



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms Deborah Robertson Phone: 0141 287 8572

ITEM 1

11th March 2014

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	13/02762/DC	DATE VALID	25.11.2013
SITE ADDRESS	1514 Barrhead Road Glasgow G53 7TW		
PROPOSAL	Change of use from former Council Parks and Recreation Department Offices to Dwelling House (Class 9) with alterations.		
APPLICANT	Taqdeer Pall 50B Tinto Road GLASGOW G43 2AH	AGENT	Jagir Pall 50B Tinto Road GLASGOW G43 2AH
WARD NO(S)	03, Greater Pollok	COMMUNITY COUNCIL	02_123, Hurllet And Brockburn (Inactive)
CONSERVATION AREA		LISTED	
ADVERT TYPE		PUBLISHED	13 December 2013
CITY PLAN	Residential		

REPRESENTATIONS/ CONSULTATIONS

REPRESENTATIONS

58 objections have been received, mostly from local residents.

57 objections are of the pro-forma type, listing the following reasons for objecting:

1. Excessive amounts of traffic trying to merge onto Barrhead Road at Hurllet junction, which is already a problem for Househill Estate homes.
2. Excessive noise from a commercial garage, so close to a quiet residential area.
3. A commercial or private vehicle repair garage in the middle of a residential property affecting house property values.
4. The Council's own Planning and Development Policy Principle states residential only.
5. The unsightly look of a garage and car storage units next to a forestry and nature area.

The remaining objection also lists the foregoing as grounds for objection, in the form of a letter.

CONSULTATIONS

Land and Environmental Services-No objection subject to a condition regarding the details of refuse and recycling storage areas to ensure that the proper disposal of waste is adhered to.

SITE AND DESCRIPTION

SITE: The application site is situated within the Pollock area close to the junction of Barrhead Road and Hurllet Road and fronts onto Househill Park. The subject known locally as Roughmussel is a former GDC Parks and Recreation Depot (approx 0.99ha) which comprises a series of traditional stone built properties grouped around a courtyard, with a frontage onto the Barrhead Road. The remainder of the site is made up of garden ground and yard space which includes pre-fabricated outbuildings at the rear of the site. The site occupies an elevated position and contains a number of mature trees along its boundaries.

The application site sits within an area which is primarily residential in character and carries no specific environmental designations, neither are the buildings listed or situated in a Conservation Area. However, an established tree belt and ground along the rear of the site is identified as a site of special landscape, importance, under the City Plans PAN 65 Open Space Audit. The site borders established green belt at Hurllet Hill, which is also designated as a site of importance to nature conservation, as well as ancient long established on semi mature natural woodland. Househill Park and Leven water is also a SINC and a corridor of wildlife and landscape importance.

The site levels slope upwards from east to west and across the site from north to south, with the building significantly being set back with landscaped area to the front and a grassed and treed area to the rear.

PLANNING HISTORY:

85/02083/DC:

Change of use of Local Authority dwelling house to GDC Parks and Recreation Department office.

00/00728/EN:

Complaint regarding erection of a Romney shed on 24th July 2000. Site investigation revealed that at time of visit foundations were being prepared for the erection of a Romney shed to house vehicles.
18/01/2000: Case closed.

PROPOSALS:

The proposal involves an application for change of use of a former Council Parks Depot to a 5 bed dwelling house (Class 9) with associated external alterations. At present external alterations are limited to the infilling of an existing doorway and formation of window opening at ground floor level, however it is the applicants intention to seek further approvals for the refurbishment of the adjoining courtyard buildings.

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee Report. The remainder of the information and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

- i. An environmental statement.
Not applicable to this application.
- ii. An appropriate assessment under the Conservation (Natural Habitats etc) Regulations 1994.

Not applicable to this application.

- iii. A design statement or a design and access statement.

Not applicable to this application.

- iv. Any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding).

Not applicable to this application.

B. Summary of the terms of any Section 75 planning agreement

N/A

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions.

- i. With regard to Environmental Impact Assessment Regulations (Regulation 30).

Not applicable to this application.

- ii. 1. Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31).

No direction has been made by Scottish Ministers/Not applicable.

