



Item 6

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 100671660-003

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

Applicant Details

Please enter Applicant details

Title:

Other

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

Other Title:

Mr & Mrs

Building Name:

First Name: *

Marc & Ashley

Building Number:

16

Last Name: *

Anderson

Address 1
(Street): *

Upland Road

Company/Organisation

Address 2:

Telephone Number: *

Town/City: *

Glasgow

Extension Number:

Country: *

United Kingdom

Mobile Number:

Postcode: *

G14 9BG

Fax Number:

Email Address: *

Site Address Details

Planning Authority:

Glasgow City Council

Full postal address of the site (including postcode where available):

Address 1:

16 UPLAND ROAD

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G14 9BG

Please identify/describe the location of the site or sites

Northing

667982

Easting

253273

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)

Application to Extend Dwelling house 16 Upland Road, Glasgow, G14 9BG Planning Reference: 24/01317/FUL

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? * <div style="margin-top: 5px;"> <input checked="" type="checkbox"/> Refusal Notice. </div> <div style="margin-top: 5px;"> <input type="checkbox"/> Grant of permission with Conditions imposed. </div> <div style="margin-top: 5px;"> <input type="checkbox"/> No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal. </div>	
<h3 style="margin: 0;">Statement of reasons for seeking review</h3> <p style="margin: 5px 0;">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)</p> <p style="margin: 5px 0;">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.</p> <p style="margin: 5px 0;">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.</p> <div style="border: 1px solid black; padding: 10px; margin: 10px 0;"> <p>We are strongly convinced that there are substantial grounds to challenge this decision and respectfully request that the council reconsiders the application. We firmly believe that the decision to refuse permission is unjustified and strongly urge that a site visit by Members be conducted prior to any committee decision to provide a clear, fair and comprehensive perspective. A review statement has been submitted highlighting our key arguments for this challenge.</p> </div>	
Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? * <div style="float: right;"> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No </div>	
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) <div style="border: 1px solid black; height: 60px; margin-top: 5px;"></div>	
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) <div style="border: 1px solid black; padding: 10px; margin-top: 5px;"> Planning Appeal Review Statement </div>	
<h3 style="margin: 0;">Application Details</h3>	
Please provide the application reference no. given to you by your planning authority for your previous application.	<div style="border: 1px solid black; padding: 2px;">24/01317/FUL</div>
What date was the application submitted to the planning authority? *	<div style="border: 1px solid black; padding: 2px;">15/05/2024</div>
What date was the decision issued by the planning authority? *	<div style="border: 1px solid black; padding: 2px;">09/07/2024</div>

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

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

We strongly urge that a site visit by Members be conducted prior to any committee decision. This visit will provide a clear, fair and comprehensive perspective on how the extension will integrate with its surroundings and address the concerns outlined in the planning officer's report. Observing the plot in person will shed light on crucial factors, including the context of our plot, existing developments, and the overall uniformity within the conservation area.

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: Mrs Ashley Anderson

Declaration Date: 04/09/2024

FAO: Local Review Board Members

Planning Review Local Committee
Corporate Services
City Chambers
Glasgow
G2 1DU

Dear Members,

Refusal of Application to Extend Dwellinghouse 16 Upland Road, Glasgow, G14 9BG
Planning Reference: 24/01317/FUL

We are writing to formally appeal the refusal of my planning application for a two-storey extension to the side of my dwelling at 16 Upland Road, within the Scotstoun Conservation Area. Upon reviewing the council's report, I am strongly convinced that there are substantial grounds to challenge this decision and respectfully request that the council reconsiders the application.

We are deeply disappointed by the refusal and feel strongly committed to remaining in our current family home. Our proposed extension is intended to enhance our property in a manner that is sympathetic to the surrounding area and supports our growing family needs.

We firmly believe that the Planning Authority decision to refuse permission is unjustified and strongly urge that a site visit by Members be conducted prior to any committee decision. This visit will provide a clear, fair and comprehensive perspective on how the extension will integrate with its surroundings and address the concerns outlined in the planning officer's report. Observing the plot in person will shed light on crucial factors, including the context of our plot, existing developments, and the overall uniformity within the conservation area.

