



Item 6  
17th March 2026

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto: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      100729552-001

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.

## Description of Proposal

Please describe accurately the work proposed: \* (Max 500 characters)

Formation of additional rooflights to existing detached dwelling including extension.

Has the work already been started and/ or completed? \*

No    Yes - Started    Yes – Completed

## 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

## Agent Details

Please enter Agent details

Company/Organisation:	Scenic Lets LTD		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	Daniel	Building Name:	Many Studios
Last Name: *	Bar	Building Number:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Address 1 (Street): *	3 Ross Street
Extension Number:	<input type="text"/>	Address 2:	The Barras
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	Glasgow
		Postcode: *	G1 5AR
Email Address: *	<input type="text"/>		
Is the applicant an individual or an organisation/corporate entity? *			
<input checked="" type="checkbox"/> Individual <input type="checkbox"/> Organisation/Corporate entity			

## Applicant Details

Please enter Applicant details

Title:	Ms	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	Laura	Building Number:	21
Last Name: *	Kyle	Address 1 (Street): *	Langside Drive
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	Glasgow
Extension Number:	<input type="text"/>	Country: *	Scotland
Mobile Number:	<input type="text"/>	Postcode: *	G43 2EP
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text"/>		

## Site Address Details

Planning Authority:

Glasgow City Council

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

Address 1:

21 LANGSIDE DRIVE

Address 2:

Address 3:

Address 4:

Address 5:

Town/City/Settlement:

GLASGOW

Post Code:

G43 2EP

Please identify/describe the location of the site or sites

Northing

660867

Easting

257409

## Pre-Application Discussion

Have you discussed your proposal with the planning authority? \*

Yes  No

## Trees

Are there any trees on or adjacent to the application site? \*

Yes  No

If yes, please mark on your drawings any trees, known protected trees and their canopy spread close to the proposal site and indicate if any are to be cut back or felled.

## Access and Parking

Are you proposing a new or altered vehicle access to or from a public road? \*

Yes  No

If yes, please describe and show on your drawings the position of any existing, altered or new access points, highlighting the changes you proposed to make. You should also show existing footpaths and note if there will be any impact on these.

## Planning Service Employee/Elected Member Interest

Is the applicant, or the applicant's spouse/partner, either a member of staff within the planning service or an elected member of the planning authority? \*

Yes  No

## Certificates and Notices

CERTIFICATE AND NOTICE UNDER REGULATION 15 – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATION 2013

One Certificate must be completed and submitted along with the application form. This is most usually Certificate A, Form 1, Certificate B, Certificate C or Certificate E.

Are you/the applicant the sole owner of ALL the land? \*

Yes  No

Is any of the land part of an agricultural holding? \*

Yes  No

## Certificate Required

The following Land Ownership Certificate is required to complete this section of the proposal:

Certificate A

## Land Ownership Certificate

Certificate and Notice under Regulation 15 of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

Certificate A

I hereby certify that –

(1) - No person other than myself/the applicant was an owner (Any person who, in respect of any part of the land, is the owner or is the lessee under a lease thereof of which not less than 7 years remain unexpired.) of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

(2) - None of the land to which the application relates constitutes or forms part of an agricultural holding

Signed: Daniel Bar

On behalf of: Ms Laura Kyle

Date: 13/10/2025

Please tick here to certify this Certificate. \*

## Checklist – Application for Householder Application

Please take a few moments to complete the following checklist in order to ensure that you have provided all the necessary information in support of your application. Failure to submit sufficient information with your application may result in your application being deemed invalid. The planning authority will not start processing your application until it is valid.

- a) Have you provided a written description of the development to which it relates? \*  Yes  No
- b) Have you provided the postal address of the land to which the development relates, or if the land in question has no postal address, a description of the location of the land? \*  Yes  No
- c) Have you provided the name and address of the applicant and, where an agent is acting on behalf of the applicant, the name and address of that agent? \*  Yes  No
- d) Have you provided a location plan sufficient to identify the land to which it relates showing the situation of the land in relation to the locality and in particular in relation to neighbouring land? \*. This should have a north point and be drawn to an identified scale.  Yes  No
- e) Have you provided a certificate of ownership? \*  Yes  No
- f) Have you provided the fee payable under the Fees Regulations? \*  Yes  No
- g) Have you provided any other plans as necessary? \*  Yes  No

Continued on the next page

A copy of the other plans and drawings or information necessary to describe the proposals (two must be selected). \*

You can attach these electronic documents later in the process.

