



Glasgow City Council

Planning Local Review Committee

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

Item 1

18th February 2025

Contact: Sam Taylor Ext: 78654

24/00205/LOCAL – 321 Great Western Road

Erection of outbuilding store to rear of restaurant (Retrospective).

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): 11 - Hillhead

Citywide: N/A

Local member(s) advised: Yes ☐ No ☐

consulted: Yes ☐ No ☐

PLEASE NOTE THE FOLLOWING:

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1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS

- 1.1 The proposal site is a Class 3 (Restaurant) use and is located at the ground floor of a three-storey blonde sandstone tenement block.
- 1.2 The site occupies a corner position with frontages on both Great Western Road and Barrington Drive. The site shares a rear backcourt with the neighbouring commercial units and the flatted dwellings located above.
- 1.3 The site is located within the Glasgow West Conservation Area.
- 1.4 The surrounding area is primarily residential, with commercial properties occupying the ground floor of properties on Great Western Road.
- 1.5 The site is located within an area of High Public Transport Accessibility.
- 1.6 The proposal seeks retrospective consent for the erection of an outbuilding sited in the backcourt area measuring approximately 2.6m in height and occupying approximately 3.6sqm of floor area. The outbuilding is located directly adjacent to a flying staircase leading to the first floor of the residential properties above.
- 1.7 The outbuilding is constructed using grey metal cladding with some black metal frames around the edges.

2. DEVELOPMENT PLAN POLICIES

- 2.1 NPF4 was adopted by the Scottish Ministers on 13 February 2023 and is part of the statutory Development Plan. Where there is an area of incompatibility it is expected that the newest policy document will take precedence, which will be NPF4 for the time being.

In this case, the relevant policies from NPF4 are:

- Policy 1: Tackling the climate and nature crises
- Policy 2: Climate mitigation and adaptation
- Policy 7: Historic assets and places
- Policy 14: Design, quality and place

- 2.2 The relevant City Development Plan policies are:
 - CDP1: The Placemaking Principle
 - CDP9: Historic Environment

- 2.3 The relevant Supplementary Guidance is:
 - SG1: The Placemaking Principle (Part 2)
 - SG9: Historic Environment

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. For the reasons noted below, the development is contrary to Policy 7 Historic Assets and Places of the National Planning Framework 4, Policies CDP 1 The Placemaking Principle, CDP 9 Historic Environment and Supplementary Guidance SG 1 Placemaking Principle Part 2 and SG 9 Historic Environment of the adopted Glasgow City Development Plan.
03. The erection of the outbuilding would lead to an acceptable reduction in the area of the communal backcourt which would adversely impact the residential amenity; this is contrary to SG1 Placemaking Principle Part 2, Alterations to Shops and Commercial Properties, Rear Alterations or Extensions from the Glasgow City Development Plan.
04. By virtue of its design and materials, the outbuilding would have a negative impact on the special character and interest of the surrounding Glasgow West Conservation Area; this is contrary to Policy 7 Historic Assets and Places from the National Planning Framework and Policy SG9 Historic Environment from the Glasgow City Development Plan.

4 APPEAL STATEMENT

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

01. The area of land where the outbuilding was constructed was little more than a 'dumping ground' for commercial bins, pallets, waste materials, gas bottles etc.
02. With respect to potential impact on the Conservation Area the outbuilding the subject of the current review cannot readily be seen from any public vantage points. As paragraph 2.134 of SG9 states, outbuildings should be located to the rear of the property or where least open to public view.
03. With respect to its external materials the relevant SG states that ancillary buildings should be formed of materials that respect the character of the adjacent buildings and wider area. In this regard there are a number of possible options for altering the appearance of the outbuilding; it could for example be overclad with timber boarding (either brown or a dark grey/black), or possibly with rendered boarding so as to match the

adjoining outbuilding. The applicant could potentially also introduce a 'living roof' for biodiversity reasons.

04. This small outbuilding was erected in order to meet an urgent need for additional storage space for the adjoining restaurant. It is not considered that the retention of the outbuilding (subject to agreed over-cladding) would impact significantly on either residential amenity, through an unacceptable reduction in the area of the communal backcourt, or the special character and interest of the wider Glasgow West Conservation Area.

- 4.2 The applicant did not request any further procedure in the determination of the review.

5 REPRESENTATIONS AND CONSULTATIONS

- 5.1 There were five letters of representation received to the application from four addresses, all objecting to the proposal. A summary of the material points raised is given below:

- The outbuilding is of an unacceptable design, location, and impact on the communal backcourt.

A summary of the non-material points raised is given below:

- The outbuilding is sited within a communal backcourt and was built without consent from the landowners.
- The outbuilding has displaced bins throughout the backcourt which now restricts access and block external doors, including fire escapes.
- The outbuilding impedes access for residential properties in case of emergency.
- The siting of the outbuilding prevents access for maintenance and repair.
- Lack of detail for the proposed use.
- Concerns regarding the use of the outbuilding as food storage in close proximity to bins.
- Potential increase in vermin.

- 5.2 Two letters of representation were received to this review, both in objection. A summary of the material points raised is given below:

- The design is not in keeping with the character of the Glasgow West Conservation Area.
- The backcourt is no longer useable for other businesses or residents.

A summary of the non-material points raised is given below:

- The outbuilding is built on land outwith the Appellant's ownership.
- Fire exits are being blocked by bins displaced by the outbuilding.

- The external staircase to residential properties above is in need of repair, which cannot be completed due to the outbuilding blocking access.
- The appellant is now storing own bins in neighbouring backyard due to a lack of space as a result of the development.
- There has been a presence of rats since the installation of the outbuilding.

