



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability

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**Item 1**

9th September 2025

**25/00049/LOCAL – 11 Beverley Road G43 2RT Erection of outbuilding comprising garage with upper storey gym/kitchen, alterations to garden and formation of additional access**

**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): 2

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 application site is a residential corner plot containing an unlisted, detached sandstone dwellinghouse and detached garage with neighbouring properties to the west and south. The site is bound by public roads to the north (Calderwood Road) and east (Beverley Road). The site is located within the Newlands Conservation Area and in Ward 2 – Newlands/Auldburn
- 1.2 The property benefits from an existing garage towards the east and an existing extension towards the rear elevation. The existing garage shows signs of damage and has a design that is not well in keeping with the surrounding area. The site slopes towards the north (front) of the property.
- 1.3 The existing garage would be demolished to accommodate the proposed development. The proposed garage would be located, at its northernmost point, approximately 1.7m forward of the existing garage and 8m forward of the existing dwelling.
- 1.4 The proposed garage would measure approximately 7m width x 7m depth and 6m in height to the roof ridge, would be finished in sandstone facing brick on the front elevation wall, slate roof to match the original dwellinghouse, white render on the rear and side elevation walls to match the existing extension to the dwellinghouse, anthracite grey windows and doors, anthracite grey painted timber fascia and soffits, black rainwater goods, and anthracite grey powdered metal balcony/balustrade.
- 1.5 The garage would be of a fairly standard design and would have a roof pitch of approximately 39.5°. The balcony on the upper level and steps would measure approximately 4.1m length x 1.7m wide and 3m in height, with the balcony itself measuring 2.5m x 1.5m.
- 1.6 The proposal also seeks to extend the existing pedestrian entrance at the northeast of the site to 3.5m in width in order to allow for vehicle access and an associated extension to the driveway. It is proposed to remove 3 trees to make way for the proposed driveway extension and access alterations.
- 1.7 No tree survey has been provided to indicate the species of tree, a maintenance schedule, or the category of the quality of the tree.

## **2 DEVELOPMENT PLAN POLICIES**

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:

Policy 7	Historic Environment
Policy 14	Design, Quality and Place
Policy 16	Quality homes

- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:  
CDP1/SG1: The Placemaking Principle  
CDP9/SG9: Historic environment

### **3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)**

- 3.1 The reasons for refusal are set out below:

- 1) 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.
- 2) The proposal is contrary to NPF4 Policies 7: Historic assets and places, 14: Design, quality and place, and 16: Quality homes and the Glasgow City Development Plan Policies CDP1: The Placemaking Principle and CDP9: Historic Environment, and their respective Supplementary Guidance: SG1 (Part 2) and SG9, as specified below, and there is no overriding reason to depart therefrom.
- 3) The proposal is inappropriate to the character of the surrounding Newlands Conservation Area in that it would result in the loss of evergreen trees important to the surrounding character and part of the boundary hedge and wall to accommodate the proposed vehicular access, and that the proposed garage would be forward of the principal building line of the associated dwellinghouse.
- 4) The proposal would be overly dominant to the character of the associated dwellinghouse as a result of its siting forward of the principal elevation.

### **4 APPEAL STATEMENT**

- 4.1 A summary of the material points raised in the appeal statement is given below:

1. The proposal accords with the overarching aims of the Development Plan, providing a high-quality and functional addition that preserves the setting. Furthermore, material considerations, including design quality, limited landscape impact, and functional enhancement, weigh in support of the proposal.
2. The application aligns with the policies 7, 14 and 16: sympathetic design preserves the character of the Newlands Conservation Area; the structure enhances residential functionality; landscaping offsets minor vegetation loss; and conservation area principles are respected.

3. The trees to be removed are neither mature nor subject to a Tree Preservation Order (TPO). They have limited ecological and visual value. Replanting proposals will maintain and enhance the green character of the area. The minimal removal of hedge and boundary wall will be replaced in matching materials. The garage, though forward of the dwelling, is set back and screened; similar forward garages exist locally.
4. The garage's ground floor is excavated below existing ground level, significantly reducing its visual mass and impact. This lowers the building profile relative to surrounding structures. The two-storey form remains subordinate and well-integrated, ensuring no overbearing effect on neighbours or the streetscape.
5. The current single access, located at the corner of Beverley Road and Calderwood Road, is hazardous due to proximity to the playpark to the northeast, increasing risk to pedestrians and vehicles. The proposed second access will alleviate safety concerns by providing an alternative, safer entry and exit.

## **5 RELEVANT PLANNING HISTORY**

- 5.1 The previous planning application history for the property includes the following:
- 14/02604/DC - Erection of rear extension to dwellinghouse. GC.
  - 21/03668/FUL - Installation of rooflights and removal of chimney. GC.
  - 22/01036/FUL - Formation of dormer extension with balcony to rear of dwellinghouse and installation of five rooflights. Refused.

