



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
8th September 2020

Block Architects Ltd
Per Carlie McCartney
Unit 28
Bellshill Ind Estate
Belgrave Street
Bellshill
ML4 3NP

Our ref: DECISION
GCC Application Ref: **20/01094/FUL**

8 June 2020

Dear Sir/Madam

SITE: 162 Monifieth Avenue Glasgow G52 3DJ

**PROPOSAL: Use of flatted dwelling (sui generis) as short term let (sui generis)
(retrospective)**

I am obliged to inform you that a decision to refuse your application, **20/01094/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 **Mr P Fusco** on direct phone **0141 287 8496**, or email **peter.fusco@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 20/01094/FUL

Use of flatted dwelling (sui generis) as short term let (sui generis) (retrospective)

AT

162 Monifieth Avenue Glasgow G52 3DJ

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.

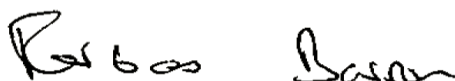
01. The proposal is contrary to CDP 1 and supplementary guidance SG10 'Meeting Housing Needs' of the Glasgow City Development Plan 2017 insofar as the proposal would result in a change of use from a residential flat to short-stay accommodation within an existing blocks of residential flats, resulting in a mix of mainstream residential flats and short-stay accommodation within a single building sharing a means of access from Monifieth Avenue. As such, the access would be compromised by users and maintenance personal visiting the short-term let flat to the detriment of the enjoyment of the use of the access by mainstream residents.
02. The proposal is contrary to CDP 1 and supplementary guidance SG10 'Meeting Housing Needs' of the Glasgow City Development Plan 2017 insofar as the proposal would result in a change of use from a residential flat to short-stay accommodation within an existing blocks 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.

Drawings

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

1. 20-010-PL 001-1st EXISTING AND PROPOSED PLANS Dated 20.03.2020 Received 17 April 2020

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



Dated: 8 June 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.