

Report of Handling for Application 24/01862/FUL

ADDRESS:	11 Beverley Road Glasgow G43 2RT	<div>Item 3</div> <div>9th September 2025</div>
PROPOSAL:	Erection of outbuilding comprising garage with upper storey gym/kitchen, alterations to garden and formation of additional access.	

DATE OF ADVERT:	30 August 2024	
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	<p>One letter of representation was received from the Architectural Heritage Society of Scotland, objecting to the proposal. This letter of representation can be summarised as follows:</p> <ol style="list-style-type: none">1. The scale and siting of the proposed garage would detrimentally affect the spacious character of gardens within the Newlands Conservation Area.2. The proposed vehicle access would not introduce stone gate piers to the proposed vehicular access.3. The proposed gate would be detrimental to the character of the Conservation Area. <p>Officer Response</p> <ol style="list-style-type: none">1. Noted and agreed that the siting of the garage forward of the building line would be detrimental to the existing character of the surrounding Conservation Area and this application has been refused, in part, due to this.2. Noted.3. Agreed, the original gate proposal was contrary to policy. Following amendments to the plan, no gate has been proposed at this stage.	
PARTIES CONSULTED AND RESPONSES	No external consultations undertaken.	
PRE-APPLICATION COMMENTS	None sought.	

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION	NOT APPLICABLE

UNDER REGS 30/31/32	
NPF4 POLICIES	<p>The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as Planning Authority must assess all proposed development against its policies. The following policies are considered relevant to the application:</p> <p>Policy 1 Tackling the climate and nature crises Policy 2 Climate mitigation and adaptation Policy 7 Historic environment Policy 14 Design, quality and place Policy 16 Quality homes</p>
CITY DEVELOPMENT PLAN POLICIES	<p>The City Development Plan consists of high-level policies with statutory Supplementary Guidance. The following policies were considered when assessing the application:</p> <p>CDP1 The Placemaking Principle CDP2 Sustainable Spatial Strategy CDP9 Historic Environment SG1 The Placemaking Principle (Part 2) SG9 Historic Environment</p>
OTHER MATERIAL CONSIDERATIONS	Newlands Conservation Area
REASON FOR DECISION	The proposal is not considered to be in accordance with the Development Plan and there were no material considerations, which outweighed the proposal's deviation from the Development Plan

Comments	
-----------------	--

Planning History	Development Management			
	Ref	Proposal	Decision Issued	Decision
	14/02604/DC	Erection of rear extension to dwellinghouse	16.01.2015	GC
	21/03668/FUL	Installation of rooflights and removal of chimney.	24.03.2022	GC
	22/01036/FUL	Formation of dormer extension with balcony to rear of dwellinghouse and installation of five rooflights.	14.07.2022	RF
Site Visits (Dates)	A site meeting with the applicant and their agent was completed on 16/01/2025.			
Siting	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.			
Design and Materials	The proposed development comprises of a replacement garage measuring approximately 7m x 7m and 6m in height to the roof ridge. The proposed garage would be finished using sandstone facing brick on the front elevation wall 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. The garage would be of a fairly standard design and would have a roof pitch of approximately 39.5°.			

