

Report of Handling for Application 26/00044/FUL

ADDRESS:	Flat 1 25 Onslow Drive Glasgow G31 2LY
PROPOSAL:	Partial removal of wall and installation of metal gates to boundary and formation of bin storage area to front of flatted dwellings (retrospective).

DATE OF ADVERT:	20 February 2026
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	None received.
PARTIES CONSULTED AND RESPONSES	DRS - HERITAGE AND WEST provided consultation advice, recommending refusal, for the application, as summarised below: • The front boundary walls are important elements of the historical townscape and contribute to the character of the conservation area. • Although wheeled bins are typically stored in front gardens within the street block, they are reasonably discrete and located behind boundary hedges or other planting. • It is recognised that the works have been undertaken to assist an elderly resident, but no access audit and conservation statement have been undertaken, as recommended by HES, and alternatives have not been explored, e.g. storing the bins behind the boundary wall, adjusting the ground levels to allow them to be rolled out the original gateway and providing hedging to screen them from public view. • Removal of part of the boundary wall and formation of a highly visible bin storage to the front boundary detracts from the terrace boundary and is detrimental to the historic character and visual amenity of the conservation area. • The development would create an undesirable precedent for similar boundary alterations in the locality with a cumulative detrimental impact on the character and appearance of the conservation area. • Due to its location and design and the removal of part of the historic front boundary wall, the proposed bin storage area would detract from the character and visual amenity of the streetscape and fail to preserve and enhance the character and appearance of the Dennistoun Conservation Area, and is contrary to SG1, SG9, CDP1, CDP9, and NPF4 Policy 7.
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 UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	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: 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
CITY DEVELOPMENT PLAN POLICIES	The City Development Plan consists of high-level policies with statutory Supplementary Guidance. The following policies were considered when assessing the application: CDP1 The Placemaking Principle CDP2 Sustainable Spatial Strategy CDP9 Historic Environment SG1 The Placemaking Principle (Part 2) SG9 Historic Environment
OTHER MATERIAL CONSIDERATIONS	Dennistoun Conservation Area Appraisal HES Managing Change in the Historic Environment
REASON FOR DECISION	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.

Comments	
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	Enforcement			
	Ref	Proposal	Closed	Decision
	25/00552/EN	Enforcement Enquiry		PLNREC
Siting	The application site contains a unlisted, two-storey, terraced, flatted unit on the north side of Onslow Drive. The application comprises of the upper (first floor) level flat, which holds sole ownership of the front garden area and has no access to the garden and lane to the rear. The site is located within the Dennistoun Conservation Area and in Ward 22 – Dennistoun.			
Design and Materials	The development comprises of the partial removal of the front boundary wall and the installation of metal gates to the front boundary to accommodate the introduction of a front garden bin store measuring approximately 2.8m x 1.2m. The metal gates match the height, colour (black), and design of the existing fence railing. The bin store is located approximately 1.9m from the west site boundary, 3.1m from the east site boundary, and 2.8m from the front elevation bay window of the building. The store is finished using a smoothed concrete base and breezeblock walls covered using concrete and topped with flat coping stones. This application was made in retrospect to the development, which has now been completed.			
Daylight	N/A			
Aspect	N/A			
Privacy	N/A			
Adjacent Levels	N/A			

