

Report of Handling for Application 25/02372/FUL

<p>ADDRESS:</p>	<p>21 Langside Drive Glasgow G43 2EP</p>	<p style="text-align: center; margin: 0;">Item 3</p> <p style="text-align: center; margin: 0;">17th March 2026</p>
<p>PROPOSAL:</p>	<p>Installation of rooflights to dwellinghouse.</p>	
<p>DATE OF ADVERT:</p>	<p>7 November 2025</p>	
<p>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</p>	<p>7 neighbour notification letters were issued. The application was advertised in the local press and was included on the Weekly List of Applications. No public comments were received.</p>	
<p>PARTIES CONSULTED AND RESPONSES</p>	<p>None.</p>	
<p>PRE-APPLICATION COMMENTS</p>	<p>No formal pre-application advice was requested, however, during the course of this application the proposal was revised following case officer feedback.</p>	
<p>EIA - MAIN ISSUES</p>	<p>NONE</p>	
<p>CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES</p>	<p>NOT APPLICABLE</p>	
<p>DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES</p>	<p>NOT APPLICABLE</p>	
<p>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</p>	<p>NOT APPLICABLE</p>	
<p>S75 AGREEMENT SUMMARY</p>	<p>NOT APPLICABLE</p>	
<p>DETAILS OF DIRECTION UNDER REGS 30/31/32</p>	<p>NOT APPLICABLE</p>	
<p>NPF4 POLICIES</p>	<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.</p> <p>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 assets and places Policy 14: Design, quality and place Policy 16: Quality homes</p>	
<p>CITY DEVELOPMENT PLAN POLICIES</p>	<p>The City Development Plan consists of high-level policies with statutory Supplementary Guidance.</p> <p>The following policies were considered when assessing the application: CDP1 and SG1 (Part 2): The Placemaking Principle CDP9 and SG9: Historic Environment</p>	

OTHER MATERIAL CONSIDERATIONS	Newlands Conservation Area Appraisal (2019): Newlands Conservation Area Appraisal
REASON FOR DECISION	The proposal is considered to be in accordance with the Development Plan and there were no material considerations, which outweighed the proposal's accordance with the Development Plan.

Comments	
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Planning History	Development Management			
	Ref	Proposal	Decision Issued	Decision
	16/02072/DC	Erection of single storey extension to rear, conservatory to side and replacement windows to dwellinghouse.	04.11.2016	GC
	17/02468/DC	External alterations to workshop at rear of dwellinghouse including dormer extension and formation of access stairs. Withdrawn	30.10.2017	VW
	17/02887/DC	Erection of single storey extension, conservatory to side and replacement windows to dwellinghouse - amendment to 16/02072/DC to amend conservatory roof material and formation of new access to kitchen.	18.12.2017	GC
	25/02372/FUL	Installation of rooflights to dwellinghouse.		PCO
Site Visits (Dates)	Not required. The application was assessed using a desk-based analysis of the information provided and online sources.			
Siting	<p>The application site is a large, detached villa situated on a corner plot, with Langside Drive to the west and Newlands Road to the south. Within the Newlands Conservation Area Appraisal the property is regarded as an unlisted building of townscape merit.</p> <p>The property is within Newlands Conservation Area and is within Ward 02.</p>			
Design and Materials	<p>This application seeks consent the installation of 6no rooflights:</p> <ul style="list-style-type: none"> - 2no located on the western roofslope of the original villa; and - 4no located on the roof of the modern (2016) single storey wraparound extension. <p>All rooflights are proposed to be Roof Maker Conservation Luxlite style, with central glazing bar.</p>			
Daylight	No Development Plan issues. It is proposed to install the rooflights to allow natural daylight and ventilation into the accommodation.			
Aspect	No Development Plan issues.			
Privacy	No Development Plan issues.			
Adjacent Levels	NOT APPLICABLE.			
Landscaping (Including Garden Ground)	NOT APPLICABLE.			
Access and Parking	NOT APPLICABLE.			

