

Glasgow Planning Local Review Committee, 8 September 2020

20/00041/LOCAL, 162 Monifieth Avenue, Glasgow

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

**Suggested Conditions if the Local Review Committee is minded to grant planning permission**

01. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows open within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

02. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

03. The premises shall be used as short-stay accommodation and for no other purpose (including any purpose in Class 7 of the Schedule to the Town and Country Planning (Use Classes) (Scotland) Order 1997, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order).

Reason: To enable the use to be adequately controlled and to remain compatible with the character of the surrounding area.

04. Any gates shall open inwards only and not outwards onto the public footway.

Reason: In the interests of pedestrian safety.

05. The short-term let accommodation unit hereby approved shall be occupied on a short-term letting basis only and none of the units of accommodation shall be occupied by any group or individual for more than a total of 90 days in any calendar year.

Reason: To enable the use to be adequately controlled to remain compatible with the character of the area.

06. A management statement outlining the management standards proposed for the accommodation, details on the range of services and amenities available to guests, and details for the effective management of deliveries and service vehicles visiting the premises shall be submitted to, and approved in writing by, the planning authority, prior to the use of the proposal. The approved measures shall be fully operational before the commencement of use and thereafter shall be retained in full.

Reason: To safeguard the amenity of the surrounding area.

07. The cycle parking shall be made in accordance with the requirements of City Development Plan SG11 cycle parking standards: locations; minimum levels; safe, sheltered

and secure; and in `Sheffield' type racks or as otherwise agreed with the Planning Authority prior to the occupation of the premises.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

### **Reason(s) for Granting this Application**

The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

### **Approved Drawings**

The development shall be implemented in accordance with the approved drawing(s):

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

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

Reason: As this drawing constitutes the approved development.

### **Advisory Notes to the Applicant**

01 The applicant should consult with Land and Environmental Services (Environmental Health) concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.