

Report of Handling for Application 24/02490/FUL

ADDRESS:	Flat 1 376 Great Western Road Glasgow G4 9HT
PROPOSAL:	Sub-division of flatted dwelling to form 2no flatted dwellings.

DATE OF ADVERT:	10 January 2025
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	<p>54 neighbour notification letters were issued. The application was advertised in the local press and was included on the Weekly List of Applications. Three public comments were received, one from Friends of Glasgow West, one from the Architectural Heritage Society of Scotland, and one from a neighbouring business. The matters raised in their comments can be summarised as:</p> <ul style="list-style-type: none"> <li>- The subdivision is contrary to policy (SG1 Part 2) as no justification has been provided (marketing information or refurbishment details) to support this.</li> <li>- Inadequate waste provision – an additional property will increase the number of people and amount of waste generated. Waste storage and management is not adequately addressed.</li> </ul> <p><b>Comment:</b> Agreed on both points. This is discussed further in the ‘Other Comments’ section below.</p>
PARTIES CONSULTED AND RESPONSES	None.
PRE-APPLICATION COMMENTS	<p>The applicant and agent did not seek pre-application advice or discussions with Glasgow City Council prior to submission of this application. Therefore, the case officer was unable to provide advice on whether the proposed development complied with the relevant Policy and Guidance of NPF 4 and the City Development Plan.</p> <p>The Council has formalised the means for obtaining pre-application advice of this type in order to make this stage of the Planning process more accessible and efficient for applicants, agents and Planning staff. The Council welcomes pre-application discussions between the applicant, their agent(s) and its planning staff in advance of making an application for any scale of development. As stated above, the agent and applicant failed to avail themselves of this service.</p>

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE

<b>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</b>	NOT APPLICABLE
<b>S75 AGREEMENT SUMMARY</b>	NOT APPLICABLE
<b>DETAILS OF DIRECTION UNDER REGS 30/31/32</b>	NOT APPLICABLE
<b>NPF4 POLICIES</b>	<p>The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as planning authority must assess all proposed development against its policies.</p> <p>The following policies are considered relevant to the application:  <b>Policy 1:</b> Tackling the climate and nature crises  <b>Policy 7:</b> Historic assets and places  <b>Policy 12:</b> Zero Waste  <b>Policy 13:</b> Sustainable Transport  <b>Policy 14:</b> Design, quality and place</p>
<b>CITY DEVELOPMENT PLAN POLICIES</b>	<p>The City Development Plan (adopted March 2017) consists of high-level policies with statutory supplementary guidance providing further information or detail in respect of the policies.</p> <p>The following policies were considered when assessing the application:  <b>CDP1:</b> The Placemaking Principle and <b>SG1:</b> The Placemaking Principle (Part 2)  <b>CDP2:</b> Sustainable Spatial Strategy  <b>CDP9</b> and <b>SG9:</b> Historic Environment  <b>CDP11</b> and <b>SG11:</b> Sustainable Transport</p>
<b>OTHER MATERIAL CONSIDERATIONS</b>	None.
<b>REASON FOR DECISION</b>	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.

<b>Comments</b>	
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<b>Planning History</b>	24/00562/FUL - Withdrawn
<b>Site Visits (Dates)</b>	06/02/2025
<b>Siting</b>	<p>The application site is a first-floor flatted property within a blond sandstone four-storey tenement block. This block fronts Great Western Road to the south, with a small lane access to Lansdowne Crescent Lane to the west. The ground floor of the block is largely in commercial use, with residential properties above.</p> <p>The site is within the Glasgow West Conservation Area and is located within Ward 11.</p>
<b>Design and Materials</b>	It is proposed to subdivide the existing 3-bedroom flatted dwelling into two, creating one 2-bedroom flat and one 1-bedroom flat. No external alterations are proposed.
<b>Daylight</b>	No Development Plan issues.