1. Adherence to Conservation Area Guidelines

The refusal asserts that the proposal is contrary to Policy 7 of the National Planning Framework 4 (NPF4) and other local policies, on the basis that it does not preserve or enhance the character of the Scotstoun Conservation Area. I respectfully disagree with this conclusion for several reasons:

- **Siting and Design:** The extension has been deliberately set back by 1.5 meters to maintain the integrity of the original building line, remain unobtrusive and avoid dominating the existing structure. Alongside this setback, we feel strongly that the two-storey design aligns with the height and scale of the existing terrace, ensuring that the extension complements the architectural rhythm of the terrace.

It is also important to highlight those terraced houses immediately behind our property, which also face onto Upland Lane, have their side walls directly at the edge of the lane. In contrast, our proposed extension would still provide approximately 3 meters of clearance from the side of the development to the existing fence line, ensuring that it does not encroach or diminish the open feel of the area. ([Appendix, Figure 1.0](#))

- **Use of Natural Materials:** We have clearly specified the use of natural stone in our application to match the existing materials of the property. Despite this, the council's report inaccurately suggests that unsuitable materials would be used. It is crucial that our application is considered with all specific details thoroughly reviewed and appropriately addressed, ensuring that our commitment to preserving the conservation area's character through appropriate material choices is recognized.

To confirm, we have proposed the use of natural stone, carefully chosen to match the existing materials of the property ([Appendix, Figure 1.1](#)). This choice directly addresses concerns about maintaining the character and appearance of the conservation area, contrary to the council's statement that unsuitable materials are being used. The proposal does not, as suggested, introduce materials that would detract from the historical environment; rather, it integrates materials that are in harmony with the existing structure. We love the older style of our property and have every intention of ensuring that the materials used for the extension will complement and enhance its character.

- **Purpose of Guidance:** It is worth questioning why we have conservation area guidelines if the council's stance suggests that no development is permissible within these areas. Our proposal aligns with these guidelines, and it is essential to ensure that guidance serves a practical purpose in allowing thoughtful, sympathetic development rather than outright prohibitions.

- **Engagement with Council:** It is important to highlight that the council has explicitly confirmed they will not discuss, reconsider, or entertain any further proposals regarding development to the side of our house. This stance has effectively closed off any possibility for dialogue or compromise, leaving us with no option but to appeal. This rigid position represents a missed opportunity for mutual understanding and adjustment, and it highlights our concern that the decision was made without fully exploring potential solutions or modifications.

2. Unique Context of the Plot

The refusal letter suggests that the extension would have a detrimental impact on the character of the area. However, the specific context of our plot challenges this assertion:

- **Context of the Plot** - The unique context of our plot is a critical factor in this appeal and no other properties within the conservation area possess a land take as suffice for this type of development ([Appendix, Figure 1.2](#)). This unique aspect of our plot provides an ideal setting for the proposed extension, as it allows for substantial development without compromising the character or integrity of the area.

The size of our plot not only supports the practicality of the extension but also ensures that it will not overwhelm the existing structure or disrupt the visual harmony of the surrounding conservation area. The generous space available on our land makes it uniquely suitable for an extension, enhancing our property while respecting the historical context and spatial characteristics of the area.

Our property is situated on the periphery of the Scotstoun Conservation Area ([Appendix, Figure 1.3](#)), which means it is less central to the historically preserved core of the area. This location inherently involves a transition between the conservation area and more modern or varied developments. As such, the extension we propose, designed to be sympathetic and

respectful of the existing property and area, is fitting within this transitional zone. The broader context of our location supports the integration of thoughtfully designed extensions, reflecting the evolving nature of the conservation area while preserving its core characteristics.

3. Surrounding Area

- **Proximity to Modern Developments:** Our property directly faces a new-build housing estate features front facing driveways and garages and backs onto maisonette flats and an older style Janitor House retained from a school that was once situated across the road ([Appendix, Figure 1.4](#)). These modern structures differ significantly from the traditional buildings within the conservation area and demonstrate a varied architectural landscape. Given this context, our proposed extension would not disrupt a purely historical environment but would instead sit comfortably alongside a mixture of old and new developments.

