

**Erection of outbuilding comprising garage with upper storey
gym/kitchen, alterations to garden and formation of additional access
25/00049/LOCAL**

Item 7

9th September 2025

Suggested Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Prior to the first use of the vehicular access, visibility splays shall be provided in accordance with Figure 3.5 of the Glasgow City Council Design Guide for New Residential Areas. These splays shall be maintained at all times free from any obstruction exceeding 0.6 metres in height, including walls, fences, or planting, to ensure adequate intervisibility between pedestrians and vehicles.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

03. Vehicular access to the site shall be taken via a dropped kerb footway crossing in accordance with the specifications set out in the Glasgow City Council Design Guide for New Residential Areas. The existing Whin kerbing shall be reinstated to match the surrounding footway, and the access shall be constructed prior to the first use of the development and maintained thereafter.

Reason: To ensure safe and accessible vehicular access in accordance with Council standards and to maintain the visual continuity of the streetscape.

04. All vehicles to ingress and egress the site in a forward gear.

Reason: In the interests of pedestrian and traffic safety.

05. Access gates shall open inwards only.

Reason: To ensure that gates do not obstruct pedestrian or vehicle movement or create a safety hazard.

06. The driveway extension shall be constructed using a material that matches the existing gravel surface, to the satisfaction of the Planning Authority. No other materials, including brick paviors, bituminous surfacing, or concrete monoblocking, shall be used without the prior written approval of the Planning Authority.

Reason: To ensure a consistent and sympathetic appearance of the driveway in the interests of visual amenity and to maintain the character of the site and surrounding area.

07. Prior to the first use of the vehicular access, stone gate piers shall be constructed to match the design, dimensions, and materials of the existing gate piers on the site, to the satisfaction of the Planning Authority.

Reason: To ensure that the gate piers are sympathetic to the existing dwelling and streetscape, maintaining the character and appearance of the area.

SUGGESTED ADVISORY NOTES
<p>B18. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration & Sustainability (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.</p> <p>Section 56 I would advise that the applicant will require to apply to this office (and be granted) approval under Section 56 of the Roads (Scotland) Act 1984 prior to any work commencing on site.</p> <ol style="list-style-type: none">1. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 19842. The NRS Conservation Team and NRS Tree Officer require to be consulted.