 Cuihill Road Glasgow G69 6UF

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) 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.

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 proposal is contrary to CDP1 and SG1 The Placemaking Principle of the Glasgow City Development Plan (Adopted 2017) in that the development would be in the green belt and does not accord with the qualities and character of the green belt. The proposal is therefore detrimental to placemaking at this location.
03. The proposal is contrary to CDP2 Sustainable Spatial Strategy of the Glasgow City Development Plan (Adopted 2017) in that the development does not accord with the Sustainable Development Strategy. The proposal is therefore detrimental to the regeneration and development of the existing urban area and would not contribute towards the creation of a sustainable city.
04. The proposal is contrary to Policy 14 Green Belt of Clydeplan (Adopted 2017) and CDP6 and IPG6 Green Belt and Green Network of the Glasgow City Development Plan (Adopted 2017) in that the development would be in the green belt and fails to meet the exemptions to the Council's presumption against development in the green belt. The proposal therefore would adversely affect the function and integrity of the green belt.

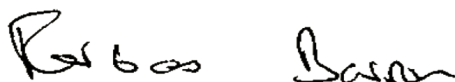
05. The proposal is contrary to CDP1 and SG1 The Placemaking Principle of the Glasgow City Development Plan (Adopted 2017) in that it is within 28 metres of a High Pressure Gas Transmission Pipeline and no safety measures to safeguard the security of the pipeline are provided. The proposal therefore fails to demonstrate a safe environment, to the detriment of placemaking.
06. The proposal is contrary to CDP and SG5 Resource Management of the Glasgow City Development Plan (Adopted 2017) in that there is no Statement of Energy provided. The proposal therefore fails to demonstrate a contribution to a reduction in carbon emissions, to the detriment to tackle climate change.

Drawings

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

1. 00-001 A LOCATION PLAN Received 24 February 2020
2. 00-003 SITE PLAN AS PROPOSED D Received 24 February 2020
3. 02-001 FLOOR PLANS AND ELEVATIONS AS PROPOSED H Received 24 February 2020
4. 02-002 GARAGE FLOOR PLANS AND ELEVATIONS AS PROPOSED D Received 24 February 2020

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



Dated: 14 May 2020

**For Executive Director
Development and Regeneration Services
Glasgow City Council**

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 electronically at <https://publicaccess.glasgow.gov.uk/online-applications/> or at Development and Regeneration Services, Development Management, 231 George Street, Glasgow G1 1RX, Monday to Thursday 9am to 5pm and Friday 9am to 4pm (excluding public holidays). 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 on Form LR01 obtainable from:-

**Planning Local Review Committee
Corporate Services
City Chambers
GLASGOW
G2 1DU**

Tel: 0141 287 4377, Fax: 0141 287 5332
Email: committee.services@glasgow.gov.uk

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), 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.

