

**Change of Use from
Apartment to Short
Term Let**

**162 Hill Street
Flat B/2
Glasgow
G3 6US**

Planning Report

November 2023



GlenEtiveProjects



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CONTENTS

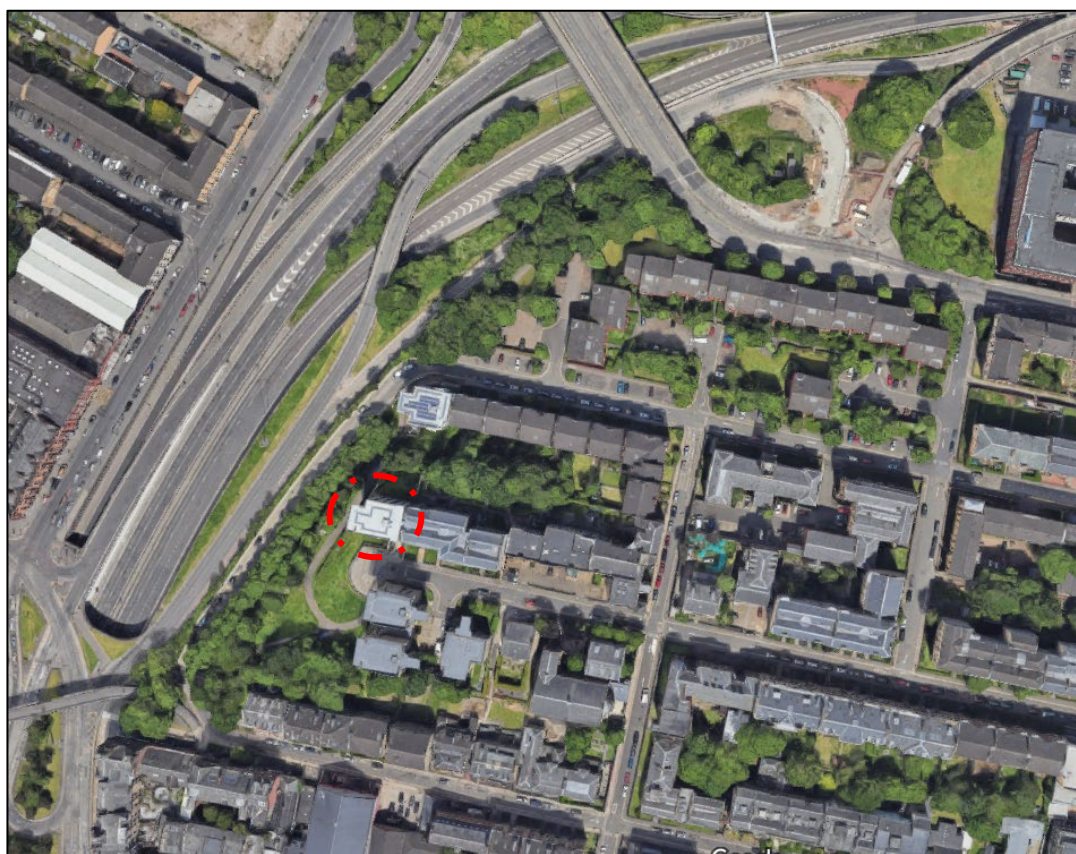
1. INTRODUCTION
2. SITE AND SURROUNDINGS
3. PROPOSED DEVELOPMENT
4. DEVELOPMENT PLAN CONTEXT AND PLANNING APPRAISAL
5. SUMMARY & CONCLUSIONS

1.0 INTRODUCTION

1.1 An application for Planning Permission has been submitted to Glasgow City Council (GCC) on behalf of Mr Gray ('the applicant') for the proposed change of use of apartments -secondary dwellinghouse to a Short Term Let at Flat B/2 162 Hill St Glasgow G3 6US.

THE APPLICATION

1.2 The property is located on the lower ground floor of a new build block of apartments. It is situated on the lowest level and has public open space to the west. It is a Studio apartment with 1 x double bed. The occupancy is a maximum of 2 guests. The property is less than 160m from Charing Cross and Sauchiehall St.



