



Planning & Building Standards 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: 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 100246735-001

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.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

change of use from Class 9 to class 7

Is this a temporary permission? *

Yes No

If a change of use is to be included in the proposal has it already taken place?
(Answer 'No' if there is no change of use.) *

Yes No

Has the work already been started and/or completed? *

No Yes – Started Yes - Completed

Please state date of completion, or if not completed, the start date (dd/mm/yyyy): *

01/02/2020

Please explain why work has taken place in advance of making this application: * (Max 500 characters)

A change of use was not necessarily required at that stage.

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:	Block Architects Ltd		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Carlie	Building Name:	Unit 28
Last Name: *	McCartney	Building Number:	
Telephone Number: *		Address 1 (Street): *	Unit 28 Bellshill Ind Est
Extension Number:		Address 2:	Belgrave Street
Mobile Number:		Town/City: *	Bellshill
Fax Number:		Country: *	United Kingdom
		Postcode: *	ML4 3NP
Email Address: *			
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

Applicant Details

Please enter Applicant details

Title:	Mr	You must enter a Building Name or Number, or both: *	
Other Title:		Building Name:	
First Name: *	Philip	Building Number:	23
Last Name: *	Howard	Address 1 (Street): *	Flat 1/2
Company/Organisation		Address 2:	Roslea Drive
Telephone Number: *		Town/City: *	Glasgow
Extension Number:		Country: *	Scotland
Mobile Number:		Postcode: *	G31 2LQ
Fax Number:			
Email Address: *			

Site Address Details

Planning Authority:

Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:

162 MONIFIETH AVENUE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G52 3DJ

Please identify/describe the location of the site or sites

Northing

663351

Easting

253523

Pre-Application Discussion

Have you discussed your proposal with the planning authority? *

Yes No

Site Area

Please state the site area:

268.00

Please state the measurement type used:

Hectares (ha) Square Metres (sq.m)

Existing Use

Please describe the current or most recent use: * (Max 500 characters)

Class 9 - houses

Access and Parking

Are you proposing a new altered vehicle access to or from a public road? *

Yes No

If Yes please describe and show on your drawings the position of any existing. Altered or new access points, highlighting the changes you propose to make. You should also show existing footpaths and note if there will be any impact on these.

Are you proposing any change to public paths, public rights of way or affecting any public right of access? * Yes No

If Yes please show on your drawings the position of any affected areas highlighting the changes you propose to make, including arrangements for continuing or alternative public access.

How many vehicle parking spaces (garaging and open parking) currently exist on the application Site?

How many vehicle parking spaces (garaging and open parking) do you propose on the site (i.e. the Total of existing and any new spaces or a reduced number of spaces)? *

Please show on your drawings the position of existing and proposed parking spaces and identify if these are for the use of particular types of vehicles (e.g. parking for disabled people, coaches, HGV vehicles, cycles spaces).

Water Supply and Drainage Arrangements

Will your proposal require new or altered water supply or drainage arrangements? * Yes No

Do your proposals make provision for sustainable drainage of surface water?? * Yes No
(e.g. SUDS arrangements) *

Note:-

Please include details of SUDS arrangements on your plans

Selecting 'No' to the above question means that you could be in breach of Environmental legislation.

Are you proposing to connect to the public water supply network? *

Yes

No, using a private water supply

No connection required

If No, using a private water supply, please show on plans the supply and all works needed to provide it (on or off site).

Assessment of Flood Risk

Is the site within an area of known risk of flooding? * Yes No Don't Know

If the site is within an area of known risk of flooding you may need to submit a Flood Risk Assessment before your application can be determined. You may wish to contact your Planning Authority or SEPA for advice on what information may be required.

Do you think your proposal may increase the flood risk elsewhere? * Yes No Don't Know

Trees

Are there any trees on or adjacent to the application site? * Yes No

If Yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste (including recycling)? * Yes No

If Yes or No, please provide further details: * (Max 500 characters)

existing sufficient

Residential Units Including Conversion

Does your proposal include new or additional houses and/or flats? *

Yes No

All Types of Non Housing Development – Proposed New Floorspace

Does your proposal alter or create non-residential floorspace? *

Yes No

Schedule 3 Development

Does the proposal involve a form of development listed in Schedule 3 of the Town and Country Planning (Development Management Procedure (Scotland) Regulations 2013 *

Yes No Don't Know

If yes, your proposal will additionally have to be advertised in a newspaper circulating in the area of the development. Your planning authority will do this on your behalf but will charge you a fee. Please check the planning authority's website for advice on the additional fee and add this to your planning fee.

