



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

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Item 1

27th May 2025

**25/00016/LOCAL – 60 Turnberry Road, Glasgow G11 5AP
Demolition of building and erection of dwellinghouse**

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 on the north side of Turnberry Road, east of its junction with Airlie Street. It is rectangular, measures approximately 10m x 29m, and is located between the rear gardens of dwellinghouses at 54 and 56 Turnberry Road and the grounds of Hyndland Secondary School to the north. It is in an established residential area in Partickhill, in Glasgow West Conservation Area.
- 1.2 To the east, it is bounded by the rear garden of the dwellinghouse at 52 Turnberry Road. To the west, the site is bounded by the two dwellinghouses at 62 and 62A Turnberry Road. The latter is a single-storey dwellinghouse within the curtilage of the larger two storey dwellinghouse. It abuts the site's boundary but has no windows in its east elevation.
- 1.3 The eastern end of the site is occupied by a single-storey, storage building with a footprint approx. 11.5 x 10m, which extends to the site's north, south and east boundaries. The existing building is approx. 4m high to roof apex but, as it sits approx. 2m below the level of the adjoining land to the north, south and east, its eaves are approx. 300 to 400mm above those ground levels. On the building's west elevation, its eaves' height is approx. 2.4m.
- 1.4 The site has a private access off Turnberry Road between Nos 56 and 62.
- 1.5 It is proposed to demolish the existing building and erect a dwellinghouse. The dwellinghouse would be a one-bedroom property, with all accommodation on the ground floor. It would be orientated east west with external amenity spaces, an open courtyard from the kitchen dining area and a private garden between the existing drive and the building facade.
- 1.6 The external walls would be clad in sustainable vertical larch, finished in black. The design incorporates triple glazed type with black powder coated finish glazed façades with openable tilt-and-turn windows. The roof would be a sedum green roof, with black-colored aluminium trims. Gutters and roof edges would be finished in a charcoal-colored single-ply membrane with welded joints. Six photovoltaic panels are proposed to be mounted on the roof.
- 1.7 Parking for two cars is proposed and the exit from the drive will be in forward gear. Cycle parking is proposed towards the side of the proposed dwelling.
- 1.8 The refuse bins are proposed to be located on the existing driveway.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:

Policy 1	Tackling the climate and nature crises
Policy 2	Climate mitigation and adaptation
Policy 3	Biodiversity
Policy 6	Forestry, woodland and trees
Policy 7	Historic assets and places
Policy 9	Brownfield, vacant and derelict land and buildings
Policy 12	Zero waste
Policy 13	Sustainable transport
Policy 14	Design, quality and places
Policy 15	Local living and 20 minute neighbourhoods
Policy 16	Quality homes
Policy 19	Heating and cooling
Policy 21	Play, recreation and sport
Policy 22	Flood risk and water management

- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:

CDP1/SG1:	The Placemaking Principle
CDP2:	Sustainable Spatial Strategy
CDP5/SG5:	Resource Management
CDP7/SG7:	Natural Environment
CDP9/SG9:	Historic Environment
CDP11/SG11:	Sustainable Transport

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

- 3.1 As the review is for non-determination of the application, there are no reasons for refusal or relevant conditions.

4 APPEAL STATEMENT

- 4.1 A summary of the material points raised in the appeal statement is given below:

1. This proposal aims to address the shortage of affordable housing by providing accommodation for one or two locally employed individuals. It would enable them to live close to their place of work, significantly reducing car dependence and supporting the principles of the 20-minute neighbourhood.

Committee should note that:

We cannot control who would occupy the property, and so we cannot ensure that it would house “locally employed individuals”.