Picture 1 – Location plan

1.3 The dwelling has never been used as a Self-Catering unit. The accommodation will be managed via Retrofit Properties, a specialist STL management who have a strict code of conduct for guests- see appendix

2.0 **SITE AND SURROUNDINGS**

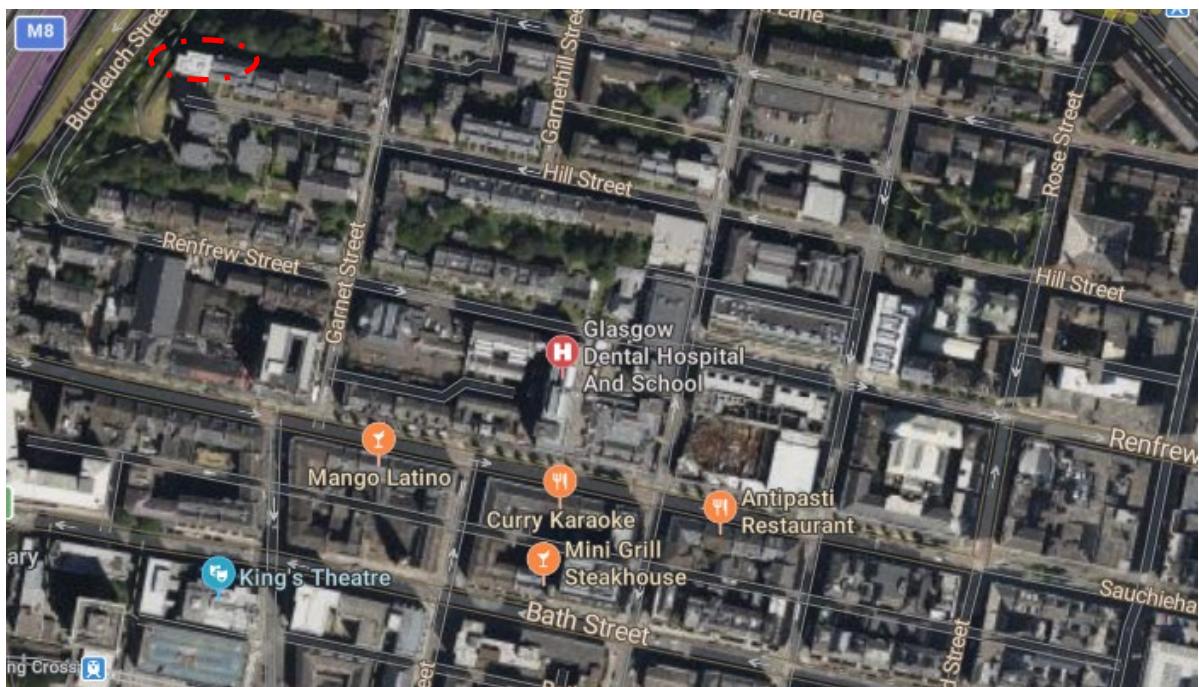
2.1 The property is located on the lower ground floor of a new apartment block developed in 2011.



Picture 1- Aerial Picture

2.2 The proposed development is situated in the City Centre area within 160 m to Charing Cross, the surrounding area is a mixture of residential tenements, HMO's, B and B's, guest houses and hotels. The vibrant culture of The Glasgow School of Art and the late-night culture of the city is prevalent in this area with nightclubs and casinos.