If you are unsure whether your proposal involves a form of development listed in Schedule 3, please check the Help Text and Guidance notes before contacting your planning authority.

Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? *

Yes No

Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? *

Yes No

Is any of the land part of an agricultural holding? *

Yes No

Are you able to identify and give appropriate notice to ALL the other owners? *

Yes No

Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate B

Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

I hereby certify that

(1) - No person other than myself/the applicant was an owner [Note 4] of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application;

or –

(1) - I have/The Applicant has served notice on every person other than myself/the applicant who, at the beginning of the period of 21 days ending with the date of the accompanying application was owner [Note 4] of any part of the land to which the application relates.

Name:

The Owner of 160 Monifieth Avenue

Address:

160, Monifieth Avenue, Glasgow, G52 3DJ

Date of Service of Notice: *

03/04/2020

Name:

The Owner of 158 Monifieth Avenue

Address:

158, Monifieth Avenue, Glasgow, G52 3DJ

Date of Service of Notice: *

03/04/2020

Name:

The Owner of 160 Monifieth Avenue

Address:

160, Monifieth Avenue, Glasgow, G52 3DJ

Date of Service of Notice: *

03/04/2020

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding;

or –

(2) - The land or part of the land to which the application relates constitutes or forms part of an agricultural holding and I have/the applicant has served notice on every person other than myself/himself who, at the beginning of the period of 21 days ending with the date of the accompanying application was an agricultural tenant. These persons are:

Name:

Address:

Date of Service of Notice: *

Signed: Carlie McCartney

On behalf of: Mr Philip Howard

Date: 03/04/2020

Please tick here to certify this Certificate. *

Checklist – Application for Planning Permission

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

a) If this is a further application where there is a variation of conditions attached to a previous consent, have you provided a statement to that effect? *

Yes No Not applicable to this application

b) If this is an application for planning permission or planning permission in principle where there is a crown interest in the land, have you provided a statement to that effect? *

Yes No Not applicable to this application

c) If this is an application for planning permission, planning permission in principle or a further application and the application is for development belonging to the categories of national or major development (other than one under Section 42 of the planning Act), have you provided a Pre-Application Consultation Report? *

Yes No Not applicable to this application

Town and Country Planning (Scotland) Act 1997

The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

d) If this is an application for planning permission and the application relates to development belonging to the categories of national or major developments and you do not benefit from exemption under Regulation 13 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013, have you provided a Design and Access Statement? *

Yes No Not applicable to this application

e) If this is an application for planning permission and relates to development belonging to the category of local developments (subject to regulation 13. (2) and (3) of the Development Management Procedure (Scotland) Regulations 2013) have you provided a Design Statement? *

Yes No Not applicable to this application

f) If your application relates to installation of an antenna to be employed in an electronic communication network, have you provided an ICNIRP Declaration? *

Yes No Not applicable to this application

g) If this is an application for planning permission, planning permission in principle, an application for approval of matters specified in conditions or an application for mineral development, have you provided any other plans or drawings as necessary:

- Site Layout Plan or Block plan.
- Elevations.
- Floor plans.
- Cross sections.
- Roof plan.
- Master Plan/Framework Plan.
- Landscape plan.
- Photographs and/or photomontages.
- Other.

If Other, please specify: * (Max 500 characters)

Provide copies of the following documents if applicable:

- | | |
|--|--|
| A copy of an Environmental Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Design Statement or Design and Access Statement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Flood Risk Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Drainage Impact Assessment (including proposals for Sustainable Drainage Systems). * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Drainage/SUDS layout. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Transport Assessment or Travel Plan | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Contaminated Land Assessment. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| Habitat Survey. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |
| A Processing Agreement. * | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> N/A |

Other Statements (please specify). (Max 500 characters)

Declare – For Application to Planning Authority

I, the applicant/agent certify that this is an application to the planning authority as described in this form. The accompanying Plans/drawings and additional information are provided as a part of this application.