- **View of Glasgow Warriors Stadium:** The view from our property includes the Glasgow Warriors stadium, a significant modern structure ([Appendix, Figure 1.5](#)). This further supports the argument that our immediate environment is not defined solely by historical architecture, and that an appropriately designed extension can coexist without undermining the character of the conservation area.

- **Context of Existing Developments:** The refusal letter suggests that our proposed extension would negatively impact the character of the conservation area. However, it is important to highlight the context of existing developments that do not align with the conservation area's guidelines:

There are several extensions to the rear of properties on Northland Drive that are not in keeping with the conservation area's character. For example, one of these extensions, visible from Upland Road, is clad in poorly maintained wood. While our extension is designed to be more sympathetic and uses natural stone, this existing development illustrates that the area already accommodates non-traditional designs. ([Appendix, Figure 1.6](#))

Additionally, there are garages and driveways facing Upland Road and Northland Road from the back of properties on Danes Drive. Although these structures are situated at the rear of their respective terrace rows, they contribute to views of developments beyond the conservation area from Upland Road and Northland Road. This demonstrates that the immediate environment is not strictly preserved as a uniform historical setting. ([Appendix, Figure 1.7](#)).

These examples illustrate that the area already incorporates various non-conforming elements, and our proposed extension, designed with careful consideration of materials and aesthetics, would blend more harmoniously than some existing developments.

- **Evolution of Local Conditions and Adaptation:** Over time, Upland Road has seen significant changes that were not part of the original conservation plans. For example, parking permits are now in use, reflecting a shift in how the area manages parking and public space. Additionally, trees planted by residents have become a feature of the streetscape, and the lanes, originally intended for access, are now hindered by hedges, fences, and garages, which impacts their functionality ([Appendix, Figure 1.8](#)). These changes illustrate the natural evolution of the area and demonstrate how adaptations have occurred over time. Our proposal aligns with this evolution by introducing a development that is both sympathetic to the existing

character of the conservation area and responsive to contemporary needs. Embracing such changes is essential, and our extension is designed to respect and enhance the area's character while accommodating modern requirements.

- Surrounding Developments: It is important to note that the terraced houses surrounding our property, including those to the back and side, are all distinctly different in design and appearance. This variation in architectural styles reflects the evolving nature of the conservation area and underscores the diverse character of the neighbourhood.

The presence of these varied designs highlights that the conservation area is not a uniform entity but rather a blend of differing architectural styles. Our proposed extension, carefully designed to complement and enhance the existing property, fits within this context of diverse yet harmonious development. This adaptability to the existing variety in design further supports the appropriateness of our extension within the conservation area ([Appendix, Figure 1.4](#)).

- Precedent in the Scotstoun Conservation Area: There is a clear precedent within the Scotstoun Conservation Area for properties that have extended to the side, like our proposal. Several homes in the area have successfully integrated side extensions, garages and driveways demonstrating that such developments can be and are already accommodated within the conservation guidelines without compromising the historical character of the area. Additionally, it is worth noting that there are numerous large-scale, modern-style developments at the rear of properties, which—while technically facing the back—ultimately front onto adjacent streets that are also within the conservation area. These rear-facing developments, often out of character with the surrounding architecture, have a greater impact on the streetscape than our proposed extension would. Unlike these modern additions, our extension has been carefully designed to harmonise with the existing property and contribute positively to the overall streetscape. ([Appendix, Figure 1.9](#)). Given this context, our proposed extension, which has been carefully designed to be sympathetic to the existing property and the broader character of the area, should be permitted in line with the current diversity.

- Precedent in the Broomhill Conservation Area: It is worth noting that two storey extensions have been approved and successfully integrated within the nearby neighbouring Broomhill Conservation Area ([Appendix, Figure 2.0 and 2.1](#)). These developments serve as evidence that well-designed extensions can be accommodated within conservation areas without compromising their historical integrity. Although our property is located within the Scotstoun Conservation Area, the principles guiding conservation efforts are consistent across both areas. The approval of such extensions in Broomhill highlights the flexibility and adaptability of conservation policies when balanced with thoughtful design and respect for the existing character. We believe that similar consideration should be extended to our proposal, particularly given our adherence to conservation guidelines, use of appropriate materials, and the sympathetic integration of the extension with the surrounding environment. This precedent demonstrates that conservation areas can evolve while preserving their historical significance, and we urge the committee to consider this context in the evaluation of our application.