2.3 The site is within walking distance to Sauchiehall St, circa 160m with regular bus services and amenities.

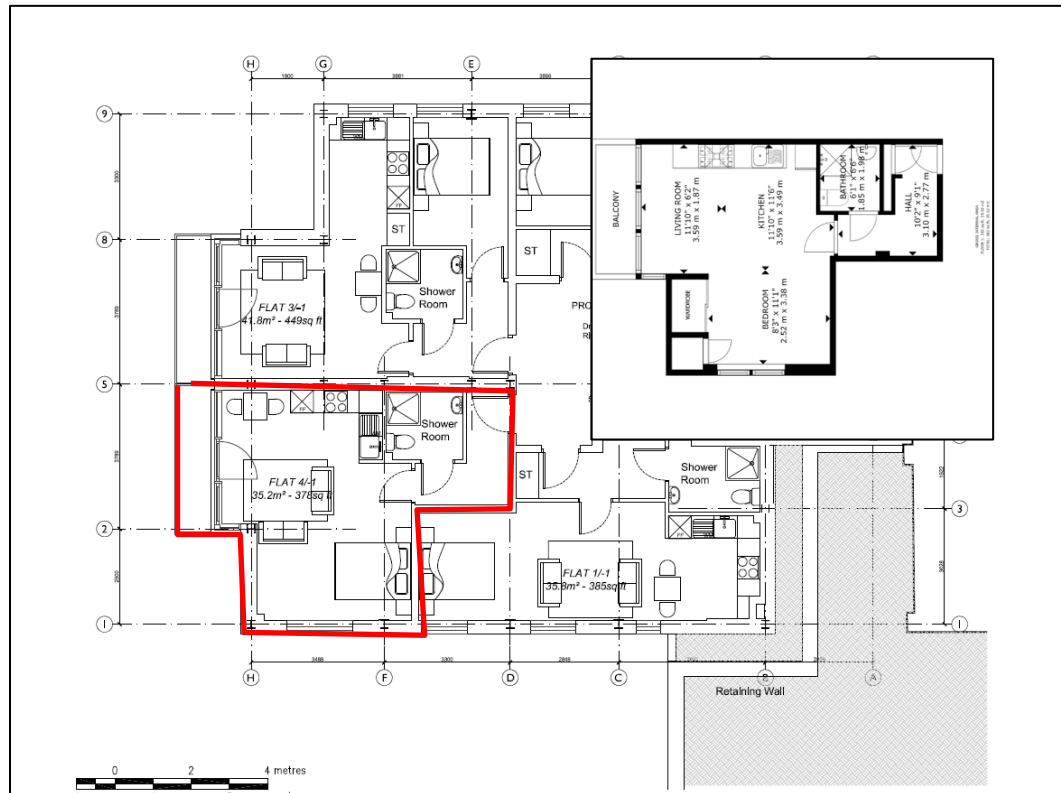


Picture 2- Site Context Map



4.0 PROPOSED DEVELOPMENT

4.1 The proposal is a change of use of the apartment secondary dwellinghouse from Residential to a Short Term Let (Sui Generis) .



Picture 3 - Floor Plan

- 4.2 The access will be from Main Door Entrance on Hill St. The minimum period of use is 3 days but generally it will be rented out for a week. The nature of the property means that it is suited to a single person or couples with a maximum of 2 guests. The property is managed via Retrofit Properties, which have strict code of conduct for guests. It is 382 sq ft / 35.53 m2
- 4.3 The refuse bins by a commercial contractor.
- 4.4 The key box is discreetly located on the western side of the door, out of sight from the main direction of travel on the street.
- 4.5 Car parking – 1 dedicated space is provided
- 4.6 Cycle Parking – the building has internal secure cycling facility
- 4.7 Laundry Cleaning – a professional external company will provide this service weekly during office hours.

5.0 **DEVELOPMENT PLAN POLICIES AND ASSESSMENT OF PROPOSALS**

5.1 This section of the report sets out the relevant planning policy framework and material considerations, against which the application proposals have been developed and should be considered. Followed by a commentary which set out a review of relevant policy, based on the policy documents identified above, and assesses the proposals for the site.

DEVELOPMENT PLAN

5.2 The Statutory Development Plan covering the site comprises:-

- National Planning Framework 4 (“NPF4”) adopted 2023 &
- Glasgow City Council (GCC)- (“LDP”) adopted 2017

NATIONAL PLANNING FRAMEWORK 4

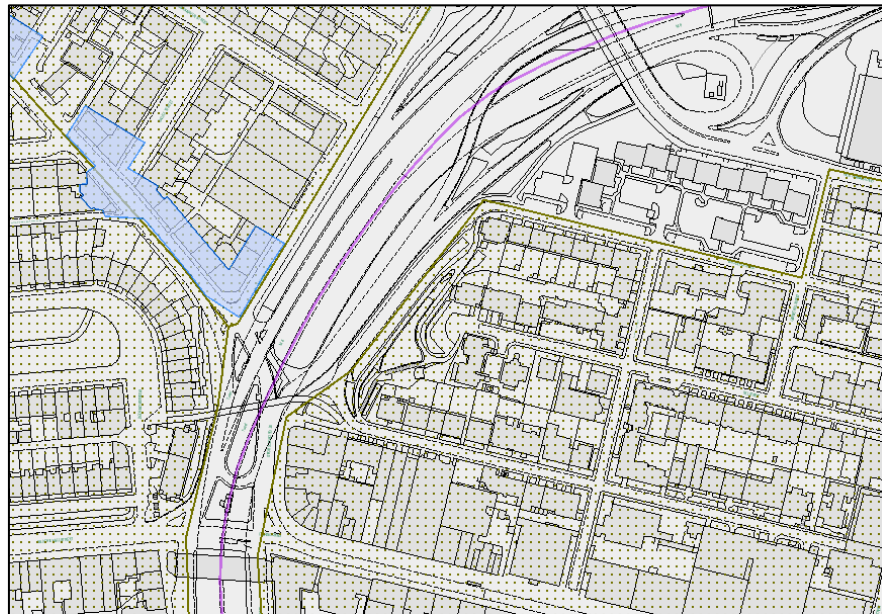
5.3 NPF4 is a long-term strategy for Scotland. It is the spatial expression of the Government Economic Strategy and sets out plans for development and investment in infrastructure. NPF identifies national developments and other strategically important development opportunities in Scotland.

