



**Glasgow City Council**

**Planning Local Review Committee**

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

**Item 1**

**12th August 2025**

**Contact: Sam Taylor Ext: 78654**

**24/00177/LOCAL – 16 Upland Road**

**Erection of two-storey extension to side of dwellinghouse.**

**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): 13 – Garscadden/ Scotstounhill Citywide: N/A

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

**PLEASE NOTE THE FOLLOWING:**

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## **1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS**

- 1.1 The proposal site is an unlisted, traditional, end-terrace dwellinghouse on the south-eastern side of Upland Road.
- 1.2 The site is bound by a public road to the north-west (Upland Road) and a shared private access lane to the north (Northland Lane).
- 1.3 The site is located within the Scotstoun Conservation Area.
- 1.4 The surrounding area is primarily residential.
- 1.5 The site is located within an area of Base Public Transport Accessibility.
- 1.6 The proposal seeks consent for the erection of a two-storey side extension measuring approximately 5m x 8.1m and 8m in height to the roof ridge. The roof ridge would be set down 450mm below the ridgeline of the existing building and the front elevation would be set back by 1.5m.
- 1.7 The extension would be externally finished using concrete roof tiles, render on the rear elevation wall to match the existing. No clarification of the front and side elevation walls was provided at application stage. The appellant's Statement of Appeal notes this will be natural stone to match the existing.
- 1.8 The elevation drawings provided state that the concrete roof tiles would match the existing building, however the existing roof is finished using natural slate.
- 1.9 The proposal would introduce additional window openings to the front and rear elevations.

## **2. LOCAL REVIEW COMMITTEE 21 JANUARY 2025**

- 2.1 This case was first presented to Committee on 21 January 2025. The proposal was granted planning permission subject to a number of conditions, including an additional Condition No 06 to read as follows:

06 Prior to the commencement of the development, a Statement of Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved

in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy.

- 2.2 Following the Local Review Committee meeting, the original case officer advised that a Statement of Energy would not be required for a domestic extension, and requested it be deleted. The relevant section of SG 5: Resource Management is as follows:

“4.8 This requirement does not apply to: a) alterations and extensions to buildings;”

- 2.3 As this additional condition was approved by the Planning Local Review Committee on 21st January 2025, it is deemed appropriate that Committee consider the deletion of Condition No 06 and a revised decision notice is issued to reflect any Committee decision.

### **3 COMMITTEE DECISION**

- 3.1 Committee is advised to delete Condition No 06.

### **4 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

## **5 Recommendations**

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