- Existing and Proposed elevations.
- Existing and proposed floor plans.
- Cross sections.
- Site layout plan/Block plans (including access).
- Roof plan.
- Photographs and/or photomontages.

Additional Surveys – for example a tree survey or habitat survey may be needed. In some instances you may need to submit a survey about the structural condition of the existing house or outbuilding.  Yes  No

A Supporting Statement – you may wish to provide additional background information or justification for your Proposal. This can be helpful and you should provide this in a single statement. This can be combined with a Design Statement if required. \*  Yes  No

You must submit a fee with your application. Your application will not be able to be validated until the appropriate fee has been Received by the planning authority.

## Declare – For Householder Application

I, the applicant/agent certify that this is an application for planning permission as described in this form and the accompanying Plans/drawings and additional information.

Declaration Name:

Declaration Date:

## 2 5 0 4 S T A T E M E N T O F A P P E A L

Application Reference	25/02372/FUL
Date of Notice	06.02.2026
Proposal	Installation of rooflights to dwelling house
Applicant	Ms Laura Kyle

### 1. Introduction

This Statement accompanies the Notice of Review submitted in respect of the refusal of planning permission for the installation of conservation-style rooflights at 21 Langside Drive, Glasgow.

The application relates to an unlisted Victorian villa located within a designated Conservation Area. The proposal seeks permission for the installation of two rooflights on the west-facing side roof slope of the original dwelling.

The decision notice states that the proposal is contrary to:

- NPF4 Policy 7: Historic Assets and Places
- CDP9: The Historic Environment
- SG9: Historic Environment

Specifically on the basis that the rooflights would introduce an anomalous intervention in a prominent location that fails to respect the architectural character of the building and would detract from the wider conservation area.

For the reasons set out below, it is respectfully submitted that the proposal complies with the Development Plan when read as a whole and that the refusal does not properly reflect the limited visual impact, policy compliance, and conservation-sensitive design of the revised scheme.

### 2. Policy Context

NPF4 – Policy 7: Historic Assets and Places

Policy 7 supports proposals affecting historic assets where they:

- Preserve or enhance the character and appearance of the asset and its setting
- Are based on an understanding of the historic environment
- Avoid adverse impact on the special interest of the asset

CDP9 and SG9 – Historic Environment

SG9 (paras 2.41–2.42) provides specific guidance on rooflights within Conservation Areas. It states:

- Rooflights should not be introduced on the front elevation of unlisted buildings in Conservation Areas.
- Conservation-style rooflights are the preferred solution.

- Units should replicate traditional rooflights in design, be low-profile, flush-fitted, include glazing bars, and be coloured to blend with the roof finish.
- The number and location of rooflights will be taken into consideration.

### 3. Compliance with SG9 – Location

The proposal does not include rooflights on the principal (front) elevation of the villa.

The two rooflights are positioned on the west-facing side roof slope. While the property occupies a corner plot, this side elevation is not equivalent to a principal façade in architectural or townscape terms.

Importantly:

- The side boundary is defined by a masonry wall, fence and mature hedge planting.
- An updated Visual Impact Assessment was submitted to demonstrate winter conditions when deciduous foliage is absent.
- The hedge provides effective year-round screening from Langside Drive.
- From pedestrian eye level on the public footway, the rooflights are not visible.
- In key viewpoints, the existing chimney stack obscures the relevant portion of roof slope.
- In other positions, the roof overhang prevents a direct line of sight.

The proposal therefore complies with SG9 paragraph 2.41, as no rooflights are introduced on the front elevation, and the side elevation is not publicly perceptible in a manner that would impact the conservation area.

### 4. Compliance with SG9 – Design and Materials

Following officer feedback, the proposal was revised to:

- Reduce the size of all rooflights by approximately one third
- Specify conservation-style rooflights
- Incorporate central glazing bars
- Use a portrait orientation
- Align rooflights vertically with existing window openings
- Ensure low-profile, flush-fitted installation
- Specify dark-coloured frames to blend with the existing natural slate roof finish

The number of rooflights has been kept to the minimum required (two units).