	<p>The balcony and steps would measure approximately 4.1m x 1.7m and 3m in height, with the balcony itself measuring 2.5m x 1.5m.</p> <p>The existing garage shows signs of damage and has a design that is not well in keeping with the surrounding area. The existing garage would be demolished to accommodate the proposed development. The proposed garage would sit, at its northernmost point, approximately 1.7m forward of the existing garage and 8m forward of the existing dwelling.</p> <p>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.</p> <p>The proposal that this application is determined against is an amended scheme. The initial scheme included a different design and was located further forward from the front elevation of the existing dwelling. Following discussions between the applicant's agent and the Council, the amended plans were provided to remedy some of the concerns raised, particularly regarding design and overlooking onto the neighbouring property.</p>
Daylight	<p>The proposed development would increase the level of overshadowing onto the neighbouring property. However, this would mostly fall over the existing neighbouring driveway so would not impact useable private garden ground. The proposal complies with the 45 Degree Approach, outlined Building Research Establishment (BRE) 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' (2022) on both the elevation and plan view. The proposal is therefore in compliance with the Development Plan regarding the impact on neighbouring sunlight/daylight levels.</p>
Aspect	N/A
Privacy	<p>The proposed garage would include a glazed opening on the rear elevation as well as two rooflights (one on each roof plane). Views from the rear elevation opening would look onto the site itself and would not result in an unacceptable increase in overlooking onto neighbouring properties. The roof lights would not cause significant privacy concern given their nature and the position of the garage.</p> <p>The initial scheme included a larger balcony area. The amended plans include a reduced balcony area which is sited approximately 2.4m from the mutual site boundary. The area of balcony is not considered sufficient to provide amenity space and therefore would not result in an unacceptable loss of privacy for neighbours.</p> <p>On this basis, the proposal is in compliance with the Development Plan regarding the impact on neighbouring privacy levels.</p>
Adjacent Levels	<p>The site is on a slope towards the north (front) of the property. This gradient would not impact the proposed garage as the area on a slope would be covered by the proposed driveway extension.</p>
Landscaping (Including Garden Ground)	<p>The site plan indicates the loss of 3 established trees to make way for the proposed driveway extension and access alterations. Upon site visit, it was shown that one of these trees is dead therefore does not provide significant impact on the character of the Conservation Area. The other 2 trees lost appear to be evergreen, so would provide an important impact on the character of the Conservation Area year-round. No tree survey has been provided to indicate the species of tree, a maintenance schedule, or the category of the quality of the tree.</p>
Access and Parking	<p>The proposed development includes the extension of the existing pedestrian access to</p>

	<p>a width of 3.5m to provide vehicular access and the extension of the existing driveway to meet this access. A dropped curb would also be required outwith the red line boundary of the site.</p> <p>If approved the applicant would have to ensure driver/pedestrian intervisibility at the access which would preclude any wall or planting extending above 0.6 metres within the visibility play. The applicant has shown this on the plans but its ongoing maintenance to ensure this is retained could be unenforceable .</p> <p>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.</p>
Site Constraints	Newlands Conservation Area
Other Comments	<p>When an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.</p> <p>In addition, by Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p> <ol style="list-style-type: none"> whether the proposal accords with the statutory Development Plan; whether the proposal preserves or enhances the character or the appearance of the Conservation Area; whether any other material considerations (including objections) have be satisfactorily addressed. <p>In respect of (a), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017.</p> <p>NATIONAL PLANNING FRAMEWORK 4, ADOPTED 2023</p> <p><u>Policies 1: Tackling the Climate and Nature Crises and 2: Climate Mitigation and Adaptation</u></p> <p>NPF4 Policies 1 and 2 are overarching policies that intend to encourage, promote, and facilitate development that addresses the global climate and nature crises, minimises emissions, and adapts to the current and future impacts of climate change.</p> <p>Comment</p> <p>The existing site is already developed, and the proposal would be of a small scale. As such, the proposed development would have minimal impacts on the climate emergency and is not considered to deviate from these policies. The existing garage is dilapidated and not in a condition to justify the requirement for repair. As such, the environmental impact caused by the replacement garage can be rationalised. The proposal is therefore acceptable in regard to NPF4 Policies 1 and 2.</p>

Policy 7 – Historic Assets and Places

The intent of this policy is 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.

Comment

Due to the siting of the proposed garage forward of the existing dwelling, the loss of part of the original boundary wall and hedge, and the loss of mature trees important to the character of the surrounding Conservation Area, the proposal is not in line with Policy 7 applies similar aspirations to the equivalent policy of the Glasgow City Development Plan, CDP9/SG9. As will be demonstrated, the proposal is not in compliance with the CDP and the criteria outlined in Policy 7 of NPF4.

Policy 14 – Design, Quality and Place

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."

Comment

The aspirations of Policy 14 are consistent with the policy criteria set out within CDP1/SG1 of the City Development Plan. As outlined below, the proposal is considered to deviate from this policy and associated Supplementary Guidance. As such, the proposal is not considered to be in line with the requirements of NPF4 Policy 14.

Policy 16 Quality Homes

Policy 16 supports 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.*

Comment

The proposed design of the garage itself is not considered to be detrimental to the character of the home or surrounding area. The environmental impact on the site and surrounding area of the replacement garage is justified due to the condition of the existing. The proposal is not anticipated to result in an unacceptable increase in overshadowing and overlooking.

But, due to the siting of the proposed garage forward of the existing building line, the proposal is considered to detract from the character of the surrounding area, which contains garages either behind or flush with the front elevation of the dwellinghouse on their respective sites.

CITY DEVELOPMENT PLAN, ADOPTED 2017

Policies CDP1 (The Placemaking Principle) and CDP2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of the City Development Plan.

