



Item 7

21st January 2025

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100656841-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

Fiona

Building Name:

Last Name: *

Campbell

Building Number:

59

Telephone Number: *

Address 1
(Street): *

Springfield Park Road

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Rutherglen

Fax Number:

Country: *

Scotland

Postcode: *

G73 3RG

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☐ Individual ☒ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text"/>	Building Number:	<input type="text" value="59"/>
Last Name: *	<input type="text"/>	Address 1 (Street): *	<input type="text" value="Springfield Park Road"/>
Company/Organisation	<input type="text" value="Plan A Consultancy Ltd"/>	Address 2:	<input type="text" value="59 Springfield Park Road"/>
Telephone Number: *	<input type="text" value=""/>	Town/City: *	<input type="text" value="Rutherglen"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text" value=""/>	Postcode: *	<input type="text" value="G73 3RG"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value=""/>		

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text"/>
Post Code:	<input type="text"/>

Please identify/describe the location of the site or sites

Corner of 1 Crosshill Avenue.

Northing	<input type="text" value="662102"/>	Easting	<input type="text" value="258758"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

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

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

see attached

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

Local Review Body statement, drawings

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/00057/FUL

What date was the application submitted to the planning authority? *

09/01/2024

What date was the decision issued by the planning authority? *

07/06/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☐ Yes ☒ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☐ Yes ☐ No ☒ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Ms Fiona Campbell

Declaration Date: 06/09/2024

1 Crosshill Avenue

Single storey garage

Local Review: 24/00057/FUL

1 Crosshill Avenue – Planning History

- Two storey detached house approved by delegated powers 5th October 2022
- Original application has a two storey garage
 - This was removed from application – as it was deemed to be too high by the case officer
 - Due to the delayed determination process and the need to progress with the development of the house the application could not be updated to include a single-storey garage in the original proposal

Proposed garage - 1 Crosshill Avenue

- Proposal is for the inclusion of a single storey garage of 2.95m in height, ancillary the house. The house is 6.8m in height.
- The garage is essential for use of the house to provide outdoor storage and covered parking.
- High quality architectural design, with the same form and materials of the main property in line with Glasgow City Council guidance.
- Site is a 'infill site'. Previously garden ground of the neighbouring property. Very unusual in this Conservation Area
- Site is significantly constrained:
 - Overlooked on all sides
 - Large protected trees
 - The house is in the only location feasible on site
- The garage would still allow for the parking and turning of cars within the curtilage of the property

Site Description

- The garage is proposed within the grounds of two storey residential property – currently under construction.
- The garage site is well screened with existing mature trees and a 2m high stone boundary wall.
 - Slight differences in levels mean that from Queens Park Avenue, on foot and travelling by car in either direction, the site is barely visible.
 - From Crosshill Avenue / junction with Queens Park Avenue the proposed garage would be barely visible above the existing boundary wall. On foot and when travelling by car, fleeting glances of the garage would be experienced.
- The garage would be seen in the context of the new property and through use of the same materials would not appear out of context and is unlikely from most views to appear as a separate building.

Site Context -Surrounding Development

- There are many instances of:
 - developments in corner plots;
 - developments within a few meters of boundary walls; and
 - garage development fronting the road within 200m of the site.
- The Report of Handling states the case officer did not visit the site – assessment made based on plans and google maps only.
 - A site visit would have put the proposal into context – this cannot be appreciated by a desk bask assessment
- Internal correspondence received via an Environmental Information request details as comments in an email dated 07/02/24:

Given its siting and the changes made to the original 2022 proposal it is very unlikely to be approved

- The application was validated on the 13th February. This comment suggest an element of pre-determination – this application was determined before it was properly considered.

