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Executive Director
George Gillespie BEng (Hons) CEng MICE

**Neighbourhoods, Regeneration
and Sustainability**
Glasgow City Council
Exchange House
231 George Street
Glasgow G1 1RX

Item 4
23rd May 2023

Martin Myers
Karen Parry Architects
Suite 3, 1st Floor East, Clydeway House
813 South Street
Glasgow
Scotland
G14 0BX

Our ref: DECISION
GCC Application Ref: **22/01997/FUL**

16 November 2022

Dear Sir/Madam

SITE: 8 Edgehill Road Glasgow G11 7LP
PROPOSAL: Erection of two storey extension to side and single storey extension to rear of dwellinghouse.

I am obliged to inform you that a decision to refuse your application, **22/01997/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Lisa Davison** on direct phone , or email lisa.davison@glasgow.gov.uk, who will be happy to help you.

Yours faithfully

for Divisional Director of Planning, Housing and Building Standards

Encls.

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PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION **22/01997/FUL**

Erection of two storey extension to side and single storey extension to rear of dwellinghouse.

AT

8 Edgehill Road Glasgow G11 7LP

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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 is contrary to CDP 1: The Placemaking Principle and SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to CDP 1 and SG 1 of the Glasgow City Development Plan in that the addition of the proposed side and rear extensions, by virtue of the overall scale and form, would be a disproportionate addition to this property, more than doubling the footprint and nearly doubling the width of the property. This would compromise the overall appearance of the building and wider setting, to the detriment of visual amenity and the character of the street scene.
04. The proposal is contrary to CDP 1 and SG 1 of the Glasgow City Development Plan in that the extension would develop more than 34% of the usable private garden space, resulting in overdevelopment of the site.
05. The proposal is contrary to CDP 1 and SG 1 of the Glasgow City Development Plan in that the proposed fence forward of the building line exceeds 1m, which would be detrimental to the visual amenity and the character of the street scene.

Drawings

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

1. 01 A LOCATION PLAN Received 3 August 2022
2. 02A BLOCK PLAN Received 3 August 2022
3. 03A SITE PLAN Received 3 August 2022
4. 08 PROPOSED SITE PLAN Received 3 August 2022
5. 09 PROPOSED PLANS Received 3 August 2022
6. 10 PROPOSED ROOF PLAN Received 3 August 2022
7. 11 PROPOSED ELEVATIONS Received 3 August 2022
8. 12 PROPOSED SECTIONS Received 3 August 2022
9. 13 DOWNTAKINGS PLANS Received 3 August 2022
- 10.14 DOWNTAKINGS ELEVATIONS Received 3 August 2022

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

Dated: 16th November 2022

for Divisional Director of Planning, Housing and Building Standards.

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection electronically at <https://publicaccess.glasgow.gov.uk/online-applications/> or at Planning and Building Standards, 231 George Street, Glasgow G1 1RX, Monday to Thursday 9am to 5pm and Friday 9am to 4pm (excluding public holidays). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee on Form LR01 obtainable from:-

**Planning Local Review Committee
Corporate Services
City Chambers
GLASGOW
G2 1DU**

Tel: 0141 287 4377, Fax: 0141 287 5332

Email: committee.services@glasgow.gov.uk

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined.

If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.

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