- Surrounding Developments out with in close vicinity to boundary of Conservation: It is important to note that there are substantial developments on properties just outside the conservation area boundary. While these developments might not fall under the same conservation guidelines, their visibility impacts the overall character and streetscape of the

conservation area. These structures, while not subject to the same restrictions, contribute to the visual landscape and impact the uniformity of the conservation area's appearance. ([Appendix, figure 2.2](#)).

In contrast, our proposed extension is designed with a deep respect for the character and uniformity of the conservation area. Unlike the larger, more contemporary developments beyond the boundary, our extension will integrate seamlessly with the existing streetscape, maintaining the historical integrity and visual cohesion of the area.

Given this context, our proposal for a sensitively designed extension, which uses appropriate materials and aligns with the existing architectural rhythm and fits within a broader visual environment that is already subject to significant modern elements. Acknowledging the impact of these external developments highlights the need to consider our extension within the current visual and spatial context, reinforcing the argument for its approval.

4. Addressing Housing Needs and Family Growth

The extension is not just a matter of personal preference; it is a necessity for our growing family:

- **Meeting Housing Needs:** The refusal does not acknowledge the broader context of the housing crisis in Scotland. By extending our existing home, we can continue to live in an area we have invested in and contribute to relieving housing pressure, without requiring new development on greenfield sites. This aligns with broader governmental goals of making better use of existing housing stock, a consideration that should be factored into the decision-making process.

The current housing market presents significant challenges, particularly for families like ours who are looking for a home with similar outdoor amenities. We have explored moving as an alternative to extending, but finding a comparable property within the same community and with a garden of similar size has proven to be extremely difficult, if not impossible.

- **Maintaining Family Stability and Wellbeing:** The extension would allow our family to remain in the area, close to schools, workplaces, and community ties. Moving would not only be financially challenging but would also disrupt our family's stability and connection to the local community.

One of the most compelling reasons for our proposed extension is our strong desire to stay in our current home, where our children benefit from a large, secure garden—a feature that is increasingly rare in urban areas like Scotstoun.

The garden provides our children with essential outdoor space for play, learning, and physical activity, contributing significantly to their well-being and development. Relocating to another home, especially in today's challenging housing market, would likely mean sacrificing this valuable outdoor area, which is something we are keen to avoid.

- **Community Ties:** We have lived in the area for years, since childhood, both attending local schools and integrating into the community before deciding to reside to bring up our own family. Moving from our happy and wonderful family home would be devastating, disrupting not only our lives but also the strong ties our children have developed within the community.

The proposed extension is a solution that allows us to continue living in a home that meets our family's needs, without compromising the quality of life that our current garden provides. This is why we believe the extension is not just a matter of convenience but a crucial step to ensure the continued well-being of our family in a space that we have grown to love and cherish.

Our children, aged 6 and 8, are still at a stage where they require ample space to grow and develop. As they continue to grow, the need for a suitable home environment that accommodates their needs becomes even more pressing. Additionally, our children will remain in their current schools through their secondary years, underscoring our long-term commitment to this area. The proposed extension is not only essential for accommodating our current family needs but also reflects our dedication to providing a stable and nurturing environment for our children as they grow.

- Space for Growing Family and Inadequacy of Existing Space: In line with the Domestic Technical Handbook (*April 2024 Edition, page 222*), our current third bedroom is extremely small, barely accommodating a single bed, with no space for a wardrobe or drawers. This makes it impractical for use as a functional bedroom especially as our children grow older and require more space for their belongings and personal activities. Essentially, we are functioning with only two usable bedrooms, which is insufficient for our family's needs.

As stated previously, our family consists of two children, ages 6 and 8, who are both rapidly growing. As they get older, they will require their own personal space for studying, sleeping, and storage. A third bedroom is essential to provide each child with an appropriate and private environment conducive to their development and well-being.