Declaration Name: Miss Carlie McCartney

Declaration Date: 03/04/2020

Payment Details

Cheque: blockarchitects, 00000000

Created: 17/04/2020 17:20

LTR/20-010/2/CM

20 March 2020

Glasgow City Council Planning
Glasgow City Council
231 George Street
Glasgow
G1 1RX

Dear Sirs

Change of Use Application to Serviced Accommodation at 162 Monifieth Avenue, Cardonald, G52 3DU

To whom it may concern,

As part of our application for the address noted above, we have previously been asked for proposals of a similar nature to provide a supporting statement to outline how the property is intended to be used as 'serviced accommodation' under Class 7 – HOTELS AND HOSTELS. To pre-empt this, we have taken the decision to include a supporting statement for this application. Please see the following:

Our client is a private landlord who owns the property. They will be using a serviced accommodation management company that will manage private, short term bookings of the property. The serviced accommodation company will advertise the property, arrange each booking, maintain the property and provide a cleaning & laundry service weekly – they will also take care of the refuse/recycling accrued both during and after each booking.

The existing property will not be sub-divided, it will be rented to one individual (or company) who will be responsible for the entire apartment. The existing layout of the property will remain the same. There is no reception desk and there are no permanently placed staff as all check-ins/check-outs are managed remotely by a team of staff that are contactable 24hrs a day. Keys are typically stored in a lockbox that can only be accessed by a unique code and this is given to the guest prior to arrival. There are no staff but there is a cleaning team that are employed by a third-party and only visit the property to change the linen and clean the space. This is done weekly and or at check out once the guest(s) have departed.

The property has it's own main access door and as such guest(s) will have little to no adverse impact on the daily life of others within surrounding or nearby properties.

The 'short term' guests will have access to all of the facilities within the flat, including kitchen, washing machine, drying provisons and gardens.

Typically, guests will be tradesmen working away from home, corporate travellers, insurance claimants and those in need of temporary accommodation or re-locating due to work commitments.

In this instance, serviced accommodation is used as an alternative to a hotel or bed and breakfast.

The following answers specific questions regarding this property:

Q. Potential/typical nature and length of short term leases, i.e. A few days or longer periods?

A. These can range from short stays from 3-7 nights to longer periods for corporate guests/insurance claims which can be for several weeks.

Q. Whether leases will be to specific worker groups i.e. purely business clients. Would the proposed change of use also include leasing to families on a short-term basis or as short term accommodation eg. Airbnb letting?

A. The property is available to rent on the main booking websites such as Airbnb and booking.com however this property is not typically let using these booking portals. Typically the unit will be let for corporate bookings and insurance bookings such as home displacement. We also have links with larger UK based serviced accommodation companies for insurance claims for longer stays.

Q. The number of bedrooms in the dwelling and the number of occupants to which the property will be let (total/highest number of residents).

A. This is a three-bedroom property with 5 single beds so maximum guests would be 5, however, the expected usual number of guests would be 3 i.e. one guest per room.

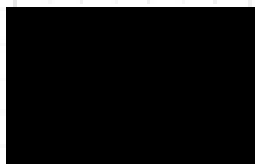
Q. Confirm that the accommodation would be let on a group basis i.e. To a company/organisation/individual and not individual letting of the rooms to separate clients in occupancy at the same time.

A. The property is sold on a group basis to either a company/organisation/individual who will have access to the full house – It is not sold on an individual basis where rooms are let out by separate guests i.e. this is not being used as an HMO (House of Multiple Occupation)

Q. Provide details of any in-curtilage parking that may be available and other parking areas that may be utilised. Please indicate on a block plan where this is located. E.g. to front/rear of property

A. There is on street free parking available outside of the property. Parking numbers are not considered to be any higher than that which would be applicable if the property was to stay as Residential Class 9 occupation.

Yours Sincerely



Carlie McCartney
Office Administrator
For and on behalf of
Block Architects Ltd