5.4 NPF4 is a new spatial plan for Scotland that looks ahead to 2050 to set out where future development can bring benefits for people, the economy and environment. The key NPF4 overarching spatial principles are:

- Rebalanced development;
- Local living
- Compact urban growth

GCC LOCAL DEVELOPMENT PLAN – SITE SPECIFIC DESIGNATIONS

5.5 The Proposals Map which accompanies the adopted Development Plan provides a spatial representation of the key LDP policies. Those related to the application site (extract of proposals map below):



Map 2: extract from GGC LDP 2, source GCC planning portal

- 5.6 We review the applicable policies of NPF4 and LDP below and provide an assessment of the key factors.
- 5.7 **NPF4 Policy 13 – Sustainable Transport** – seeks to encourage, promote and facilitate development that prioritises walking, wheeling, cycling and public transport for every day travel and reduce the need to travel unsustainably.
- 5.8 **Comment:** the site is within close approximately to sustainable modes of transport and accessible on foot to all services and facilities
- 5.9 **NPF4 Policy 30- Tourism** - to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries:
- a) Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.
 - e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:
 - i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.



- 5.0 Comment: The proposal will create a unique accommodation for singles or couples, its location is mix use vibrant area.
- 5.1 The Key policies from the LDP are:
- 5.2 **CDP CDP1 Place Making CDP 1 & SG 1 The Placemaking Principle** – *this policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.*
- 5.3 **SG 1 supports CDP 1** by providing guidance to promote the overarching Placemaking Principle being applied to all development in the city. The guidance sets out how developers will be expected to incorporate a design-led approach within the context of the Placemaking Principle and Glasgow’s interpretation of the Six Qualities of Place.
- 5.4 Within the **City Development Plan, SG 1 The Placemaking Principle (Part 2)** outlines guidance for Alterations to Residential Dwellings and Gardens. This guidance sets out the planning requirements for alterations to dwellings and gardens for particular types of householder developments, such as extensions. It outlines the criteria that must be met in relation to, for example design and materials, privacy and overlooking and daylighting and sunlight. It seeks to ensure that extensions and alterations to houses and flats are carefully designed, so that the visual amenity of residential buildings and areas is not adversely affected.
- 5.5 **CDP 10 Meeting Housing Needs** is to ensure that the City’s growing and diverse population has access to a choice of housing of appropriate quality and affordability across all tenures. **Supplementary Guidance SG 10** notes key locational and design criteria for tourist accommodation:
- 5.6 **Key Criteria – Locational-** The Council will generally support tourist accommodation:
- a) in locations with active travel routes and a frequent public transport service and with high accessibility;
 - b) in locations with good access to shops and services, where these are not provided on site;
 - c) that can demonstrate that it will not place additional pressure on local amenities and facilities;
 - d) that can demonstrate there will be no adverse impact on the character and amenity of the area;
 - e) that can demonstrate there will be no adverse impact on traffic congestion and parking; and
- 5.7 **Comment:** The site is close to numerous active travel routes and it deemed as within a high accessibility location. There are shops and services within 160m of the site. The character is typified with mix use character, with student accommodation, night clubs, casinos. the surrounding area is established with HMO’s, B and Bs and hotels and hostels.