Site Context

Cathcart Road – approx. 200m from site

Example development 'turning the corner'



Site Context

Corner of Queens Park Avenue and Queen Mary Avenue— approx. 100m from site

Garages and outbuildings close to boundary wall



Site Context

Garages on Crosshill Avenue

Frontage directly onto Crosshill Avenue



Site Context

Garages on Crosshill Avenue

Frontage directly onto Crosshill Avenue



Site Context

Garages on Crosshill Avenue

Frontage directly onto Crosshill Avenue



Site Context

- View of site from Queens Park Avenue, looking north
- Site on left, behind the 2m high stone wall
- Container on site, in location of proposed garage barely visible





Site Context

- View of site from corner of Queen Park Avenue and Crosshill Avenue
- House under construction
- Container on site (2.7m high), in location of proposed garage barely visible (underneath the Crosshill Av sign).
- Proposed garage is circa 30cm higher than the container



Site Context

- View of site from corner of Queen Park Avenue and Crosshill Avenue
- House under construction
- Container on site (2.7m high), in location of proposed garage barely visible (underneath the Crosshill Av sign).
- Proposed garage is circa 30cm higher than the container



Site Context

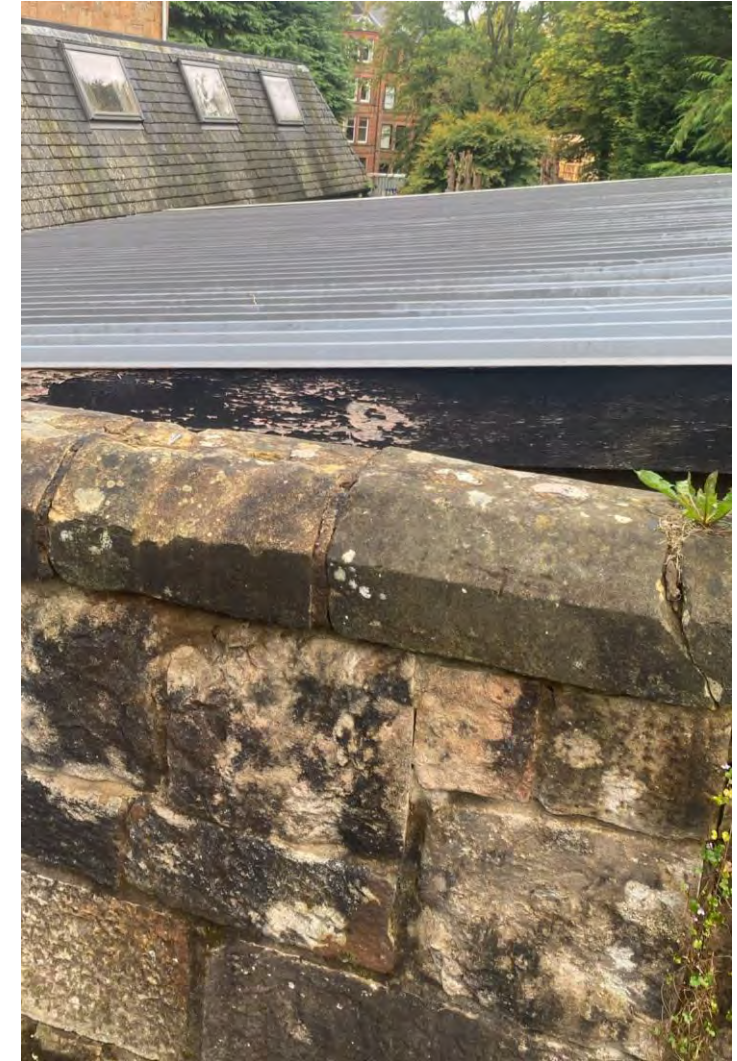
- Side extension on No.10, corner of Queens park Avenue and Queens Drive



Site Context

Queens Park Avenue
and Queen Mary
Avenue— approx. 100m
from site

Garages and
outbuildings close to
boundary wall



Site Context

- View of site from along Crosshill Avenue.
- Container on site not visible in this view.

Site approximately 150 m from point of photograph





Design Considerations

- In designing the size, location & materials for the garage, Goode Architecture had regard to:
 - Highest quality of design needed to reflect the principle house and location within Conservation Area
 - Diminutive stature of garage in relation to principle house
 - Garage would be single storey (2.9 m in height. Consented house is 6.5m in height – less than half the height)
 - Previously proposed garage same height as house – significant reduction in height and massing
 - Use of identical materials – timber clad with zinc accents and green roof system
 - Complement the building lines of the principle house
 - Tie in with the front entrance canopy
 - Siting of the garage has been carefully considered to punctuate the corner of the site and ‘turn the corner’ signifying the new property beyond.