2. The proposed building is designed within the floor area of the existing structure; therefore, its siting, massing, and relationship to adjoining properties remain unchanged.
3. The existing boundary walls are unaffected by the proposal, therefore there will be no detrimental effect on neighbouring trees.
4. The topography of the land slopes towards the north, in the direction of the proposed dwelling. Therefore, there will be no detrimental impact on the existing overlook, privacy, or amenity of the adjoining residential properties
5. The existing driveway has an accessible slope, which addresses any flooding concerns. Additionally, the new dwelling will be constructed on a raft foundation that sits on the existing ground level, further mitigating flood risk.
6. The property benefits from a generously proportioned garden.
7. The development provides appropriately designed refuse and recycling storage facilities, ensuring convenient and unobstructed access to the public street.
8. The existing medium flood risk is mitigated through the use of permeable paving and a rainwater harvesting system.
9. The dwelling will be constructed using Passive House principles, ensuring extremely low energy demand. Additionally, the proposal includes a solar PV system, further enhancing the building's energy efficiency and sustainability.

5 RELEVANT PLANNING HISTORY

- 5.1 The previous planning application history for the property includes the following:
- 21/03201/PRE – Erection of dwellinghouse (Class 9). Advice was given on 06.12.2021.
 - 22/00418/FUL – Erection of dwellinghouse and demolition of garage. Refused on 08.11.2023.

6 REPRESENTATIONS AND CONSULTATIONS

- 6.1 There were 5 representations received in objection to the application. The concerns have been summarised below:
- Detrimental to the character of the building and Conservation Area
 - Impact on trees
 - Design and Visual impact
 - Residential amenity impact

- Impact of excavation
- Parking issues and site access
- Drainage arrangements

- 6.2 There were no representations received to the review.
- 6.3 Transport Planning was consulted, whilst no details have been provided to demonstrate that the parking area and turning space are adequate for maneuverability, conditions have been recommended.
- 6.4 City Design and Heritage were consulted and advised that the proposal is acceptable in principle. However, further details are required to ensure that the materials are of high quality and appropriate in color.
- 6.5 Heritage NRS were consulted and advised that the proposal is acceptable in principle. However, further details are required with regards to tree protection, access to dwellinghouse and landscaping details.

7 COMMITTEE CONSIDERATIONS

- 7.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.
- 7.2 The following are the relevant policy considerations:
- 7.3 **NPF4 Policy 1: Tackling the climate and nature crises**

NPF4 Policy 1 Intent: To encourage development that addresses the global climate emergency and nature crisis.

Committee should note that

- The proposed development does not alter or affect the existing boundary walls, therefore the existing boundary conditions will remain unaffected.
- The neighbouring trees, which are located outside the site boundary, are protected from excavation works through the use of a structural raft foundation, from which the new walls and roof will be constructed. However, no tree survey report has been submitted.
- The design statement states that surface water concerns are addressed by raising the new ground floor level above the existing driveway level and through the use of proprietary contaminant-collecting permeable paving in the pathways.
- However, there are no details on rainwater harvesting tanks, collection or removal; pump location or SUDS treatment.
- No detail of hard and soft landscaping has been submitted.

Committee should consider whether:

- the lack of surface water and SUDS treatment, is acceptable in this case.

- the proposal adequately addresses the tree protection concerns.

7.4 **NPF4 Policy 2: Climate mitigation and adaption**

NPF4 Policy 2 requires development proposals to be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and be designed to adapt to current and future risks from climate change.

Committee should note that:

- The development will be sited on a brownfield site in an inner urban area with high accessibility to public transport.
- It is stated that the building would be to Passive House standards with rooftop PV panels and EV charging proposed.
- However, the building would be below adjacent ground levels and due to lack of detail on proposed SUDS, it is considered that it would be at risk of surface water flooding.

Committee should consider whether:

- The proposed passive house standard is appropriate within the conservation area.
- The proposal adequately addresses the surface water flooding concerns.

7.5 **NPF4 Policy 3: Biodiversity**

NPF4 Policy 3 is to protect biodiversity, reverse biodiversity loss, deliver positive effects from development and strengthen nature networks.

a) Development proposals will contribute to the enhancement of biodiversity, including where relevant, restoring degraded habitats and building and strengthening nature networks and the connections between them. Proposals should also integrate nature based solutions, where possible.

c) Proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to nature and scale of development.

d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design. This will take into account the need to reverse biodiversity loss, safeguard the ecosystem services that the natural environment provides, and build resilience by enhancing nature networks and maximising the potential for restoration.