5.8 Key Criteria – Design and Amenity Space

Proposals for tourist accommodation will generally be supported where:

- a) it is of a size and scale in keeping with the surrounding environment;
- b) it does not introduce an incongruous or visibly intrusive addition to the surrounding area;
- c) it does not result in unacceptable intensification of activity, particularly in a predominantly residential building or area;
- d) a Management Plan for the development is provided, to the complete satisfaction of the Planning Authority

5.9 Comment: The apartment is a studio flat and therefore is limited to 2 people

5.10 Short-Stay Accommodation

5.11 *To manage the potential impact on existing nearby residential properties, proposals requiring planning permission for short-stay accommodation must be considered against the key criteria for tourist accommodation.*

5.12 *Where a flat is being used frequently to provide short-stay accommodation, there is likely to be a material change of use. In determining whether a short-stay use would constitute a change of use, the Council will take account of: • The nature of services provided, such as cleaning or laundry; • The size and context of the property; • The frequency and duration of short stays; and • The number of people staying.*

5.13 Comment A strict management scheme and code of conduct is attached

TRANSPORT, ACCESS & PARKING – KEY POLICY & APPRAISAL

5.14 Policy 13: Sustainable Transport, supports development proposals where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. *Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;*
- ii. *Will be accessible by public transport, ideally supporting the use of existing services;*

NPF Policy 13 encourages development proposals which are ambitious in terms of low/no car parking.

NPF Policy 13 also requires that proposals for significant travel generating uses, are accompanied by a Travel Plan with supporting planning conditions/obligations. Travel plans should set out clear arrangements for delivering against targets, as well as monitoring and evaluation.



- 5.15 **Comment:** The site is just over 160 m from a bus stop, local shops and services. The very nature and location of site means that the connectivity has been considered in its context. The proposed development provides opportunity to strengthen the use of pedestrian and cycling network.
- 5.16 **Policy 30- Tourism - to encourage, promote and facilitate development which reflects our diverse culture and creativity, and to support our culture and creative industries:**
- *Development proposals for new or extended tourist facilities or accommodation, including caravan and camping sites, in locations identified in the LDP, will be supported.*
- e) Development proposals for the reuse of existing buildings for short term holiday letting will not be supported where the proposal will result in:*
- i. An unacceptable impact on local amenity or the character of a neighbourhood or area; or*
 - ii. The loss of residential accommodation where such loss is not outweighed by demonstrable local economic benefits.*
- 5.17 **Comment:** The surrounding local area is a mixture of residential, leisure, education and natural open space. This blend of mix use lends itself to a select number of STL in the area without compromising the varied amenity. This change of use will complement various sectors and allow tourists to sustainably visit attractions such as The GSA on foot. The type of property and surrounding location couples or single. There are not any other STL's on the street and therefore the cumulative impact is not relevant.
- 5.18 The character of the neighbourhood is typical of a urban area on the edge of a city centre. The main street area is Sauchiehall St which is 160m away by foot from the site. The GSA and other attractions are walkable. The nature of residents are attracted to the vibrance and cultural richness of area with an understanding of the dynamic of edge of inner city living.

Material Considerations

- 5.19 The recent court case in Edinburgh has highlighted that there are merits in using flats for STL use and the merits of each application should be considered and not dismissed.
- Lord Braid has ruled that the policy is irrational insofar as it contains a rebuttable presumption against granting a licence for property within a tenement (or shared main door) and does not provide for temporary licences. The purpose of a policy was to inform the public of the approach which would be taken, and to achieve consistency. While there could always be exceptions from a policy, it was clear that the Council would in fact grant licences for secondary STLs in tenement accommodation more than exceptionally, and so the rebuttable presumption would not in fact achieve consistency nor assist applicants in knowing whether an application was likely to be granted. More fundamentally, it was not the function of the licensing authority to decide that a licence should not be granted simply because a property was of a particular type or in a particular area. The regulatory regime that was set up made clear that the planning and licensing regimes were intended to complement each other, and those were decisions for planning. The Council remained entitled to refuse a particular application on amenity grounds, but not to have a general policy of refusing a licence simply because the property was in a tenement.*
- The lack of a regime for temporary licences has also been held to be irrational. The reasons given by the authority for its policy of not issuing temporary licences for properties in a tenement applied equally to other forms of STL, for which temporary licences were available.*



5.20 **Comment:** Based on the decision, we believe the Council should consider the merits of each application, the small apartment will have a limited impact on the area which is typified in hospitality and tourism.

6.0 SUMMARY AND CONCLUSIONS

The compact nature of the apartment within a vibrant mixed use area lends itself to a Temporary STL. The nature of the property predominately attracts couples to stay. The varied nature and amenities of the local area illustrates that a STL would fit into this area.

- The letting is strictly managed and controlled in order to maintain a high quality of use.
- The nature of the surrounding is typical of edge of city centre with a mixed use environment.
- The location has number of guest houses and therefore a select number of STL can operate in the area and bring vibrance to the area without affecting the overall amenity.