5.3 No consultation responses were sought as part of the application or this review.

6 COMMITTEE CONSIDERATIONS

6.1 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.

6.2 The following are relevant policy considerations:

6.3 **Policy 1: Tackling the climate and nature crises and Policy 2: Climate mitigation and adaptation**

NPF4 Policy 1 intends to encourage, promote and facilitate development that addresses the global climate emergency and nature crises. Policy requires that, when considering all developments, significant weight be given to the global climate and nature crises

NPF4 Policy 2 intends to encourage, promote and facilitate development that minimizes emissions and adapts to the current and future impacts of climate change. Policy 2 requires:

- a) Development proposals will be sited and designed to minimize lifecycle greenhouse gas emissions as far as possible.
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.

Committee should note:

- No measures were proposed that address the climate and nature crises at application stage. The Statement of Appeal notes that the applicant could potentially introduce a 'living roof' for biodiversity reasons.
- No evidence has been provided to show that the proposal is sited and designed to minimise greenhouse gas emissions as far as possible and to adapt to current and future risks from climate change.

- Committee should consider whether the development has a detrimental impact on a nature positive place that is resilient to climate change impacts.

6.4 **CP1 and SG1 (Part 2): The Placemaking Principle**

CDP1 is an overarching policy that states that new development should encourage placemaking by being design-led, aspiring towards the highest standards of design while directing development to the right place. All development should respect and protect the City's heritage by responding to its qualities and character of its site and surroundings. Development should make the City an appealing place to live, work and visit for all members of society, providing high quality amenity to existing and new residents

SG1 (Part 2) provides the following guidance:

Rear Alterations or Extensions - The following guidance applies:

- a) commercial premises should not extend into existing backcourts (see Definition), where this would lead to an unacceptable reduction in the area of the backcourt and a consequent reduction of residential amenity;
- b) there should be no door access from a commercial unit into a backcourt or communal garden, where this would allow noise and commercial activity into the exclusively residential part of the tenement; and
- c) the introduction of outdoor seating areas to the rear of food and drink premises can also have adverse impacts on the amenity of neighbouring residents. This issue is addressed in policy relating to food and drink uses.

Committee should note:

- The outbuilding is located within an existing communal backcourt which serves residential properties.
- The outbuilding reduces the useable area of the backcourt.
- The door to the store opens outwards and requires adequate space to do so, further limiting the useable area of backcourt for residents and other commercial properties.

Committee should consider:

- If this proposal is of a high design standard the respects the City's heritage;
- Whether the reduction in the area of the backcourt is unacceptable;
- Whether the proposal results in an unacceptable reduction of residential amenity.

6.5 **Policy 7: Historic assets and places and CDP9: Historic Environment**

NPF4 Policy 7 intends to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

CDP9 aims to protect, conserve and enhance the historic environment. SG9 states that development affecting the setting of listed buildings should be sympathetic to the main item of listing and its ancillary development in terms of the siting, design, scale, form, density, and materials. Development should demonstrate that the proposal would not be detrimental to the building's architectural or historic character by way of a Design and Access Statement detailing the physical characteristics of the Listed Building, the material and condition of its fabric, its surroundings, and its relationship with other buildings, the historic, architectural, and landscape importance of the grounds/location, the context of the site in relation to the type of use, and an analysis of the landscape setting of the building.

SG9 provides the following guidance:

All proposals for new development in, or affecting the setting 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.

Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:

- a. respect and complement the period, style and architectural character of the building;
- b. in the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;
- c. follow the further detailed guidance contained in this SG for repairs, alterations and extensions;
- d. avoid the loss of existing traditional features of value; and
- e. not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality materials (developers/applicants should seek advice on materials from the Council).

Garages, sheds and outbuildings should be located to the rear of the property or where least open to public view. The structure should be subsidiary in scale and sympathetic in design and should respect the character of the Listed Building and/or Conservation Area.

Committee should note:

- The site is unlisted and located within the Glasgow West Conservation Area.

- The outbuilding is constructed using grey metal cladding with black metal frames. The Statement of Appeal notes that the development could be overclad with timber or rendered boarding.
- The outbuilding is sited to the rear and located within a communal backcourt.

Committee should consider:

- If the proposal would preserve and enhance the special character and appearance of the Scotstoun Conservation Area and respect its historic context;
- If the proposal is of a high standard of design, respecting the local architectural and historic context and uses materials appropriate to the historic environment;
- If the proposal would erode the character of the building or Conservation Area by the use of inappropriate design or poor quality materials; and

6.6 **Policy 14: Design, quality and place and SG1: The Placemaking Principle (Part 1)**

Policy 14 intends to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. The policy required development to be designed to improve the quality of an area regardless of scale. Development will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

Policy 14 states that proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported. Further details of the six qualities of place can be found in Annex D of NPF4.

CDP/SG1 Part One includes the six Qualities of Place that apply to all development proposal:

- A place with character and identity: a place that is distinctive.
 - A successful open space: a place that is useable, high quality and multi-functional.
 - A legible and safe place: a place that is accessible, easy to navigate, and welcoming.
 - A place that is easy to move around: a place that is well-connected and focussed on active travel.
 - A vibrant and diverse place: a place that has multiple uses and high levels of street level activity.
 - A place which is adaptable and sustainable: a place that is adaptable for future needs and demonstrates sustainable design.
- Committee should consider whether this proposal is consistent with the qualities of successful places.

7 COMMITTEE DECISION

7.1 The options available to the Committee are:

- a. Grant planning permission, with the same or different conditions from those listed below; or
- b. Refuse planning permission.
- c. Continue the review to request further information.

8 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

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