Committee should note that:

- The site is largely covered by hardstanding and a dilapidated building, but the proposals do not show how they will enhance biodiversity.
- The impact of the proposal on biodiversity is unclear, given the lack of landscaping details, including soil depth and overshadowing from the walls and adjacent trees.
- There is concern that the development could adversely impact on the trees leading to their loss.

Committee should consider whether:

- The proposals provide sufficient biodiversity enhancement in line with local and national policy.
- The landscaping scheme is deliverable and sustainable, given the site constraints.
- Adequate measures have been taken to protect existing trees and prevent long-term harm.

7.6 **NPF4 Policy 6: Forestry, Woodland and Trees; CDP 7/SG7: Natural Environment**

NPF4 Policy 6 aims to protect and expand forests, woodland and trees. Development proposals that enhance, expand and improve woodland and tree cover will be supported. Development proposals will not be supported where they will result in:

- Any loss of ancient woodlands, ancient and veteran trees, or adverse impact on their ecological condition;
- Adverse impacts on native woodlands, hedgerows and individual trees of high biodiversity value, or identified for protection in the Forestry and Woodland Strategy;
- Fragmenting or severing woodland habitats, unless appropriate mitigation measures are identified and implemented in line with the mitigation hierarchy.

CDP7, SG 7 sets out how the biodiversity (wildlife, habitats and ecosystems), landscape and geodiversity of Glasgow will be taken into account when considering development proposals.

It requires new development to, wherever possible, enhance biodiversity and/or habitat connectivity. Table 3 of SG7 illustrates some of the ways this can be achieved in urban development such as this, including by enhancing wildlife opportunities in open space, designing for natural SuDS and Integrated Green Infrastructure, incorporating bat and bird boxes in design, landscaping with locally appropriate native species and the provision of green roofs and/or green/living walls.

There is a presumption in favour of retaining all healthy and structurally sound trees, 14 on development sites and fragmentation or isolation of habitats as a result of new development shall be avoided wherever possible. All trees over 75mm diameter (100mm in woodland) required to be surveyed and trees, woodland or hedgerows affected by a development will be surveyed for protected species prior to the granting of planning permission, licensing or advance works.

Where individual trees, groups of trees, woodlands or hedgerows would be lost as a result of development, compensatory planting (where appropriate, native species will be preferred) will be provided by the applicant.

Committee should note that:

- There are no trees on the site but there are mature trees in close proximity to the site's south and east boundaries in the adjoining gardens and two mature trees next to the west boundary of the access lane, in the neighbouring garden.
- The proposal does not include any tree survey report to assess the potential impact on these nearby trees.
- There are no trees on the site, but mature trees in the neighboring garden could be undermined if the retaining walls are repaired, as this may expose their root plates.

Committee should consider whether:

- The absence of a tree survey provides sufficient information to assess the potential impact of the development on neighbouring trees.

7.7 NPF4 Policy 7: Historic assets and places, CDP 9 and SG 9 Historic Environment

NPF4 Policy 7 aims to ensure that development in or affecting conservation areas respects and enhances their character, appearance, and setting. This includes careful consideration of design, materials, layout, and the area's architectural and historic context. Relevant considerations include the:

- architectural and historic character of the area;
- existing density, built form and layout; and
- context and siting, quality of design and suitable materials.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

CDP 9 and SG 9 Historic Environment aims to protect, preserve and enhance the City's historic environment and heritage. They support the placemaking aims of CDP 1 and SG1.

SG 9 notes that Conservation Area status does not necessarily mean that new development is always unacceptable, but it does mean that great care should be taken to ensure that any new development will preserve or enhance the character and appearance of the area.

All proposals for new development in, or affecting the settings of Conservation Areas, must:

- a) Preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area

Committee should note that:

- The proposed building would be within the envelope of the existing building and green roof is included.
- Further details are required to ensure materials is of high quality and suitable colour.
- The eaves will abut the garden boundary walls, and it's unclear if the original walls are involved, such as whether leadwork is needed to prevent rainwater ingress.
- Additional information is required on the proposed changes to ground levels, accessibility to the dwelling, tree root protection in adjacent gardens to preserve mature trees, and landscaping details.