## **6 REPRESENTATIONS AND CONSULTATIONS**

- 6.1 One letter of objection was received from the Architectural Heritage Society of Scotland. This letter of representation can be summarised as follows:
- The scale and siting of the proposed garage would detrimentally affect the spacious character of gardens within the Newlands Conservation Area.
  - The proposed vehicle access would not introduce stone gate piers to the proposed vehicular access.
  - The proposed gate would be detrimental to the character of the Conservation Area.

## **7 COMMITTEE CONSIDERATIONS**

- 7.1 The key issues for Committee to consider are:
- 7.2 **Historic Environment**

NPF4 Policy 7: Historic assets and places and CDP 9 and SG 9: Historic Environment Policy 7 intends to protect and enhance historic environment assets and places and to enable positive change as a catalyst for the regeneration of places. 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. 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.

CDP9 Historic Environment and its supplementary guidance, SG9, specifically target the historic environment and alteration to listed buildings. SG9 has specific guidance for the alteration of unlisted buildings in Conservation Areas:

**2.16** All proposals for new development in, or affecting the setting of Conservation Areas must:

- 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.

**2.69** Balconies - The introduction of a new balcony including Juliet or Paris balconies to any elevation of a listed building is unlikely to be considered acceptable. Balconies on unlisted buildings within conservation areas are, generally not encouraged. Where they do form part of a proposal they should not detract from the appearance of a building or disrupt the architectural unity of a group of buildings. Nor should they impact on residential amenity, by overlooking.

**2.83** Original exterior features including wrought iron balconies, statuary, urns, gargoyles, flying buttresses, clock towers, boundary walls, railings, gates on unlisted buildings in Conservation Areas etc contribute to the character of the City's Listed Buildings and Conservation Areas. All original exterior features should be retained in situ, repaired, reinstated or replaced, if necessary to match existing original design and materials.

**2.126** Within gardens, a high standard of design will be expected to integrate car parking with usable garden space. Particular attention should be paid to boundary walls, gates, railings, surface treatment and any additional landscaping that is required to integrate car parking with the character of the area. Where it is proposed to return commercial properties to residential use, the return of former car parking areas to garden ground will be encouraged.

**2.127** Gravel/chips and paving slabs should be used within gardens as a surface treatment for car parking and driveways. Alternatively, good quality simulated setts or granite setts may be acceptable. The extensive wall-to-wall use of brick paviors should be avoided, but their limited use may be acceptable providing the character of the garden area is retained. Bituminous surfacing and concrete monoblocking should not be used.

**2.128** No trees that are important to the amenity of the area should be removed or be adversely affected by the provision of parking spaces.

**2.129** Front Gardens - Parking areas should not be formed within the front garden of a Listed Building or a dwelling within a Conservation Area, as this can detract from the visual amenity of the gardens and the surrounding area. It may also have an adverse impact on mature trees. Extensions to existing parking areas will be assessed on an individual basis.

**2.132** 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.

**2.134** 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.

**2.135** Original cast ironwork, such as boundary and staircase railings, gates and lamp standards should be retained and the reinstatement of railings, particularly along terrace frontages, is encouraged. New railings and gates should match original railings and gates where they survive, particularly in terms of height, spacing of uprights and pattern. Ironwork should be repainted regularly to prevent deterioration. While ironwork will normally be painted black there may be instances where an alternative colour would be appropriate. Timber panel fences, or similar, should not be used to form front, rear or mutual boundaries.

**2.139** Stone, in the form of flagstones, cobbles/granite setts or gravel should be used to form hard surfacings, wherever possible. Alternatively, other high-quality materials may be acceptable to form hard surfacing, dependent on their visual impact on the setting. Timber decking (including steps and barriers) located on, or near ground level, should, where acceptable, be to a simple design, using good quality materials and not visually intrusive or detract from the appearance of the property. Elevated timber decking should be avoided.

**2.162** The findings of approved Conservation Area Appraisals should be used in determining development proposals and informing details of improvements to the public realm. Any improvements must find a balance between promoting best practice in contemporary public realm design and retaining a harmony with the historic environment. This should enable a high quality scheme where the

design, materials and specification are appropriate to the specific context and location.

Committee should note that:

- The site fronts both Beverley Road and Calderwood Road, an important and prominent corner plot.
- The house is designed to address both streets, with key architectural features, including windows and bays, located on both 'front' elevations.
- The proposed garage is positioned forward of the established building line on Calderwood Road (North elevation).
- It is proposed to remove part of the original boundary wall and hedge, and to remove 3 trees, all of which are important to the character of the surrounding Conservation Area.
- No tree survey has been provided to indicate the species of tree proposed to be removed, or the category of the quality of the trees.
- The site slopes northwards, and the proposed vehicular access from Calderwood Road would result in increased visibility of the garage from the public realm, thereby increasing its visual impact on the character of the surrounding Conservation Area.
- Furthermore, garages in the surrounding area are generally positioned either behind or flush with the building line of their respective dwellinghouses.

