

21/00033/LOCAL 362 Albert Drive, Glasgow**Suggested Reasons for refusal should the Planning Local Review Committee be minded to grant permission**

01. 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.

02. The development proposal as submitted is contrary to overarching Policies CDP 1 The Placemaking Principle and CDP 2 Sustainable Spatial Strategy and to Policies CDP5 Resource Management, CDP 9 Historic Environment, CDP 11 Sustainable Transport, Supplementary Guidance SG 1 Placemaking, SG5 Resource Management, SG 9 Historic Environment and SG 11 Sustainable Transport of the adopted Glasgow City Development Plan as detailed below.

03. By reason of its location, scale, massing, design and materials the proposed development would result in overdevelopment of the site, significant loss of garden space and would not respect or integrate with the existing historic environment but would detract from the character and appearance of the West Pollokshields Conservation Area. As such it is contrary to Policies CDP 1 and CDP 9 and to Supplementary Guidance SG 1 and SG 9.

04. By reason of its location, scale, massing and design, the proposed dwellinghouse would adversely affect residential amenity by adversely affecting the privacy of both existing and proposed accommodation. As such the proposal is contrary to Policies CDP 1 and Supplementary Guidance 1.

05. By reason of its location, scale, massing and design of the proposed dwellinghouse would adversely affect the residential amenity of the occupants of Plot 1 by virtue of a habitable room without daylight. As such the proposal is contrary to Policies CDP 1 and Supplementary Guidance 1.

06. By reason of its location, scale, massing and design, the design of the proposed dwellinghouse would adversely affect the residential amenity of Plot 3 by virtue of a garden area which predominantly would not benefit from direct sunlight. As such the proposal is contrary to Policies CDP 1 and Supplementary Guidance 1.

07. By reason that the submitted application included an insufficient Statement on Energy. As such the proposal is contrary to Policies CDP 5 and Supplementary Guidance 5.

08. The proposal is contrary to CDP 1 & SG 1: Placemaking of the City Development Plan (adopted 2017) in that the location of the proposed binstore for Plot 1 fails to meet the placemaking principles which the Council seeks to promote in order to protect the character and townscape quality of the street.

Drawings

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

1. 01 A LOCATION PLAN 04 March 2021
2. 04A. GROUND FLOOR PLAN AS PROPOSED 30 April 2021
3. 05. FIRST FLOOR PLAN AS PROPOSED 04 March 2021
4. 07. ROOF PLAN AS PROPOSED 04 March 2021
5. 08. SOUTH ELEVATION EXISTING AND PROPOSED 04 March 2021
6. 09. NORTH ELEVATION EXISTING AND PROPOSED 04 March 2021

7. 10. WEST ELEVATION EXISTING AND PROPOSED 04 March 2021
8. 11. EAST ELEVATION AS EXISTING AND PROPOSED 30 April 2021
9. 12A. BLOCK PLAN 30 April 2021
10. 13. PLOT PLAN 04 March 2021

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