

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/7695/P	Paul Winocour (Partner in Mapprop) owners of 115 - 119 Regents Park Road	3 Fitzroy Pace Glasgow G3 7RH G46 7LF G46 7LF	20/01/2015 17:20:55	COMNOT	<p>I object to the application on the following grounds -</p> <p>THE APPLICATION</p> <p>The application has been submitted for prior approval under GDPO provisions which requires that the subjects have been in office use only on or prior to 30 May 2013. The subjects were in fact used for retailing until the end of 2014. The ground floor is also recognised by the Council as being in retail use since 1994 - Application 9400518 establishes this fact.</p> <p>PRIVACY</p> <p>The building, in the application, is adjacent to The Chesterfields which contains 20 apartments. At present the rear windows on the building, which look at close proximity onto existing bedrooms and living rooms of the apartments in The Chesterfields are generally opaque. The proposed plan indicates partial opaque glazing to the mansard roof only which will result in a loss of privacy to apartments in The Chesterfields.</p> <p>NOISE</p> <p>At present the parking spaces to the rear of the building are only used during the day. The proposed residential development will result in the parking spaces being used at all times, especially at night, which will create an increased noise level in an enclosed area overlooked by bedrooms of the apartments in The Chesterfields.</p> <p>ENVIRONMENTAL</p> <p>The site's previous uses have been a working garage, petrol station and builders merchants which have resulted in contamination to the site. It appears from the documentation submitted with the application that no environmental assessment has been carried out in this respect.</p> <p>LOCAL AREA</p> <p>The change of use from retail / office to residential will have a negative effect on the local environment and commercial aspect of the area due to a reduced number of people visiting / shopping.</p> <p>CAR PARKING TO THE FRONT</p> <p>The proposed plans show one of the car spaces outwith the ownership of the site (indicated by the red line) which infringes on the area owned by 115a Regents Park Road. In addition, there are safety concerns about vehicles parked to the front (on the proposed plans) either reversing onto Regents Park Road when leaving or reversing off Regents Park Road onto the proposed car spaces when arriving.</p>
2014/7695/P	Paul Winocour (Partner in Mapprop) owners of 115 - 119 Regents Park Road	3 Fitzroy Pace Glasgow G3 7RH G46 7LF G46 7LF	20/01/2015 17:21:17	COMNOT	