CDP1 & SG1 The Placemaking Principle

CDP1 seeks a holistic, design-led approach to development. SG1 (Part 2) 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.

Comment

The site would maintain a front to rear access of approximately 1.7m between the existing dwelling and proposed garage, in line with SG1.

The proposal would be sited forward of the existing garage and the area of useable private garden ground would be slightly increased following the proposal, in keeping with SG1.

As detailed above, the proposed development would not result in an unacceptable impact on neighbouring daylight/sunlight and privacy levels and the proposal is therefore in line with SG1 in this regard.

However, being an important and prominent corner plot the site fronts two streets, Beverley Road and Calderwood Road. The house is also designed to address both streets with key architectural features including windows and bays located on both 'front' elevations. The proposed garage would extend in front of the established building line on Calderwood Road contrary to SG1.

On this basis, the proposal is not in compliance with the criteria set out in SG1 as the

proposal is forward of the established building line and therefore would be detrimental to the dominance of the existing dwelling over the site.

CDP9 & SG9 Historic Environment

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.

Comment

The proposed development would include a balcony to the rear. The initial proposal included a larger balcony area that did raise overlooking concerns. Following discussions between the applicant's agent and the Council, the proposed balcony was reduced in size (2.5m x 1.5m) and moved further from the mutual site boundary. The proposed balcony is not anticipated to result in an unacceptable loss of neighbouring privacy levels. The balcony would be sited to the rear and would not be visible from the public road. As such, and despite balconies not being encouraged by SG9, the proposed balcony would be acceptable in this case.

The proposed driveway extension would result in a loss of useable front garden space only. No useable private rear garden ground would be lost as a result on the driveway. The original garden wall would be partly lost, which is considered to be detrimental to the character of the surrounding Conservation Area, contrary to SG9.

	<p>The existing driveway uses gravel as treatment, and it can be assumed that this would be continued for the driveway extension. If approved a condition would be attached to ensure that a matching material would be used, for the avoidance of doubt. It was not suggested on the plans or within discussions with the applicant and their agent that brick paviors, bituminous surfacing, or concrete monoblocking would be used, in line with SG9.</p> <p>As detailed in the 'Landscaping (Including Garden Ground)' section above, the proposed development would result in a loss of trees close to the site boundary that are important to the character of the surrounding Newlands Conservation Area in order to accommodate the proposed driveway extension.</p> <p>The proposed driveway extension would not be located in the rear garden, in line with SG9. The proposed driveway extension is considered to be reasonable to accommodate the proposed development. Part of the original boundary wall would be lost to accommodate the new vehicular access, contrary to SG9.</p> <p>The proposed garage would have a pitched roof, in line with SG9, and would use a wall material sympathetic to the associated dwellinghouse and its existing extension, in line with SG9.</p> <p>The garage would not be sited to the rear of the dwelling, contrary to SG9. The proposed vehicular access would provide increased views of the garage from the public road, increasing the visual impact of the proposal on the character of the surrounding Conservation Area. The design and scale in of itself would be subservient to the character of the existing building, but the domination of the dwelling would be partly lost due to the siting of the garage forward of the building line, contrary to SG9. Furthermore, the siting forward of the building line would not be in keeping with the character of the surrounding area, which contains garages sited behind or flush with the building line of their respective dwellinghouses, contrary to SG9.</p> <p>On this basis, the proposed development is not in compliance with the requirements set out in SG9.</p> <p>Conclusion</p> <p>Overall, in respect of (a) and (b), the proposal does not comply with the Development Plan and does not preserve the character of the Newlands Conservation Area, as outlined above.</p> <p>In respect of (c), there are no further material considerations to be addressed. No letters of representation have been received for this proposal which require to be addressed prior to the determination of this application but this is not reason in itself to grant planning permission. Planning has advised that in its current status planning permission would be refused and this has been accepted.</p> <p>As such, the proposal is not considered to be in accordance with the Development Plan and there are no material considerations which outweighed the proposal's deviation from the Development Plan. Therefore, it is recommended that this proposal is refused.</p>
Recommendation	Refuse

Reasons for Refusal

01. 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.
02. 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.
03. 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.
04. The proposal would be overly dominant to the character of the associated dwellinghouse as a result of its siting forward of the principal elevation.

Refused Plans

01. PROPOSED PLANS; Received 29 November 2024
02. SITE PLAN AS PROPOSED; Received 13 March 2025