- Adaptation to Remote Work Needs: The shift to remote working in recent years, accelerated by the COVID-19 pandemic, has significantly altered our working environment. As a result, we now require dedicated, functional workspaces within our home to support our professional activities. This extension is crucial not only for accommodating our growing family but also for providing separate, appropriate workspaces that are essential for maintaining productivity and mental well-being. Currently, our existing space does not adequately support this new necessity, and the proposed extension would offer a dedicated area for work that ensures both privacy and functionality. This adjustment is vital for managing work-life balance and maintaining a conducive environment for both professional and family activities, particularly as our children return from school and need their own space to comfortably settle while we finish our working day. The proposed extension would create the necessary environment for both work and family activities, ensuring a balanced and effective use of our home.

5. Compliance with Design and Placemaking Principles

The refusal suggests that the extension is poorly designed and inconsistent with the six qualities of successful places under Policy 14 of the NPF4. However:

- Quality of Design: The design of the extension has been carefully considered to ensure it respects the character and appearance of the existing property. The scale and form of the extension have been proportioned to ensure it does not overwhelm the original structure or the wider streetscape.

The design of our proposed extension has been meticulously considered to ensure that it is both sympathetic to the existing property and enhances the overall streetscape. Key aspects of our design include:

- **Architectural Harmony:** The extension has been thoughtfully designed to align with the architectural rhythm and scale of the existing terrace. By maintaining a two-storey design, we ensure that the extension integrates seamlessly with the height and proportion of the original structure, preserving the harmonious visual flow of the terrace.

- **Sympathetic Integration:** We have placed significant emphasis on materials and design elements that reflect and complement the existing character of our home. The use of natural stone, matching the original materials, reinforces the aesthetic continuity and respects the historical context of the Scotstoun Conservation Area.

- **Strategic Setback:** The extension has been set back by 1.5 meters from the original building line. This careful positioning not only maintains the integrity and prominence of the original structure but also ensures that the extension remains unobtrusive and does not dominate the existing streetscape.

- **Rhythmic Consistency:** The design of the extension adheres to the rhythmic pattern of the terrace, ensuring that it complements rather than disrupts the visual continuity of the streetscape. By aligning with the architectural elements of the terrace, we contribute positively to the overall aesthetic harmony of the conservation area.

- **Enhanced Streetscape:** Our extension is designed not only to fit within the existing streetscape but also to enhance it. By adhering to principles of good design and placemaking, the extension will provide a modern yet complementary addition to the area, demonstrating that sensitive development can coexist with historical context.

- **Placemaking and Context:** The extension has been designed with placemaking principles in mind, aiming to enhance the usability of the space without detracting from the local environment. The refusal's assertion that the extension would be detrimental to the area fails to consider the modern architectural context of our immediate surroundings.

5. Possible Conflict of Interest and Fair Consideration

- **Impartiality:** There is a concern regarding the fairness of the decision-making process. I understand that the case officer lives nearby in the area, which raises questions about impartiality. I would ask that this aspect be reviewed to ensure that my application is judged solely on its merits.

6. Economic and Social Benefits

- **Local Impact:** Permitting our proposed development would not only meet the needs of our growing family but also contribute positively to the surrounding neighbourhood. Expanding and modernising our home will enhance its overall value, which in turn can have a positive ripple effect on surrounding property values. In a market where such homes are highly sought after, improvements such as ours are likely to increase the appeal and desirability of the area,

benefiting all homeowners. The extension will also benefit the local economy by engaging local contractors and tradespeople.

- **Long-Term Viability:** The extension is essential for accommodating our growing family and ensuring the long-term use and value of our property. By enhancing our home in a manner respectful of its historical context, we are contributing to the conservation area's relevance and functionality.

- **Supporting Sustainable Living:** By extending our existing home rather than moving, we are reducing the demand for new housing developments, which often involve significant environmental costs. This approach supports the principles of sustainable development by making better use of existing resources and infrastructure, while also contributing to the preservation of green spaces and minimizing urban sprawl.