<b>Aspect</b>	Both flats will be dual aspect. However, the smaller, one-bedroom flat will only have aspect to the lane and to the (north-facing) rear of the property.
<b>Privacy</b>	The existing flat has access to a communal rear amenity deck at first floor level. This currently allows for views into the existing first floor flat. Following the conversion, these windows will be the main living spaces (kitchen/living and bedroom) of the one-bedroom flat. No privacy screening is proposed, and as a communal area, it is unlikely that this could be achieved without loss of amenity space to other residents.
<b>Adjacent Levels</b>	The site is relatively flat.
<b>Landscaping (Including Garden Ground)</b>	No landscaping changes are proposed. The existing flat has access to a rear amenity deck at first floor level, and access to this will remain.
<b>Access and Parking</b>	<p>The flats will be accessed via the communal close entrance from Great Western Road. There is access to the rear amenity deck, but no through access to any rear garden area.</p> <p>No vehicle or cycle parking is indicated on the proposals.</p>
<b>Site Constraints</b>	<p>The site is located within the Glasgow West Conservation Area.</p> <p>The site is classed as High Risk by the Coal Authority.</p> <p>The site is within the Inner Urban Area and has High Accessibility by Public Transport.</p>
<b>Other Comments</b>	<p>Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, Section 64(1) of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p> <ul style="list-style-type: none"> <li>a) whether the proposal accords with the statutory Development Plan;</li> <li>b) whether the proposal preserves or enhances the character or the appearance of the Conservation Area;</li> <li>c) whether any other material considerations (including objections) have been satisfactorily addressed.</li> </ul> <p>In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017. In order to assess (a) the proposal must be considered against the following policies:</p> <p><b>NPF4 Policy 1</b> is an overarching policy which must be considered for all development, giving weight to the climate and nature crises.</p> <p><b>Comment:</b> This is considered throughout this assessment, however, this development is not considered to negatively impact either crises.</p> <p><b>CDP2</b> seeks to ensure sustainable development, by ensuring development is suitably located and reusing vacant sites for appropriate uses. This proposal broadly accords with this aim.</p> <p><b>NPF4 Policy 14, and CDP1/SG1 (Part 2)</b></p> <p><b>CDP1</b> and <b>NPF4 Policy 14</b> are considered for all development proposals, advising new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the City. New development should</p>

respect the environment by responding to its qualities and character, while protecting the City's heritage. **SG1 (Part 2)** provides the following detailed guidance:

### **Conversion and Subdivision to Residential Use**

**General Standards** - all dwellings should ideally have dual aspect (flats with sole access into a parking court or shared rear area will generally be unacceptable); all habitable rooms should received natural daylight and ventilation; access to upper floors should be provided internally; there should be internal access from each dwelling to both front and rear of the building; and parking should accord with SG11 standards.

**Subdivisions of Single Floor Flats** – As well as permanently removing larger units from the housing stock, this can increase pressure on communal facilities to the detriment of residential amenity and the surrounding area. Proposals will only be acceptable where one of the following can be identified: the proposal forms part of a comprehensive refurbishment of the entire building; the property have been actively marketed as a single self-contained flat unsuccessfully; or the repair/refurbishment costs are so great so as to necessitate the intensification of residential use.

**Comment:** This proposal does not comply with this policy.

Firstly, as discussed during the determination of the previously withdrawn application 24/00562/FUL, the subdivision of single floor flats will only be acceptable where the above policy justification is met.

In this case, the proposal does not form part of a comprehensive refurbishment of the entire building, and no indication has been provided that the repair costs of this single flat are so great so as to justify subdivision. Whilst the applicant has provided a market appraisal, this is not what this policy requires, and furthermore, the submitted appraisal acknowledges that there is, indeed, a market for three-bedroom flats in this area, even if there is greater demand for smaller units. This policy requires that the property is actively marketed for sale without success, and this has not been demonstrated.