Landscaping (Including Garden Ground)	The development does not result in the loss of significant landscaping/planting that significantly contributes to the character of the site or the surrounding Conservation Area and is therefore acceptable in this regard.
Access and Parking	N/A
Site Constraints	Dennistoun Conservation Area
Other Comments	When an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. 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. The issues to be taken into account in the determination of this application are therefore considered to be: - 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 been satisfactorily addressed. 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. <u>Policies 1: Tackling the Climate and Nature Crises and 2: Climate Mitigation and Adaptation</u> The development is of a small scale within an already developed site and surrounding area. The development creates minimal impact the ability to mitigate and adapt to the climate and nature crises. As such, the proposal is in line with policies 1 and 2. <u>Policies 7: Historic Assets and Places and CDP9/SG9: Historic Environment</u> SG9 notes that boundary walls and railings on unlisted buildings in Conservation Areas should be retained in situ, repaired, reinstated, or replaced as they contribute to the character of the conservation area. Policy 7 only supports development proposal in or affecting conservation areas where the character and appearance of the conservation area and its setting is preserved or enhanced. The partial loss of the existing boundary wall is therefore contrary to policies 7 and CDP9/SG9 due to the loss of the historic boundary wall and highly visible nature of the bin store, which contains minimal screening. This determination is supported by the Council's Heritage team, who raised concern regarding the potential detrimental cumulative impact of an undesirable precedent set for similar boundary alterations in the locality of the site. In addition, the Dennistoun Conservation Area Appraisal encourages the enclosure of front gardens with traditional treatments, such as the re-introduction of original railing and the retention and repair of original stone. As such, the proposed development is out of keeping with the intentions of the Dennistoun Conservation Area Appraisal. Furthermore, the Managing Change in the Historic Environment Guidance on Boundaries provided by HES advises: - Walls, fences and other boundary treatments form important elements in defining the character of conservation areas. - Age, design, materials, and associated features are amongst the factors that contribute to the interest of historic boundaries.

	• In planning works to historic boundaries, it is important to understand and protect their key characteristics. • The precedent of alterations in unified designs of streets and other groups of buildings should be considered. The Managing Change in the Historic Environment Guidance on Accessibility provided by HES advises that where physical alterations are required, it is usually possible to achieve access improvements that are sensitive to the historic character of the building or place through high-quality design, management and maintenance. The guidance recommends access audits and conservation statements to achieve the best practical balance between the access requirements and the reasonable conservation needs of the building or place. The development results in the loss of a boundary wall, which provides a consistent character within the immediate surrounding area, to the detriment of the Conservation Area's character. No access audit or conservation statement has been provided to support this application. There is no precedent for similar development within the immediate surrounding area and, as noted by the response by the Council's Heritage team, the development included within this proposal would result in an undesirable precedent for similar development in the locality. The development is therefore not in keeping with the HES guidance. <u>Policies 14: Design, Quality and Place, 16: Quality Homes, and CDP1/SG1: The Placemaking Principle</u> The bin store is located approximately 2.8m, and is as far as possible, from any residential windows within the site, in line with SG1. Whilst SG1 notes that bin stores should not be located within the front garden, the application site does not benefit from access to the rear garden and lane so the existing precedent within the site and its neighbouring properties is for front garden bin storage and is acceptable in this context. However, the development contains minimal screening and presents the 4 no. bins directly adjacent to the adopted public footway, creating a detrimental visual impact on the character of the surrounding streetscape, contrary to the pleasant aspect of policy 14 and to SG1. The partial loss of the original boundary wall results in a detrimental impact on the distinctive character of the street, contrary to policy 14. Policy 16 supports development relating to health conditions that lead to particular accommodation needs. However, no access audit has been provided to support this application, as outlined within HES guidance, and is therefore not justified in this case. Conclusion Overall, in respect of (a) and (b), the proposal does not comply with the Development Plan and does not preserve the character of the Bridgton Cross Conservation Area, as outlined above. 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. 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.
Recommendation	Refuse

Date: 10.04.2026	DM Officer	Dominic Batty
Date: <u>22/04/2026</u>	DM Manager	Ian Briggs

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 National Planning Framework 4 (adopted February 2023) Policy 14: Design, Quality and Place and Policy 7: Historic Assets and Places and CDP1: The Placemaking Principle and CDP9: Historic Environment of the Glasgow City Development Plan (adopted March 2017) in that the partial removal of the historic front boundary wall and siting in a prominent location results in a detrimental impact on the visual amenity of the streetscape and fails to preserve and enhance the character and appearance of the Dennistoun Conservation Area.

Refused Drawings

01. LOCATION PLAN – DRAWINGS AND PICS; Received 11 February 2026