Conclusion

In summary, we respectfully request the committee to carefully reconsider our planning application for the two-storey extension at 16 Upland Road. Our appeal is grounded in a thorough understanding of the unique context of our property and its integration within the Scotstoun Conservation Area.

The proposed extension has been meticulously designed to complement the existing structure while enhancing the functionality of our home. It adheres to conservation guidelines, utilises appropriate materials, and is set back to ensure it does not overshadow or detract from the original building. The exceptional size of our plot offers a rare opportunity for development that maintains the area's character without disrupting its aesthetic integrity.

Moreover, the broader context of existing developments—both within and beyond the conservation area—demonstrates that our proposal aligns with the evolving architectural landscape. Our intention is not to impose a disruptive design but to create a harmonious addition that respects and enhances the area's historical value.

Our commitment to remaining in our family home, coupled with the challenges presented by the housing market, outlines the importance of this extension for our family's stability and well-being. Moving would not only be disruptive but would also compromise the unique benefits our current home provides.

We urge the committee to undertake a site visit to fully appreciate the context and potential impact of the proposed extension. This visit will offer a comprehensive perspective on how our proposal will fit within its surroundings and support our case for a development that is both sympathetic and necessary.

By approving this application, the committee would not only address our immediate needs but also support a thoughtful and responsible approach to development within the conservation area. We hope for a fair review and empathetic consideration of the factors presented in our appeal.

Thank you for your time and consideration.

Yours sincerely,

Marc & Ashley Anderson

Appendix

Figure 1.0 - Upland Lane Property Boundaries onto the Land



Proposed Development Area 1 – the proposed development will still sit back c.3m from the fence line at 16 Upland Road

The opposite end of the Land at Northland Drive clearly shows properties situated right on the edge of the lane, (see below photographs) demonstrating that there is ample space available for our proposed development and permission should be given.



Property on edge of Upland lane 1

Figure 1.1 - Natural Stone used to match property for our existing rear extension – we are committed to keeping within the characteristics.



Figure 1.2 – Unique Large Plot at 16 Upland Road



Figure 1.3 - Conservation Map – 16 Upland Road sits on the periphery of Scotstoun Conservation Area (Map Ref: [Conservation Areas - Glasgow City Council](#), [My Property \(arcgis.com\)](#)).



Figure 1.4 - Varied Developments at Upland Road and Immediate Vicinity – all views from front of 16 Upland Road providing a view of the current streetscape.





Modern Development with wood fascia visible Upland Road 1 from the rear of a property at Northland Drive – this is visible from the streetscape at 16 Upland Road, and the proposed development should be permitted unlike this, it is designed in fitting with the characteristics of the conservation area

