



Glasgow City Council

Planning Local Review Committee

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

Item 1

21st January 2025

Contact: Sam Taylor Ext: 78654

**24/00179/LOCAL – Site On Corner Of Queens Park Avenue/ Crosshill
Avenue, Glasgow**

**Erection of detached dwellinghouse - material variation to 22/00568/FUL to
incorporate a detached single storey garage.**

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): 08

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 corner plot with Crosshill Avenue to the north and Queen's Park Avenue to the south and east.
- 1.2 The site is located within the Crosshill Conservation Area.
- 1.3 The site was the former garden of the house immediately adjacent to the west, and the erection of a new dwellinghouse was granted as part of 22/00568/FUL.
- 1.4 It is proposed to erect a single-storey detached garage with provision for two vehicles. This is to be located to the east of the site, and accessed via Crosshill Avenue. It is also proposed to erect a timber canopy to connect this garage with the main entrance to the dwelling.
- 1.5 Dimensions of the garage are proposed to be 9.18m wide (5.5m vehicle access width); 5.9m length; and a height of 3m.
- 1.6 It is proposed to erect the garage in a design and using materials to match the consented dwelling. This is to have Thermowood vertical timber cladding and louvre walls, VM zinc (coloured pigment red) standing seam cladding, roof and cappings, and pale brown steel entrance doors (up-and-over garage door, and rear entrance door). The roof of the garage is proposed to be flat with a sedum (green) roof. The connecting canopy is proposed to be formed of glulam timber louvres.

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
- Policy 16: Quality homes

- 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. The development proposal is contrary to Policy 7: Historic Assets & Places, Policy 14: Design, Quality & Place and Policy 16: Quality Homes of the National Planning Framework 4, CDP 1: The Placemaking Principle, CDP 9: Historic Environment, and SG 9: Historic Environment of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to Policy 7: Historic Assets & Places of National Planning Framework 4 in that the proposed development fails to preserve or enhance the historic character and appearance of the Crosshill Conservation Area due to its inappropriate siting, built form and design.
04. The proposal is contrary to Policy 14: Design, Quality & Place of National Planning Framework 4 in that the proposed development has not been designed to improve the quality of the area. Furthermore, the proposed development has been poorly designed, will be detrimental to the amenity of the area and is inconsistent with the six qualities of successful places due to its siting, built form and design.
05. The proposal is contrary to Policy 16: Quality Homes of National Planning Framework 4 in that the proposed development will have a detrimental impact on the character and environmental quality of the home and the surrounding area in terms of its of inappropriate siting, built form and design.
06. The proposal is contrary to CDP 1 of the City Development Plan in that the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City. Furthermore, the proposed development fails to respect the quality and character of the historic environment and does not protect the City's heritage.
07. The proposal is contrary to CDP 9 of the City Development Plan in that the proposed development, due to the siting, built form and design, will have a detrimental impact on the special architectural interest of the Crosshill Conservation Area.
08. The proposal is contrary to SG 9 of the City Development Plan in that by reason of its siting, built form and design, the proposed development would detract from the character and appearance of the Crosshill Conservation Area.

4 APPEAL STATEMENT

- 4.1 A summary of the material points raised in the appeal statement is given below.
01. The proposal has responded to the architectural and historical character of the area. The house to which the garage will serve now forms part of the context of the area. The use of identical high quality materials, siting in the corner of the plot as is characterised in the area, low slung in the plot allow the main property to be the focus of attention.
02. The proposed garage:
- has been designed using the highest quality materials, identical to the house
 - is located in a position which is subservient to the house
 - is low in height to allow it to be as subtle as possible in the context of the house.
- The proposed garage and the house to which it will serve have and will improve the quality of the area. The site was previously an untended, overgrown 'garden' ground, littered with discarded waste and broken fencing.
03. The size of the garage has been reduced in size considerably from the original proposal. The proposed design is subservient to the main property and has been designed to complement the new property and not detract from it. The same can be said for the combination of the house and the garage overall making a contrasting yet positive modern contribution to the conservation area.
04. The applicant has requested that the review be conducted by means of written submissions only. Where the Committee decides that the review documents do not provide sufficient information to make a decision, it is for the Committee to determine how further information may be obtained. This can either be by means of further written submissions, the holding of one or more hearing sessions, or a site inspection, or a combination of these, as set out in the Local Review Regulations.

5 REPRESENTATIONS AND CONSULTATIONS

- 5.1 There were three representations to the application, which were all to object to the application. A summary of material comments is:
- The proposed garage is in essentially the same location as the previously unsupported garage, being outside the existing building lines and will have a visual impact on the adjoining Avenues.
 - The visual impact of the proposed garage is not consistent with the character of Queens Park Avenue. The absence of visible garages along the street contributes to the unique aesthetic appeal of the neighbourhood.
 - Concern regarding the existing tree on the site and whether this will survive.
- 5.2 There were two representations to this Review. These were to reiterate the objections from the original application, and emphasise the impact of the proposed garage on the character and appearance of the Conservation Area. One representation also mentioned that works to lay the foundations for the garage have already started, despite this garage not having consent.