2. Restricting the grant of planning permission.

No direction has been made by Scottish Ministers/Not applicable.

- iii. 1. Requiring the Council to consider imposing a condition specified by Scottish Ministers.

Not applicable to this application.

2. Requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered the condition.

Not applicable to this application.

POLICIES

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material considerations indicate otherwise.

The main issues in the assessment of this application are considered to be:-

- (a) whether the proposal accords with the Development Plan;
- (b) whether any other material considerations, including the matters raised in the consultation responses and letters of representation, have been satisfactorily addressed.

In respect of (a), the Development Plan comprises the Glasgow and Clyde Valley Strategic Development Plan (adopted May 2012) and City Plan 2.

The Glasgow and Clyde Valley Strategic Development Plan:

There are not considered to be any policies which are relevant to the development proposals contained within the Strategic Development Plan.

City Plan 2:

Within the City Plan 2, the policies outlined below are considered relevant to the assessment of the application:-

- DEV 2 - Residential and Supporting Uses
- DG/ENV 4 - Development Affecting Environmental Designations
- ENV 7 - National, Regional and Local Environmental Designations:
- Site of Special Landscape Importance
- TRANS 4 - Vehicle Parking Standards

ASSESSMENT AND CONCLUSIONS

This application is for change of use from the former GDC Parks and Recreation Offices to a dwelling house (Class 9) with alterations.

The works comply with the City Plan 2 in respect of the following policies:

DEV 2: Residential and Supporting Uses:

Comment:

The surrounding area and the land immediately adjacent to the application site is designated as residential and comprises a mix of densities. The proposed use as a dwelling house and ancillary uses in the outbuildings are compatible with the uses in the surrounding area, and therefore comply with policy. The alterations are small in scale, are associated with the proposed domestic use, and are also acceptable.

ENV 7: National, Regional and Local Environmental Designations: Site of Special Landscape Importance. Land on the west of the site is designated as part of a larger Site of Special Landscape Importance.

Comment:

As the current proposals are modest in nature and relate to non intensified uses of the buildings and the site, the development is acceptable, and the consent will be conditioned to address this. Therefore there will be no adverse impact on this designation.

DG/ENV 4: Development Affecting Environmental Designations: Part (2) (E). Sites of Landscape Importance:

Comment:

This policy requires applicants to demonstrate how the proposed development will enhance the landscape characteristics of the Site of Special Landscape Importance. A condition will be placed on the consent to ensure that the Site of Landscape Importance is not developed and that any landscaping planned for this area is to be approved by the planning authority prior to any works commencing on site.

TRANS 4: Vehicle Parking Standards: This policy is to ensure that vehicle parking provision supports sustainable transport objectives. The recommended parking provision for a single dwelling house is one space per dwelling. The proposals meet this standard and are therefore considered to be acceptable in this regard.

The building works will be conditioned in terms of new windows, stonework treatment and vents to ensure that they are appropriate to the development.

The objections are considered as follows:

1. *Excessive amounts of traffic trying to merge onto the Barrhead Rd at Hurlet junction, which is already a problem for the Househill Estate Homes.*

A transport assessment has been carried out and as the use is for a single dwelling house, it is not considered that excessive amounts of traffic will be regenerated. Policy TRANS 4, Vehicle Parking Standards also require one off road space per dwelling and existing spaces are adequate for that provision.

2. *Excessive noise from a commercial garage and GCC policy states residential only.*

The application is for use of the buildings and land as purely for domestic purposes only, which is supported by City Plan 2 Policy DEV 2, Residential and Supporting Uses. Therefore, there will be no noise generated from a commercial use. Accordingly the proposals are considered acceptable. The consent will be conditioned to ensure that the application property is solely used as a dwelling house.

3. *A commercial or private vehicle repair garage in the middle of a residential property affecting house property values.*

The impact on property value is not a material consideration; however this proposal does not involve a commercial or private vehicle repair garage.

4. *The Council's own Planning and Development Policy Principle states residential only.*

The proposal is for the establishment of a Class 9 (Houses) Use only, and the consent will be conditioned to ensure that only a Class 9 Use is operated.