This proposal also fails on the general standards, as follows:

- Dual Aspect – The proposals do achieve dual aspect. However, the smaller one-bedroom flat is sited to the rear and is north-facing. This has aspect onto a lane and onto a shared rear amenity deck. This deck appears to be largely unused, with a large flue system for the property below. It is therefore considered that the level of aspect afforded to the smaller property is unacceptable.
- Natural Daylight and Ventilation – This has been achieved. It is noted that no details of any additional flue or ventilation requirements in support of the subdivision have been included in the proposals.
- Internal access to upper floors – This has been achieved, with communal close access to the properties.
- Front-to-Rear Access – This proposal does not accord with this requirement. The properties have rear access to a first-floor shared amenity deck, but do not have ground-level access to the rear for the purposes of bin storage or access. Residents must access bins by exiting the building and going around and through the private lane to a rear parking area where it is proposed bins will be stored. These bins are not within a dedicated store, but are proposed to be sited on the lane itself. Whilst policy does allow for exceptions where a path is provided around the building, in this case, the need to exit the block and access via a private (but shared) lane, is not considered to be acceptable or create high quality residential amenity for the flats or for neighbouring properties.

	<p>- Parking – Please see SG11 below.</p> <p><b>NPF4 Policy 12 and SG1 (Part 2) – Waste, Recycling and Collection:</b></p> <p>This proposal has not included satisfactory waste management information. As above, there is no dedicated bin store with bins being left within the lane itself. Furthermore, these bins can only be accessed externally via a lane around the building does not create a high quality environment or amenity level of residents.</p> <p><b>PF4 Policy 13 and CDP11/SG11: Sustainable Transport:</b> : These policies seek to ensure all development is designed and delivered to support and accommodate sustainable and active transport options. SG11 includes details of the standards expected:</p> <p><b>Cycle Parking</b> – Minimum standard is one space per unit unless a dedicate storage facility is available. Cycle parking must be safe, sheltered and secure.</p> <p><b>Vehicle Parking</b> – Minimum standard is one space per dwelling unit. Variation above or below this may be justified by a number of factors.</p> <p><b>Comment:</b> No cycle or vehicle parking provision is proposed, and no justification for any variation to these standards has been provided, contrary to this policy.</p> <p>In respect of c) other material considerations, no consultations were required, and the public comments received have been addressed above. There were no other material considerations in this matter.</p> <p>Overall, this proposal <b>does not</b> accord with the Development Plan and there were no material considerations which outweighs this variance with the Development Plan. The proposal would result in the loss of a large single-floor flat which has not been justified, and would not create two high quality residential dwellings.</p> <p>On this basis it is recommended that this application for planning permission be refused.</p>
<b>Recommendation</b>	<b>Refuse</b>

Date: 14/02/2025	DM Officer	<b>Claire Hunt</b>
Date: <u>17/02/2025</u>	DM Manager	Mark Thomson

## CONDITIONS AND REASONS

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.

01. The proposal is contrary to the NPF4 Policy 14 (adopted February 2023) and CDP1 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom.

02. By reason that the proposed subdivision would result in the loss of a large single-floor flatted unit which has not been sufficiently justified.

03. By reason that the level of the proposed one-bedroom flatted dwelling would have a low level of aspect and a poor-quality outlook which would have an unacceptable impact on the residential amenity of the dwelling.

04. The proposal is contrary to the NPF4 Policy 12 (adopted February 2023) and CDP1 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far as the proposed development has failed to include appropriate and well-designed provisions for waste and recycling facilities for all dwellings.

05. The proposal is contrary to the NPF4 Policy 13 (adopted February 2023) CDP11 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) in so far as the proposed development does not make any provision for vehicle or cycle parking and as proposed, would exacerbate parking conflicts in the surrounding area to the detriment of road safety and residential amenity.

## **Drawings**

The development has been refused in relation to the following drawing(s)

1. 3699-P-100-D Proposed Site Location & First Floor Plan; Received 18 December 2024

As qualified by the above reason(s), or as otherwise agreed in writing with the Planning Authority.