

# Comments for Planning Application 18/03663/FUL

## Application Summary

Application Number: 18/03663/FUL

Address: Site At Birkenshaw Street Glasgow

Proposal: Erection of 48no. flatted dwellings, associated access, parking and open space.

Case Officer: Paul O'Brien

## Customer Details

Name: Miss Joanna Pioch

Address: Flat 3/1, 36 Birkenshaw Street, Glasgow G31 2UH

## Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Dear Sirs,

RE: Planning Application 18/03663/FUL at Birkenshaw St, Glasgow.

Glasgow City Development Plan 29 March 2017 states that key aim is developing a compact city that supports sustainable development - accessible, well designed and safe.

I believe the proposed development is contravention of this object.

The site is located in the development high risk area, but there was no Coal Mining Risk Assessment Report supplied and no sufficient analysis provided how this development could affect the structure of existing buildings at Birkenshaw Street in particular buildings number 28 and 36 which are located the closest to the proposed development.

Due to increased demand for vehicle access through Birkenshaw Street it is proposed to alter existing access to allow a full estate road access. This means a decrease in number of parking spaces available for people already living at Birkenshaw Street, which then also will be challenged by higher demand for parking spaces from the new development. Considering the fact that 75% of parking spaces will be created at the new development it seems unfair that at the same time number of parking spaces available for existing buildings at Birkenshaw Street will be decreased due to this development.

Considering the height of the new development that will be facing building at 36 Birkenshaw Street and location of existing buildings with living room windows facing West, I believe this project may create overshadowing and limit natural light present at existing premises.

With reference to above points I object to this project because although there will be new living spaces created it looks like this project may create safety and accessibility hazards for people living in existing buildings at Birkenshaw Street.

Yours faithfully,  
Joanna Pioch

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Comment: Dear Sirs, RE: Planning Application 18/03663/FUL at Birkenshaw St, Glasgow.

Further to information submitted with regards to above application I would like to uphold my objection.

In amended design statement, Create Architecture Ltd state that privacy distance between new development and the existing building at Birkenshaw Street is compromised by 22% comparing to general standards. It wasn't sufficiently demonstrated that there is no window to window compromise, especially taking into account smaller windows within the new development and different angles of big bay living room windows at 36 Birkenshaw Street.

Although in amended statement the percentage of parking availability changed from 75% to 90%, it's not mentioned how this 15% increase was achieved. Section 5 'Use' of the amended statement, still refers to 75%. The proposal doesn't state that citizens already living at Birkenshaw Street will be able to access parking spaces created by the new development, although at the same time it's pointed out that the new development will require alteration to road access which will in return require decrease off street parking spaces currently used by people living at Birkenshaw Street. This highlights even bigger disproportion between limiting access for existing building versus parking coverage for the new development in 90%.

West North side of Birkenshaw Street building has already limited direct sunlight, available really only in the afternoons of the summer months. Overshadowing of new development has been a concern highlighted by citizens living at Birkenshaw Street and Cumbernauld Road, because it really matters when it comes to 'living'. However this hasn't been properly addressed by the proposal. Looking at supplied drawings, flats at 36 and 28 Bikenshaw Street will be overshadowed

by the new development, flats at 223 will have sunlight limited and part of the flats of the new building also will have limited daylight.

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## Customer Details

Name: Mr Rory Steel

Address: Flat 3/1, 1 Whitehill Court, Glasgow G31 2BA

## Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I'm objecting to the application on the basis of the proposed development's appearance.

While it is welcome that developments are taking place to build more homes in the area, the aesthetics of the proposals would make the building massively stick it out from the others.

Dennistoun and Alexandra Parade is an historical part of Glasgow and should be preserved to the best of the council's ability. If the development was allowed to proceed, it would be to the detriment of the heritage of the area and its people.

It should therefore be proposed that stone cladding is added to ensure the building fits with the character of the area.