1 Upland Rd

5 years ago · [See more dates](#) >

9 Upland Rd

5 years ago · [See more dates](#) >

1 Upland Rd

5 years ago · [See more dates](#) >

New Estate facing 16 Upland Rd 1

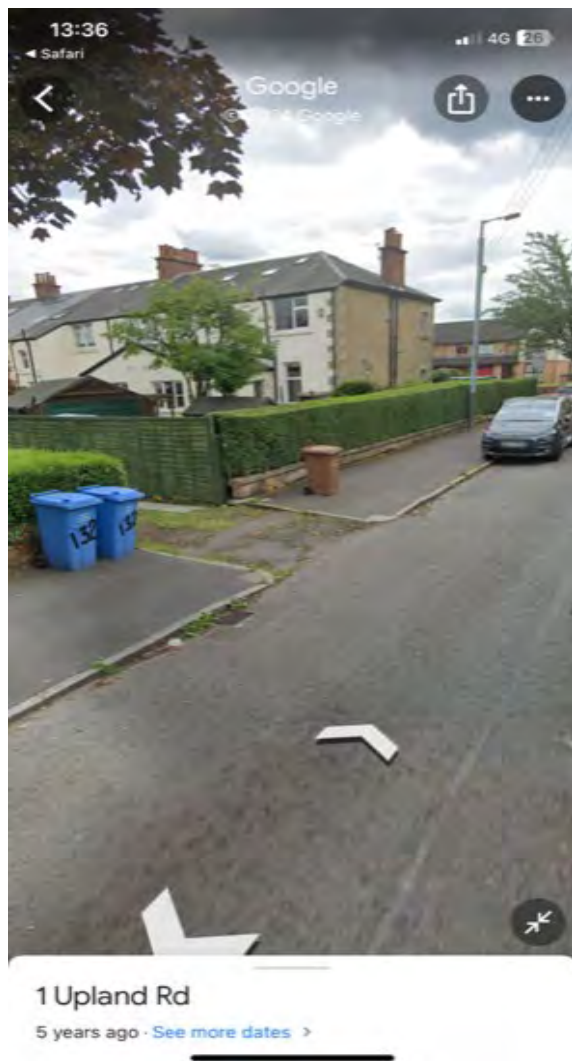


Figure 1.5 - Warriors Stadium in proximity, views from upper windows



Figure 1.6 - Northland Extensions, visible from Upland Road streetscape.



Modern Development with wood fascia visible at the rear of a property on Northland Drive, although is visible as seen from the streetscape at 16 Upland Road.

Our proposed development should be permitted if it is designed in fitting with the characteristics of the conservation area and there is evidence that modern extensions as such have been granted which are also currently also contributing to streetscape views at Upland Road.

Figure 1.7 - Danes Drive Extension, visible from Upland Road



Figure 1.8 – Current State of Lanes



Figure 1.9 - Precedence in Scotstoun Conservation area (to the side of dwellinghouses)