Design Considerations

- The garage has been positioned around the principles of reinforcing and punctuating the corner of the site - in line with other corner sites in the Conservation Area (see photos).
- Given the position of the house as an infill corner site it is unique within the Conservation Area - it turns the corner from a main street into a lane (Crosshill Avenue, more akin to a lane than a road).
- It was a former back garden so the precedent for the building lines has been taken from Queens Park Avenue and Crosshill Avenue - see original building lines review from 22/00568/FUL.
- There are garages on the opposite side of Crosshill Avenue that back right onto the lane - the proposed garage building lines are in keeping with Crosshill Avenue.

Planning Policy – NPF4 Policy 7: Historic Assets and Places

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.*

As has been demonstrated, in the 'Site Context' slides (pictures of the site and surrounding environment) the proposed garage IS acceptable under a reasonable and pragmatic assessment of this Policy.

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.

The proposal is considered favourably in the context of Policy 7.

Planning Policy – NPF4 Policy 14: Design, Quality and Place

encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be designed to improve the quality of an area

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.

The proposal meets the requirements of Policy 14.

Planning Policy – NPF 4 Policy 16: Quality Homes

householder development proposals will be supported where they 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.

Approved permission The proposed garage responds positively to this Policy.

The garage has been designed to compliment the house:

- It will adjoin the front canopy to complete the front elevation of the property.
- The canopy (22/00568/FUL) is provided to provide protection from the elements for people entering the property from vehicles.

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.

The proposal meets the requirements of Policy 16.

Planning Policy: Glasgow City Development Plan SG 1

SG 1: Placemaking, Part 2. 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;*

Crosshill Avenue is an unclassified road, a lane, wide enough to accommodate single lane traffic and is characterised by garages set on the boundary (see pictures in this document). The plot does not allow for a garage to be set back 6m. The house has been sited to complement existing building lines of the surrounding principle buildings (flats, detached and semi detached properties – see plan, below from application 22/00568/FUL).

- b. *have a pitched roof, unless well screened from public view;*

The proposed design mirrors that of the house. A flat green roof is proposed to assist with water attenuation and biodiversity goals of GCC

The proposed garage is well screened from public view. On foot, it will be barely visible from Queens Park Avenue and from Crosshill Avenue, fleeting glances will be available as you move along the street in an east / west direction.

- c. *not extend in front of the established building line (see Definition); and*

The building line in the area has been respected. The area is characterised by: developments in corner plots; developments within a few meters of boundary walls; and garage development fronting the road within 200m of the site.

- d. *be finished in materials to match the original house.*

Identical materials are proposed.

The Policy identifies that **'garages should'** meet this design guidance, not that they **MUST**. It is however considered that in the context of this infill plot the proposed design meets the requirements of the policy and that no conflict arises.

Planning Policy: Glasgow City Development Plan SG 9

All proposals to form parking areas or garages in a garden will firstly have to meet the standards set out in SG 1 (achieved, as set out above).

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 Listed Building and/or Conservation Area.

The proposal positively addresses this policy:

- A flat green roof is proposed to match the house
- Timber cladding is proposed to match the house
- The garage has been designed to be low slung in the plot to ensure it is diminutive in stature.
- As stated, the proposed garage will barely be visible in close proximity and on main walking routes.
- The structure is subsidiary in scale and respects the Conservations Area by match the main property which now forms part of the Conservation Area. **Compliance with this Policy is therefore concluded.**

Summary

- Permission is sought for a single story flat roofed garage, ancillary to the house.
- The proposed garage has been carefully designed and sited
- Its corner positioning reflects the local pattern of development of garages and outbuildings along Crosshill Avenue and Queens Park Avenue.
- The materials are identical to the main property
- The site is well screened by existing mature trees and a XX high stone boundary wall
- The height has been kept as low as possible to ensure its submission to the main property while providing a useable, essential outbuilding for this property.
- The proposal is in accordance with the Development Plan

Planning Permission is respectfully requested for this proposal.

Thank you!