Committee should consider whether:

- The proposed design and materials are acceptable, particularly whether they preserve the character and appearance of the surrounding conservation area.
- The potential impact on the garden boundary walls and the need for additional measures like leadwork to prevent rainwater ingress are adequately addressed.
- The missing details regarding ground level changes, accessibility, tree root protection, and landscaping are acceptable.

7.8 **NPF4 Policy 9: Brownfield, vacant and derelict land and buildings**

NPF4 Policy 9 aims to encourage development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

d) Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Committee should note that:

- The application site is brownfield land which is largely covered by hardstanding and a vacant building which has been used as a garage.
- The dilapidated building is of poor quality.

Committee should consider whether:

- The redevelopment of this brownfield site, which is currently covered by hardstanding and a dilapidated building, contributes positively to the local environment.

7.9 NPF4 Policy 12: Zero waste

NPF4 Policy 12 aims to ensure that development is consistent with the waste hierarchy. Development proposals will be supported where they:

- reuse existing buildings and infrastructure;
- minimise demolition and salvage materials for reuse;
- minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
- use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;
- use materials that are suitable for reuse with minimal reprocessing.

Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:

- provision to maximise waste reduction and waste separation at source, and
- measures to minimise the cross-contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

Committee should note that:

- The existing building will be demolished and the proposals do not demonstrate how they will minimise waste or set out how much waste the residential development will generate when occupied.
- The proposed bin stance does not accommodate the required 4 x 240L bins and is more than 45m from the collection vehicle's parking position. Additionally, there is not enough space to move the bins past two parked cars.

Committee should consider whether:

- The proposals adequately address waste management.
- The proposed bin location is acceptable.

7.10 NPF4 Policy 13, CDP 11 and SG11: Sustainable transport

NPF4 Policy 13 intends to support 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:

- Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;
- Will be accessible by public transport, ideally supporting the use of existing services;
- Integrate transport modes;
- Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;
- Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;
- Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;
- Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and
- Adequately mitigate any impact on local public access routes.

e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.

CDP 11 promotes sustainable and active travel. It guides developments to locations which are accessible by public transport and active travel.

For residential development, SG 11 sets a minimum of 1 car parking space per dwelling plus 0.25 unallocated spaces per dwelling for visitors. Passive electric vehicle (EV) charging provision is required for all car parking spaces. 1 cycle parking space per unit is required unless a dedicated garage, or other storage facility/option of sufficient size is provided.

Committee should note that:

- The proposal is for one dwellinghouse in an inner urban area, with high accessibility to public transport.
- There are no details confirming that the dimensions of the parking area and turning space are adequate for manoeuvrability.
- EV charging is not indicated in the drawings.

Committee should consider whether:

- The lack of detail on parking dimensions, turning space and EV charging adequately address sustainable transport principles.

7.11 NPF4 Policy 14: Design, quality and places

NPF4 Policy 14 encourages well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be supported where they are consistent with the six qualities of successful places: healthy; pleasant; connected; distinctive; sustainable; and adaptable.

Committee should note that:

- The proposal adopts a contemporary approach. However no details are provided to confirm finishing material quality and appropriate color.
- The eaves of the proposed building will abut the garden boundary walls.
- No details are provided on how long-term maintenance and the structural integrity of the east boundary wall will be managed, particularly where no stand-off is proposed.

Committee should consider whether:

- The contemporary design approach is appropriate, given the site's location within a conservation area.
- The proposed proximity of the eaves to the garden boundary walls raises concerns about future maintenance access.
- The absence of information on how the long term maintenance and structural integrity of the east boundary wall will be ensured, particularly in the absence of a stand-off, is acceptable.

7.12 NPF4 Policy 15: Local Living and 20 Minute Neighbourhoods

NPF4 Policy 15 promotes the application of the Place Principle and creating connected and compact neighbourhoods where people can meet the majority of their daily needs within a reasonable distance of their home, preferably walking, wheeling or cycling, or using sustainable transport options.

Committee should note that:

- The site is in an established residential area in an inner urban location with high accessibility to public transport.