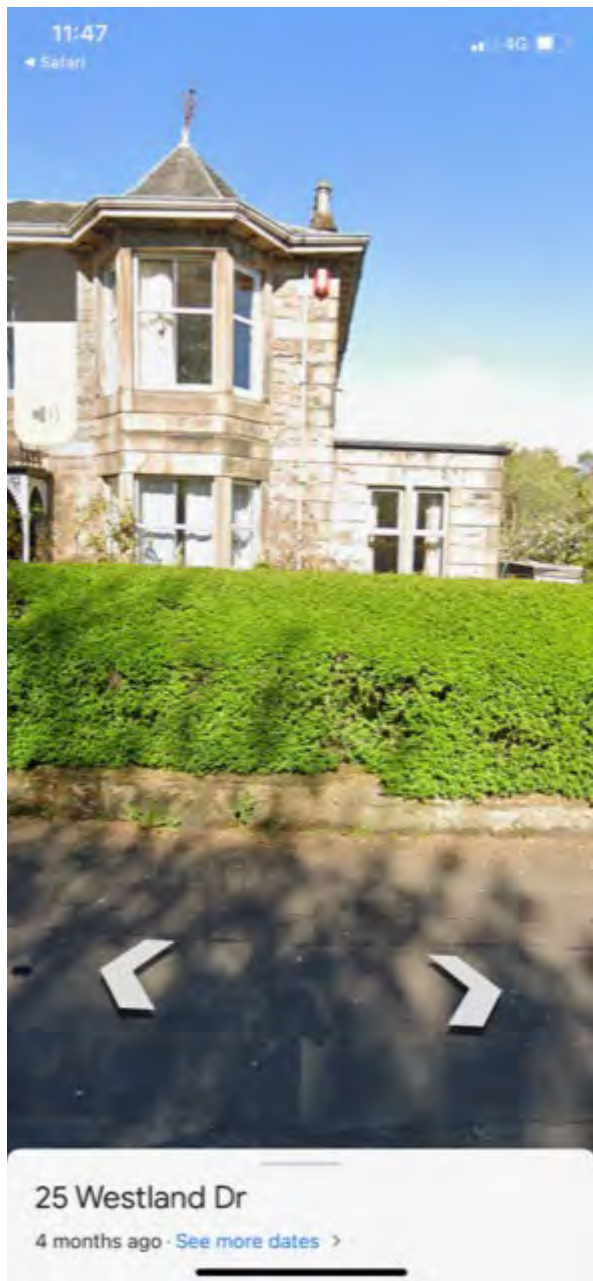
54 Lennox Ave

2 years ago · [See more dates](#) >



3 Victoria Park Corner

2 years ago · [See more dates](#) >





21 Westland Dr

4 months ago · [See more dates](#) >



74 Lennox Ave

2 years ago · [See more dates](#) >



74 Lennox Ave

2 years ago · [See more dates](#) >



25 Westland Dr

4 months ago · [See more dates](#) >



3 Victoria Park Gardens S

3 years ago · [See more dates](#) >



Dunglass Ave

5 years ago · [See more dates](#) >

Streetscape View Dunglass Ave 1

Examples of precedence in Scotstoun Conservation where extensions area technically to the back of properties but with an impact on the streetscape of adjacent streets:



17 Ormiston Ave

3 years ago · [See more dates](#) >



47 Victoria Park Dr S

2 years ago · [See more dates](#) >





50 Norse Rd

3 years ago · [See more dates](#) >



33 Duncan Ave

8 years ago · [See more dates](#) >

Figure 2.0 - Proximity to Broomhill Conservation Area

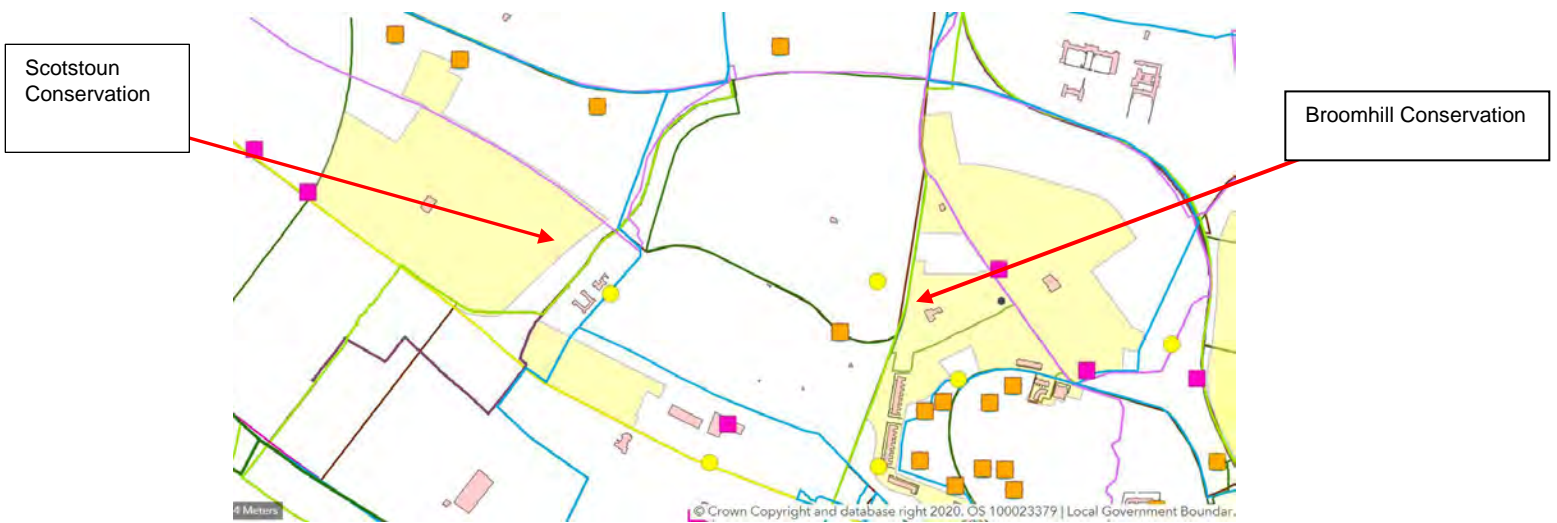


Figure 2.1 - Precedence in Broomhill Conservation area





8 Victoria Park Gardens N

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Figure 2.2 - Substantial Developments on Boundary with Visual Impact to Conservation



Views from Conservation 1



45 Westland Dr

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approved with >20 objections 1

Views towards conservation 1



52 Victoria Park Dr N

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29 Victoria Park Dr N

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67 Victoria Park Dr N

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63 Westland Dr

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65 Westland Dr

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47 Westland Dr

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