

Post to:

Director of Development Management
Development and Regeneration Services
Glasgow City Council
229 George Street, Glasgow G1 1QU

Name (PRINT) _____

Address _____

Postcode _____

Email to:

Planning.Representations@drs.glasgow.gov.uk

Date _____

Log On: and enter the **Ref No:** 18/02623/CON

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Closing Date for Submissions: Friday 5th October 2018

Dear Sir/Madam,

OBJECTION to planning application: Full Demolition of 127 Fergus Drive, Ref 18/02623/CON

Background: The site is just off Queen Margaret Drive in North Kelvinside, part of city’s outstanding Glasgow West Conservation Area, with its rich collection of tenements, terraces and villas. Typically it is surrounded by buildings of quality - across the River Kelvin from the Kibble Palace and North Park House, a picturesque “B” Listed double villa immediately to the south, and a modest, charming Listed Tenement opposite, on Queen Margaret Drive.

NOTE: Conservation Area protection officially requires that proposed changes should preserve or enhance the “character” - both of the area, and of the setting of any nearby Listed Buildings. The site currently has an appropriate Pavilion building on it with a house attached (both in use, currently) and mature trees have grown around the rest of the site.

This Application must be REFUSED. My grounds of objection are below.

By reason that:

- The existing building has a neutral to positive impact on the Glasgow West Conservation Area. This building is a pavilion type building, which is in line with the building type that has been on this site historically. It is unobtrusive and is an appropriate scale for the site.
- It has not been demonstrated that the existing building is incapable of viable repair and reuse. The building is not derelict, or in poor repair and is in current use. The recent pre planning meeting showed that the interior is in good order and good repair.
- The council’s sustainability policy would point to a reuse of the existing viable building being a better environmental solution than demolition and rebuild, of a larger development, occupying a larger footprint on the site.
- The proposed development would result in the unacceptable and unjustified loss of mature trees and bushes from the site, and would degrade and fragment an established streetscape of mature trees, and green corridor.
- The scale, massing and detailed design of the proposed building would form an incongruous and obtrusive feature in the streetscape. The proposed building at 6 floors is out of scale with adjacent buildings, insensitive to established building lines and development patterns, and is inappropriate within this sensitive historic residential context.
- In turn, the proposal would detrimentally affect the open, leafy character of the Glasgow West Conservation Area, and the setting of surrounding listed buildings, and fails to comply with City Development Plan Policy CDP1 and IPG1 (The Placemaking Principle), Policy CDP9 and SG9 (Historic Environment), and Policy CDP 7 and SG 7 (Natural Environment).
- The following information has not been submitted in support of the application:
An appropriate pre-survey assessment of the existing building (both inside and out) and trees for evidence of use by bats. This would require to be followed up with a roost survey if evidence is found for medium or greater likelihood of bats.
The application therefore contains insufficient information to allow a proper understanding of the risks of the proposed development to the habitat of protected species.

In my view, the most crucial point of objection is: _____

Signature: _____