



Glasgow City Council

Planning Local Review Committee

**Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability**

Item 1

13 May 2025

Contact: Sam Taylor Ext: 78654

**24/00218/LOCAL – 1095 Great Western Road G12 0AA
Erection of two storey extension and orangery to rear of dwellinghouse and
alterations to boundary wall**

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 23

Citywide: n/a

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS

- 1.1 The application site is a detached traditional sandstone villa on the south side of Great Western Road. This property is located in an established residential area (Ward 23). The villa sits within its own grounds, surrounded by mature gardens, shrubbery and trees.
- 1.2 The application property forms part of a group of 10no villas known as Whittingehame Gardens. As with the other 9no villas, the application property is One of the few remaining villas in this row which is still in single residential use and the last to retain all its original features. However, the application property is Category B Listed whereas the other properties are C-Listed.
- 1.3 To the rear, there is an original single-storey pitched roof servant's wing and a detached garage to the south west corner.
- 1.4 It is proposed to demolish part of the original servant's wing, including the original roof, to accommodate a first-floor extension. The proposal also includes removing the west elevation wall, including the original bay window, to facilitate the construction of a new orangery extension with access created through the original ground floor windows, which are to be removed. Additionally, the south elevation wall of the servant's wing will be removed to create new apertures associated with the proposed two-storey extension.
- 1.5 It is proposed to widen the original boundary wall to the front to form vehicular access.
- 1.6 The materials and roof design of the extension are proposed to match the existing.

2 LISTED BUILDING APPLICATION

- 2.1 Listed building for the application 24/00270/LBA was refused; however, the decision was appealed to the DPEA and subsequently upheld.

3 REASONS FOR SITE VISIT

- 3.1 The Committee noted that the photographs provided in the review meeting were insufficient to demonstrate the differences between the types of listed buildings or the criteria that distinguish them. In light of this, the LRC has decided to continue the review to allow for a Committee site visit to allow the Committee to get an understanding of the difference between this property and others in the terrace that differentiates them in terms of B and C listing.
- 3.2 Site visit is scheduled for 13th May at 10 a.m. at 1095 Great Western Road, G12 0AA.