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 the relevant policy considerations:

6.3 **NPF4 Policy 1: Tackling the climate and nature crises and NPF4 Policy 2: Climate mitigation and adaptation**

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

The relevant policy guidance is:

When considering all development proposals significant weight will be given to the global climate and nature crises.

NPF4 Policy 2 Intent: To encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

The relevant policy guidance is:

- a) Development proposals will be sited and designed to minimise 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.

Committee should note:

- The proposal includes a sedum/green roof.
- No up-to-date arboricultural report was submitted with the application to allow for assessment of existing trees on the site or their protection, contrary to policy.

Committee should consider:

- What impact the proposal will have on the climate and nature crises, especially considering the potential loss of trees on the site.
- Whether the proposal has been sited and designed to minimise lifecycle greenhouse gas emissions and to allow adaptation for current and future climate change risks.

6.4 **NPF4 Policy 14: Design, quality and place; NPF4 Policy 16: Quality Homes and CDP1/SG1: The Placemaking Principle**

NPF4 Policy 14 Intent: To encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle.

The relevant policy guidance is:

- a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.
- b) Development proposals 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.Further details on delivering the six qualities of successful places are set out in Annex D.
- c) Development 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.

NPF4 Policy 16 Intent: To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

The relevant policy guidance is:

- g) Householder development proposals will be supported where they:
 - i. 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; and
 - ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

SG1 (Part 2) includes the following specific policy advice:

Design and Materials – The following guidance applies:

- a) the siting, form, scale, proportions, detailed design and use of materials should be in keeping with the existing building and wider area;
- b) high quality innovative design is encouraged where it will complement the property;
- c) extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings; and
- d) external materials should reflect the character of the original building and the street and the windows and doors in an extension should match those of the existing property.

Free-Standing Garages

Garages should:

- a) be set a minimum of 6 metres back from the rear edge of the public/common footpath, except in private lanes where they may be set on the boundary;
- b) have a pitched roof, unless well screened from public view;
- c) not extend in front of the established building line (see Definition); and
- d) be finished in materials to match the original house.

Committee should note:

- The proposed garage matches the design and materials of the dwellinghouse, including the use of a flat sedum roof.
- At its closest points, the garage is sited approximately 1m away from the boundary wall along Queens Park Avenue, and 2m from the boundary wall of Crosshill Avenue, contrary to policy.
- The proposed garage will extend in front of the established building line of Crosshill Avenue, contrary to policy.
- Due to the corner siting, the garage will be publicly visible from both Crosshill Avenue and Queens Park Avenue.

Committee should consider whether:

- The siting, form, scale, proportions, detailed design and use of materials are in keeping with the character and environmental quality of the existing building and wider area.
- The disruption to the established building line is acceptable in this case.
- The proposed garage and its siting near the boundary walls will have a detrimental effect on the neighbouring properties in terms of physical impact.

6.5 NPF4 Policy 7: Historic assets and places and SG9: Historic Environment

NPF4 Policy 7 Intent: To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

The relevant policy guidance is:

- d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:
 - i. architectural and historic character of the area;
 - ii. existing density, built form and layout; and
 - iii. 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.

SG9 includes the following specific policy guidance:

Design Guidance for Properties in Conservation Areas

All proposals for new development in, or affecting the setting of Conservation Areas, must, amongst other things:

- 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).

Development in the Curtilage of Properties in Conservation Areas – Car Parking, Driveways, Garages and Outbuildings

All proposals to form parking areas or garages in a garden will firstly have to meet the standards set out in SG 1 - The Placemaking Principle, Detailed Guidance on Development Affecting Residential Property.

Domestic Garages, Sheds and Outbuildings - The design of garages, sheds and outbuildings should incorporate a ridged or mono-pitched roof, and walls in a material sympathetic to the main property; green roof systems or designs incorporating a contemporary modern design and materials will be considered on their own merits.

Alternatively, a good quality timber structure with ridged felt roof may be acceptable dependent on prevailing architecture within the area. Paintwork should match the colour scheme of the dwelling.

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 Conservation Area.

Committee should note:

- No up-to-date arboricultural report was submitted with the application to allow for assessment of existing trees on the site or their protection, contrary to policy.
- The garage is located to the front of the property and will be visible from public view from both Crosshill Avenue and Queens Park Avenue, contrary to policy.
- The proposed garage matches the design and materials of the dwellinghouse, including the use of a flat sedum roof.

Committee should consider whether:

- The lack of an up-to-date arboricultural report is acceptable in this case.
- The existing trees on site can be suitably protected.
- The proposed design and materials are appropriate for and respect and enhance the character of the Conservation Area.
- The proposed garage being located to the front of the property and being visible from public view will have a detrimental effect on the visual amenity of the streetscape and wider area.

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.