



NOTICE FOR REVIEW

UNDER SECTION 43A(8) OF THE TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED) IN RESPECT OF DECISIONS ON LOCAL DEVELOPMENTS THE TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW PROCEDURE) (SCOTLAND) REGULATIONS 2008 THE TOWN AND COUNTRY PLANNING (APPEALS) (SCOTLAND) REGULATIONS 2008
IMPORTANT: Please read and follow the guidance notes provided when completing this form. Failure to supply all the relevant information could invalidate your notice of review. Use BLOCK CAPITALS if completing in manuscript

Development and Regeneration Services, 231 George Street, Glasgow, G1 1RX
Telephone 0141 287 8555.
Office Hours 9.00am to 5.00pm Monday to Thursday, 9.00am to 4.00pm Friday.

Applicant(s)

Name MR PHIL HOWARD

Address FLAT 1/2
23 ROSLEA DRIVE
DENNISTOWN

Postcode G3 1 2LQ.

Contact Telephone 1 [REDACTED]

Contact Telephone 2 —

Fax No. —

E-mail* [REDACTED]

Agent (if any)

Name KENNETH MARTIN.

Address BLACK ARCHITECTS LTD.
UNIT 30, FLEXSPACE
BELGRAVE BRIST
BOWMILL

Postcode ML4 3NP.

Contact Telephone 1 [REDACTED]

Contact Telephone 2 —

Fax No —

E-mail* [REDACTED]

Mark this box to confirm all contact should be through this representative:

* Do you agree to correspondence regarding your review being sent by e-mail? Yes No

Planning authority Glasgow City Council

Planning authority's application reference number 20/01094/FUL

Site address 162 MONIFIETH AVENUE
GLASGOW G52 3DJ.

Description of proposed development USE OF FLATED DUCKING (SUI GENOUS)
AS STOPS TERM LET (SUI GENOUS)

Date of application 17/04/2020 Date of decision (if any) 8/06/2020

Note: This notice must be served on the planning authority within three months of the date of the decision notice or from the date of expiry of the period allowed for determining the application.

Nature of Application

1. Application for planning permission (including householder application)
2. Application for planning permission in principle
3. Further application (including development that has not yet commenced and where a time limit has been imposed; renewal of planning permission; and/or modification, variation or removal of a planning condition)
4. Application for approval of matters specified in conditions

Reasons for Seeking Review

1. Refusal of application by appointed officer
2. Failure by appointed officer to determine the application within the period allowed for determination of the application
3. Conditions imposed on consent by appointed officer

Review Procedure

The Planning Local Review Committee will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may tick more than one box if you wish the review to be conducted by a combination of procedures.

1. Further written submissions
2. One or more hearing sessions
3. Site inspection
4. Assessment of review documents only, with no further procedure

If you have marked box 1 or 2, please explain here which of the matters (as set out in your statement below) you believe ought to be subject of that procedure, and why you consider further submissions or a hearing are necessary:

WE DON'T BELIEVE THAT THE ALLOCATION OF THIS PROPERTY AS A PLANT IS ACCURATE AND IT'S MORE LIKEN TO A HOUSE OR DOMESTIC RESIDENCE PROPERTY.

Site Inspection

In the event that the Planning Local Review Committee decides to inspect the review site, in your opinion:

1. Can the site be viewed entirely from public land? Yes No
2. Is it possible for the site to be accessed safely, and without barriers to entry? Yes No

If there are reasons why you think the Planning Local Review Committee would be unable to undertake an unaccompanied site inspection, please explain here:

N/A.

Statement

You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. Note: you may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Planning Local Review Committee to consider as part of your review.

If the Planning Local Review Committee issues a notice requesting further information from any other person or body, you will have a period of 14 days in which to comment on any additional matter which has been raised by that person or body.

State here the reasons for your notice of review and all matters you wish to raise. If necessary, this can be continued or provided in full in a separate document. You may also submit additional documentation with this form.

WE DO NOT BELIEVE THAT THESE UNITS ARE 'FLATS'. THERE IS LITTLE DIFFERENCE BETWEEN THESE PROPERTIES AND EG. A SEMI-DETACHED HOUSE, WHERE NEIGHBOURS CAN AND DO MEET AND CHAT AT THE FRONT DOOR WHERE PATHS ARE ALL IN CLOSE PROXIMITY. CONVERSELY WITH A PLATTED DEVELOPMENT I DO CONSIDER THAT NOISE AND AMENITY COULD BE AFFECTED AS THERE WOULD BE CIRCA 6-8 FLATS WITHIN A TYPICAL GLOBEVIEW TOWNMENT BLOCK.

WHAT WE HAVE HERE AT MONIPAH IS A HOUSE ON THE LOWER LEVEL AND A HOUSE ON THE UPPER LEVEL WITH TWO DISTINCTLY SEPARATE DECKS, ONE ON THE FRONT ELEVATION AND ONE DOOR ON THE SIDE ELEVATION. SURVEY THE SOCIAL INTERACTION IS THE SAME AS E.G. A SEMI-DETACHED HOUSE.

THERE IS NO DIFFERENTIATION BETWEEN MAINTENANCE FOR A STANDSTILL QTY 2 LOT AS COMPARED TO A SHORT TERM LOT.

WOULD THE COUNCIL CONSIDER A 12-16 MONTH TEMPORARY APPROVAL TO MEMBERSHIP ASSESS COMPLAINTS OR ANY. AMENITY, ISSUES?

Have you raised any matters which were not before the appointed officer at the time the determination on your application was made?

Yes

No

If yes, you should explain in the box below, why you are raising new material, why it was not raised with the appointed officer before your application was determined and why you consider it should now be considered in your review.

List of documents and evidence

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review.

Note: The planning authority will make a copy of the notice of review, the review documents and any notice of the procedure of the review available for inspection at an office of the planning authority until such time as the review is determined. It may also be available on the planning authority website.

Checklist

Please mark the appropriate boxes to confirm you have provided all supporting documents and evidence relevant to your review:

- Full completion of all parts of this form
- Statement of your reasons for requiring a review
- All documents, materials and evidence which you intend to rely on (e.g. plans and drawings or other documents) which are now the subject of this review.

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice from that earlier consent.

Declaration

I the applicant/agent [delete as appropriate] hereby serve notice on the planning authority to review the application as set out on this form and in the supporting documents.

Signed

Date

23/06/2020.

Completed documents should be returned to: **Planning Local Review Committee, Development and Regeneration Services, 231 George Street, GLASGOW, G1 1RX** or email to: lrc@drs.glasgow.gov.uk
If you require further assistance you can email the above address or telephone **0141 287 6016**