7.13 NPF4 Policy 16: Quality homes

NPF4 Policy 16 encourages development proposals for new homes on land not allocated for housing in the LDP will only be supported in limited circumstances where:

- i. the proposal is supported by an agreed timescale for build-out;
- ii. the proposal is otherwise consistent with the plan spatial strategy and other relevant policies including local living and 20minute neighbourhoods;
- iii. either delivery of sites happens earlier than identified in the deliverable housing land pipeline.

This will be determined by reference to two consecutive years of the Housing Land Audit evidencing substantial delivery earlier than pipeline timescales and that general trend being sustained; or the proposal is consistent with policy on rural homes; or the proposal is for smaller scale opportunities within an existing settlement boundary; or the proposal is for the delivery of less than 50 affordable homes as part of a local authority supported affordable housing plan.

NPF4 Policy 16 states that householder development proposals will be supported where they:

- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials;
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

Committee should note that:

- The proposed building is designed within the floor area of the existing structure.
- The topography of the land slopes towards the north, in the direction of the dwellinghouse. However, no details on accessibility of the access route to the dwelling.
- External amenity space details are not provided.
- The site is not allocated for housing in the LDP, but the proposal is local development for one dwelling within an existing settlement boundary.

Committee should consider whether:

- The proposed building, designed within the existing structure's footprint, is appropriate in terms of scale and integration with the surrounding area
- The absence of external amenity space details is sufficient to ensure adequate outdoor space for future residents.
- The proposal is appropriate in terms of scale and integration with the surrounding area.

7.14 NPF4 Policy 19: Heat and Cooling

NPF4 Policy 19 aims to promote development that supports decarbonised solutions to heat and cooling demand and ensure adaptation to more extreme temperatures.

Development proposals for buildings that will be occupied by people will be supported where they are designed to promote sustainable temperature management, for example by prioritising natural or passive solutions such as siting, orientation, and materials.

Committee should note that:

- The site is not within a Heat Network Zone but PV panels are proposed and the applicant has stated that building would be to passive house standard, albeit details have not been provided.

- The proposed glazing would be highly energy efficient triple glazed type. However, no details have been provided.

Committee should consider whether:

- The lack of information makes the design acceptable.

7.15 **NPF4 Policy 21: Play, recreation and sport**

NPF4 Policy 21 aims to support development proposals likely to be occupied or used by children and young people, provided they incorporate well-designed, high-quality provision for play, recreation, and relaxation, proportionate to the scale and nature of the development and existing provision in the area.

Committee should note that:

- The proposal is for a one bedroomed dwellinghouse.
- The garden space lacks detail but would be mainly hard standing, located below the surrounding ground levels, overshadowed by tall walls and neighbouring trees and overlooked by neighbouring properties.

Committee should consider whether:

- The lack of detail on the garden space meets the expectations for amenity space.
- The proposed one bedroom dwellinghouse is appropriately designed in relation to the surrounding area.

7.16 **NPF4 Policy 22: Flood risk and water management**

NPF4 Policy 22 encourages the development proposal to:

- not increase the risk of surface water flooding to others, or itself be at risk.
- manage all rain and surface water through sustainable urban drainage systems (SUDS), which should form part of and integrate with proposed and existing blue-green infrastructure. All proposals should presume no surface water connection to the combined sewer;
- seek to minimise the area of impermeable surface.

d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity.

e) Development proposals which create, expand or enhance opportunities for natural flood risk management, including blue and green infrastructure, will be supported. should form part of and integrate with proposed and existing blue-green infrastructure.

Committee should note that:

- Scottish Water has no objection to the proposal regarding the connection to the public water mains.
- The SUDS strategy lacks detail.

Committee should consider whether:

- The proposal adequately addresses the surface water flooding concerns.

7.17 CDP 1/SG1: Placemaking

CDP1 seeks a holistic, design led approach to development to achieve the City Development Plan's aims of creating and maintaining a successful, high quality, healthy place and developing a compact city form that supports sustainable development.

SG 1 Part 1 states placemaking priorities in the Historic Environment are:

- a) Protecting and enhancing the unique character of historic buildings, structures and settings;
- b) Promoting new development of the highest design and material quality which respects and integrates with the existing historic environment.