Committee should consider whether:

- the siting of the garage forward of the established building line is acceptable?
- the removal of part of the original boundary wall, hedge, and three trees, in the absence of a tree survey — is justified?
- The proposed scale, design and materials are considered acceptable and subservient to the existing dwelling?
- the proposal preserves or enhances the character and appearance of the Conservation Area?
- the siting of the garage diminishes the prominence of the existing building?
- the siting of the garage would result in an unacceptable visual impact on the Conservation Area?

#### 7.4 Design, quality and placemaking

NPF4 Policy 14: Design, quality and place encourages 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.”

Policy 16: Quality homes support householder proposals where they:

- i. 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; and
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

CDP1: Placemaking seeks a holistic, design-led approach to development.

SG1 (Part 2): Placemaking principle provides specific guidance for residential development:

- 2.3** 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.

**2.4 Front to Rear Access** - The following guidance applies:

- a) extensions should not be built up to a common boundary thereby blocking off the only route around the house for garden equipment and refuse bins. All extensions, garages, etc., should be set back from the side property boundary by at least 900 mm to allow external movement of refuse bins, garden equipment etc from the front to the rear of the property; and
- b) Exceptions may be made where an internal route will be maintained via a garage, a small utility room, or an access from the rear garden on to a path, which is a short direct route to the street at the front of the property. If access is through an internal room other than a garage, a separate passageway will be required.

**2.5 Usable Private Garden Space** - The following guidance applies: A minimum of 66% of the original useable private garden space (see Definition)



should be retained in all house plots after extensions, garages, and outbuildings, etc., have been built, to avoid over-development of the site. Adequate car parking shall be maintained within the curtilage of the property after any extension or structure is erected.

**2.6 Privacy and Overlooking** - The following guidance applies:

- a) there should be no adverse impact on existing or proposed accommodation;
- b) windows of habitable rooms (see Definition) should not increase direct overlooking into adjacent private gardens or rooms;
- c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;
- d) above ground floor level, windows of habitable rooms which directly face each other, including dormers, should be at least 18m apart and at least 10m from the site boundary. These distances do not apply to rooflights; and
- e) Obscure glazing in windows of habitable rooms (see Definition) is not considered an acceptable means to mitigate against privacy issues.

**2.7** Exceptions to these distances may be made in situations where windows are at an angle to each other, or, for ground floor rooms, effective permanent screening either exists, or can be erected. Decking is unlikely to be acceptable where, if there is a requirement for the erection of new permanent screening, the screening itself would have a detrimental impact on residential amenity.

**2.8 Daylighting and Sunlight** - Extensions to properties may cast a shadow over a neighbour's house or private garden that reduces their daylight or sunlight, and therefore adversely affect their amenity.

**2.24 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 that:

- The site would maintain a front to rear access of approximately 1.7m between the existing dwelling and proposed garage.
- The proposal would be sited forward of the existing garage, and the area of usable private garden ground would be slightly increased as a result.
- The proposed development would increase overshadowing of the neighbouring property, but mostly over the driveway and not the usable garden ground.
- The proposed development would include a balcony to the rear, would not be visible from the public road, and measures approximately 2.5m x 1.5m.
- The existing driveway uses gravel as treatment. However, no materials are specified for the proposed driveway extension.
- The proposed garage would have a pitched roof finished in slate and would use sandstone facing brick on the front elevation, white render on the rear and side elevation walls to match the existing dwellinghouse.

- The proposed vehicular access would not include stone gate piers, unlike the existing access which features such piers.
- Following amendments to the plan, no gate has been proposed at this stage.
- The applicant has shown on the plans that visibility splay is achieved.
- It is worth noting that the property already benefits from a vehicular access and a secondary access is largely inconsistent with the character of the conservation area.

Committee should consider whether:

- the proposed scale, design, and materials are considered acceptable and sympathetic to the existing dwelling and are in keeping with the character of the Conservation Area?
- the proposal would be overly dominant in relation to the character of the associated dwellinghouse?
- the proposed access provides adequate driver and pedestrian visibility within the visibility splay, and whether this can be maintained in the long term?
- the design of the proposed gate and the absence of stone gate piers is appropriate and sympathetic to the character of the existing dwelling and surrounding area?

## 8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

8.2 Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997 requires that reasoning behind why the local review body has been decided be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

## 9 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

## **10      RECOMMENDATIONS**

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