The revised specification directly addresses the design criteria set out in SG9 paragraph 2.42 and reflects a conservation-led approach to detailing.

The rooflights do not:

- Interrupt the ridge line
- Project above the plane of the roof
- Alter the roof silhouette
- Remove or disturb architectural detailing

They are modest, proportionate insertions within a secondary roof slope.

## 5. Prominence and Visual Impact

The refusal describes the rooflights as being located in a "prominent" position.

Respectfully, this assessment does not reflect the site conditions demonstrated in the submitted Visual Impact Assessment.

Prominence must be assessed by reference to:

- Actual public visibility
- Degree of interruption to roof scape
- Contribution to conservation area character

The proposed rooflights are:

- Not visible from the principal elevation
- Not perceptible from pedestrian level due to boundary treatment and existing building elements
- Positioned on a secondary roof plane

Even in the unlikely event of partial seasonal visibility, the reduced scale, flush conservation detailing, and limited number ensure that no material harm arises to the character of either the building or the wider conservation area.

The defining characteristics of the Conservation Area — stone façades, roof form, chimneys, massing and boundary treatments — remain entirely unaffected.

## 6. Compliance with NPF4 Policy 7

The proposal preserves the character and appearance of the building and conservation area because it:

- Retains the original roof form and silhouette
- Introduces only minor, reversible alterations
- Does not alter the architectural composition of the principal elevation
- Utilises sympathetic materials and detailing

Rooflights are a lightweight and reversible intervention. They do not constitute structural alteration to the roof and could be removed without permanent harm to the historic fabric.

The proposal represents a modest adaptation of a traditional dwelling to meet contemporary living requirements without extending the building or altering its massing.

As such, it accords with the intent and requirements of Policy 7.

## 7. Context Within the Street

It is noted that comparable rooflights are present on neighbouring properties, including examples located on more prominent roof slopes facing Langside Drive.

While each application must be assessed on its own merits, this demonstrates that rooflights are not alien features within the wider roof scape context.

The proposal at No. 21 is materially less prominent than examples visible on principal elevations within the immediate vicinity.

## 8. Sustainable Adaptation and Use

The rooflights facilitate the sensitive conversion of the attic space to provide two home working areas.

The proposal:

- Enables continued occupation of the property by a growing family
- Supports modern working patterns
- Avoids the need for relocation or external extension
- Makes efficient use of existing building stock

Such modest adaptation aligns with broader sustainability principles within NPF4, encouraging the continued viable use of existing buildings.

## 9. Officer Correspondence and Revisions

Following pre-determination discussions, the application responded positively to officer feedback by:

- Reducing the scale of rooflights
- Revising the specification to conservation-style units
- Submitting a Statement of Amendments
- Providing an updated Visual Impact Assessment

The revisions directly addressed the design concerns raised.

It is respectfully submitted that the revised scheme demonstrates a clear willingness to achieve policy compliance and mitigate potential impacts.

## 10. Conclusion

The proposal:

- Complies with SG9 paragraphs 2.41–2.42
- Preserves the character and appearance of the building
- Does not introduce rooflights on the principal elevation
- Has negligible visual impact due to screening and positioning
- Utilises conservation-appropriate detailing
- Represents a minor, reversible intervention

When assessed against NPF4 Policy 7, CDP9, and SG9, the proposal does not result in material harm to the character of the building or conservation area.

## Procedural Clarification

The decision notice dated 6 February 2026 refers to a Handling Report. At the time of submitting this Notice of Review, a copy of that report has not been made available to the applicant. A request for the Handling Report was submitted by email on 13 February 2026.

Given that the application was originally submitted on 13 October 2025 and validated on 31 October 2025, the applicant has proceeded with submission of the Notice of Review in order to avoid further delay.

Should the Handling Report contain additional reasoning beyond that set out in the decision notice, the applicant reserves the right to respond to any such matters.

It is therefore respectfully requested that the Local Review Committee overturn the refusal and grant planning permission.



Signed: Daniel Bär, Architect