New development should not have an undue adverse impact on the amenity of adjacent land or property but should relate and respond to its surroundings. It should have a high quality contemporary design and sympathetic palette of materials. It should help to reinforce the legibility of local areas by responding to local features and characteristics and reflecting a clear understanding of neighbouring urban forms.

SG 1 Part 2 provides detailed assessment criteria for development including guidance on residential layouts, inclusive design/accessibility, materials, waste and recycling storage and collection. Residential layouts should:

- a) take a design-led approach towards aspect and orientation to maximise sunlight, reduce energy use, and prevent overlooking and loss of privacy, particularly when providing balcony and/or garden spaces (see RDG, Page 60 and the BRE 'Site Layout Planning for Daylight and Sunlight');
- b) make appropriate provision for refuse and recycling storage areas
- c) wherever possible, retain all significant trees on sites, unless removal is necessary e.g. for good arboricultural reasons.
- e) incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme (See SG -7 Resource Management and SG - 8 Water Environment)
- f) ensure that all new homes do not have upper rooms, balconies etc which overlook adjacent private gardens/backcourt.

Additional Standards - Houses should provide:

- Useable private garden space
- Parking provision to satisfy SG11
- Car parking provision and car parking layout

- Adequate privacy for residents. Habitable windows suitable separated from public area by privacy zone.

Committee should note that:

- The proposed dwellinghouse would be located in the eastern part of the site, approximately 2 meters below the adjoining land to the north, east, and south, and is surrounded by brick retaining walls and 1.5-meter-high garden walls.
- No alteration is proposed to the retaining walls. However, if the retaining walls are to be repaired, this could expose the root plates and undermine the trees.
- The building design aims to avoid overlooking adjacent gardens, creating a single-aspect dwelling with restricted views on all sides except the west elevation.
- The garden space would be predominantly hardstanding, overshadowed by tall walls and neighboring trees, and overlooked by neighbouring properties.
- Whilst the lounge and main bedroom would face southwest, the other bedrooms and kitchen/dining area would be overshadowed by adjacent boundary walls and trees.
- There would be insufficient space to enable bins to be moved from the store and rolled past two parked cars.
- No details are provided to ensure the materials are of high quality and the suitable color.
- The SUDS strategy lacks detail.
- There are no details confirming that the dimensions of the parking area and turning space are adequate for manoeuvrability.

Committee should consider whether:

- The proposed location of the dwelling house impacts residential amenity.
- The potential risks to the trees have been addressed.
- The garden space, primarily hardstanding and overshadowed by tall walls and trees is acceptable.
- The proposed bin location is acceptable.
- The lack of surface water and SUDS treatment is acceptable in this case.
- Lack of detail on parking dimensions and turning space and EV charging is acceptable in this case.

7.17 CDP 2: Sustainable Spatial Strategy

CDP2 aims to influence the location and form of development to create a 'compact city' form which supports sustainable development.

Committee should note that:

- The development will be sited on brownfield site in an inner urban area with high accessibility to public transport.

Committee should consider whether:

- The redevelopment of this brownfield site, which is currently covered by hardstanding and a dilapidated building, contributes positively to the local environment.

7.18 CDP 5/SG5: Resource Management

CDP5 requires all new developments to be designed to reduce the need for energy from the outset. A Statement on Energy (SoE) is required to support all applications to which this policy applies.

The SoE process is a three-stage process to ensure that the design of development has taken into account the requirements of the Gold Standard, then through condition there is a requirement to resubmit at the Building Warrant and completion stages.

Committee should note that:

- The design access statement states that the dwelling will be to Passive Housing standards with low energy use and minimal heating required.
- Rooftop PV panels and EV charging are proposed. However no Energy statement has been provided.

Committee should consider whether:

- The proposed passive house standard is appropriate within the conservation area.

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify.

n/a

What are the potential equality impacts as a result of this report?

no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage.

n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify:

n/a

What are the potential climate impacts as a result of this proposal?

n/a

Will the proposal contribute to Glasgow's net zero carbon target?

n/a

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

9 RECOMMENDATIONS

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