5. *The unsightly look of a garage and car storage units next to a forestry and nature area.*

As previously indicated; no commercial vehicle storage or repairs form part of this proposal. The proposed scheme is small scale in nature and will return the main office building to residential use which is a positive gain within the existing surrounding residential area. Furthermore, the consent will be conditioned to ensure that any landscape and boundary treatment will be approved by the Planning Authority.

As such, all other material considerations have been addressed.

CONCLUSION

The proposals are acceptable. The proposed use as a single dwelling house is compatible with the areas residential and supporting uses designation, and is supported by policy. The application will be conditioned to ensure that the only use allowed on the site will be residential and ancillary uses such as domestic garages and workshops. The planning application will also be conditioned to ensure that the proposed alterations do not detract from the appearance of the property or residential nature of the area.

The above demonstrates that the proposed development complies with the relevant policies of the adopted Glasgow City Plan 2, and there are no relevant policies contained within the Strategic Development Plan. Other material considerations, including the consultation responses, have been considered and no issues have been raised which would outweigh the proposal's compliance with the development plan. It is therefore recommended that planning permission be granted, subject to conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s)

JP/1 JP/3 JP/11 JP/12 JP/13 JP/14 JP/15

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

Reason: As these drawings constitute the approved development.

02. The property and all ancillary buildings should be used for domestic purposes only, subject to the satisfaction of the Local Planning Authority.

Reason: In order to protect the appearance of the property and surrounding area, and residential amenity.

03. The land surrounding the property should only be used for purposes that are incidental to the enjoyment of the dwelling house, subject to the satisfaction of the Local Planning Authority.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

04. Details of new windows, vents and stonework treatment for the new window before work commences on site.

Reason: In order that the works do not detract from the appearance of the building.

05. Vehicular access to the dwelling shall be taken via a dropped kerb footway crossing in accordance with figure 10.18 of the Glasgow City Council Roads Development Guide.

Reason: Vehicular access to the dwelling shall be taken via a dropped kerb footway crossing in accordance with figure 10.18 of the Glasgow City Council Roads Development Guide.

06. The vehicular access shall have a minimum width of 3 metres for a minimum distance of 6 metres from the front boundary of the site.

Reason: To enable traffic entering the site to drive off the road in the interests of traffic safety.

07. Any gates shall open into the site only.

Reason: In the interests of pedestrian safety.

08. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

09. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping, shall be completed in accordance with the approved scheme.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

10. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

REASON(S) FOR GRANTING THIS APPLICATION

01. The proposal was 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.

ADVISORY NOTES TO APPLICANT

01. The applicant should be aware that if this application is approved, the use will be solely a Class 9 (Houses) and the buildings and land should accordingly only be used for this purpose and no other.
02. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.
03. It should be noted that presently or in the future parking outside the proposed development will be subject to current/and or any changes to Traffic Regulations.
04. The applicants are reminded of the following policies of Land and Environmental Services (Cleansing):

REFUSE CONTAINMENT

It is the responsibility of the developer/owner to purchase the agreed means of refuse containment.

WHEELED BIN REFUSE COLLECTION

Where the developer is planning a wheeled bin method of refuse containment and collection, the conditions governing this system must be complied with, ie that the wheeled bin is presented at/and collected from, the agreed location (kerb side, air space etc) on the advised day of refuse collection by the owner/tenant/caretaker etc.

05. The primary responsibility for safeguarding land or property against flooding remains with the owner. Approval of this application does not imply the absence of flood risk. Development at risk of flooding may face difficulties with the cost or availability of insurance and the applicant may wish to seek the views of insurers at an early stage.
06. The applicant is advised that, if the proposals hereby approved are altered in any way, for example as a result of obtaining any of the other statutory consents or for any other reason, they should so inform the planning authority and submit copies of the amended proposals in order that a view may be taken as to whether the alterations are material or not and whether a fresh application will be required.
07. The applicant should consult with Land and Environmental Services (Environmental Health) concerning this proposal in respect of legislation administered by that Service which is likely to affect this development.

for Executive Director of Development and Regeneration Services

DC/ DRB/AMU
04/03/2014

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