Site Constraints	Newlands Conservation Area
Other Comments	<p>Sections 25 and 37 of the Town and Country Planning (Scotland) Act requires that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, Section 64(1) of the same Act requires the Council 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> <ul style="list-style-type: none"> a) whether the proposal accords with the statutory Development Plan; b) whether the proposal preserves or enhances the character or the appearance of the Conservation Area; c) whether any other material considerations (including objections) have been satisfactorily addressed. <p>In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017. In order to assess (a) and (b) the proposal must be considered against the following policies:</p> <p>NPF4 Policies 1 and 2 are overarching policies which must be considered for all development, giving weight to the climate and nature crises, and minimising lifecycle emissions. These policies will be considered throughout this assessment, but overall, the development is not considered to negatively impact on either crises. The proposal will improve natural daylight into the property, minimising the need to use artificial lighting.</p> <p>NPF4 Policy 14 and CDP1 are considered for all development proposals, advising new development should aspire towards the highest standards of design and placemaking while providing high quality amenity to existing and new residents in the City. New development should respect the environment by responding to its qualities and character, while protecting the City's heritage. NPF4 Policy 16 provides guidance in relation to householder proposals, stating these will be supported where the size, design and materials of the proposal don't impact on the character of the home or area, and do not negatively impact on neighbouring properties. These are further supported by NPF4 Policy 7 and CDP9/SG9, which provide further detailed guidance for proposals in Conservation Areas. These state all proposals must preserve and enhance the special character and appearance of the property and wider area and respect its historic context including through the use high quality and appropriate materials. SG9 provides the following detailed guidance:</p> <p>Rooflights – New rooflights should replicate traditional rooflights in design, have low-profile framing and be flush-fitted, have structural glazing bars, and be coloured to blend in with the roof finish. New rooflights should not be introduced on the front elevation; new rooflights should be on the rear elevation or in the valley of an M-shaped roof.</p> <p>Comment: The proposed rooflights are to be conservation-style with a central glazing bar. This is an appropriate design for use in the Conservation Area and are in compliance with policy. A safeguarding condition will be attached to ensure these are dark coloured to match the slate. Following contact with the agent, the rooflights have been re-designed (reduced in scale, glazing bar introduced) to be more in keeping the Conservation Area and minimise any visual impact.</p> <p>The location of the rooflights are, broadly, acceptable. The rooflight on the southern (front) elevation, but this is located on the modern extension and will not be publicly visible. The two rooflights located on the main villa are located on the western roofslope. This property is a corner plot, with the principal elevation being south to Newlands Road. The rooflights on the main villa are to be on the western roofslope, and these will be well-screened behind the existing chimney and trees/hedging to the</p>

	<p>boundary. The rooflights have been located with reference to the existing windows, with those on the extension being centred to the roof lantern, and those on the villa being set between the existing windows.</p> <p>Overall, the rooflights are considered to be appropriately designed and located. These will allow for a sensitive, modern alteration to the property, whilst retaining and protecting the heritage interest of the property and wider area.</p> <p>In respect of c) other material considerations, no consultations were required, and no public comments were received.</p> <p>Overall, the proposal is considered to meet a suitable standard of design that is respectful of its context, and will not introduce any negative impacts to residential amenity. On this basis it is recommended that this application for planning permission be granted subject to conditions.</p>
Recommendation	Granted Subject to Condition(s)

Date: 16/12/2025	DM Officer	Claire Hunt
Date	DM Manager	

CONDITIONS AND REASONS

The proposal is considered to be in accordance with the Development Plan and there were no material considerations, which outweighed the proposal's accordance with the Development Plan.

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 interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. All new and replacement rooflights shall replicate traditional rooflights in design, low profile framing and structural glazing bars; shall be coloured to blend in with the existing roof finish; and shall be flush-fitted.

Reason: To safeguard the amenity of the surrounding Conservation Area.

Drawings

The development shall be implemented in accordance with the approved drawing(s):

1. 2504_101 A LOCATION PLAN ; Received 14 October 2025
2. 2504_202_A FIRST FLOOR PLAN PROPOSED ; Received 10 December 2025
3. 2504_203_A SECOND FLOOR PLAN PROPOSED ; Received 10 December 2025
4. 2504_204_A ROOF PLAN PROPOSED ; Received 10 December 2025
5. 2504_301_A VERTICAL SECTION A-A PROPOSED ; Received 10 December 2025
6. 2504_302_A VERTICAL SECTION B-B PROPOSED ; Received 10 December 2025
7. 2504_303_A VERTICAL SECTION C-C PROPOSED ; Received 10 December 2025
8. 2504_401_A ELEVATION SOUTH PROPOSED ; Received 10 December 2025
9. 2504_402_A ELEVATION WEST PROPOSED ; Received 10 December 2025
10. 2504_403_A ELEVATION NORTH PROPOSED ; Received 10 December 2025

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority.