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**REPORT OF HANDLING FOR APPLICATION 23/01881/FUL**

27th August 2024

<b>ADDRESS:</b>	56 Waukglen Drive Glasgow G53 7UG
<b>PROPOSAL:</b>	Erection of upper storey extension to side and single storey extension to rear of dwellinghouse.

<b>DATE OF ADVERT:</b>	None.
<b>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</b>	None.
<b>PARTIES CONSULTED AND RESPONSES</b>	None.
<b>PRE-APPLICATION COMMENTS</b>	None.

<b>EIA - MAIN ISSUES</b>	NONE
<b>CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES</b>	NOT APPLICABLE
<b>DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES</b>	NOT APPLICABLE
<b>IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES</b>	NOT APPLICABLE
<b>S75 AGREEMENT SUMMARY</b>	NOT APPLICABLE
<b>DETAILS OF DIRECTION UNDER REGS 30/31/32</b>	NOT APPLICABLE
<b>NPF4 POLICIES</b>	<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><b>Policy 1:</b> Tackling the Climate and Nature Crises  <b>Policy 2:</b> Climate Mitigation and Adaptation  <b>Policy 14:</b> Design, Quality and Place  <b>Policy 16:</b> Quality Homes</p>
<b>CITY DEVELOPMENT PLAN POLICIES</b>	<p><b>CDP 1:</b> The Placemaking Principle  <b>SG 1:</b> Placemaking, Part 2, Residential Development – Alterations to Dwellings and Gardens</p>
<b>OTHER MATERIAL CONSIDERATIONS</b>	None.
<b>REASON FOR DECISION</b>	The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's lack of accordance with the Development Plan.

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	COMMENTS			
PLANNING HISTORY	Development Management			
	Ref	Proposal	Decision Issued	Decision
	23/01155/FUL	Erection of upper storey extension to side and single storey extension to rear of dwellinghouse ##WITHDRAWN##	27.06.2023	IW
	23/01881/FUL	Erection of upper storey extension to side and single storey extension to rear of dwellinghouse.		PDE
SITE VISITS (DATES)	Application determined using Google Maps and drawings provided.			
SITING	The site is a semi-detached dwellinghouse located on Waukglen Drive in an established residential area in Ward 03 – Greater Pollok.			
DESIGN AND MATERIALS	<p>The planning application seeks permission for the erection of upper storey extension to side and single storey extension to rear of dwellinghouse.</p> <p><u>Design and Materials</u></p> <p>The proposed upper storey extension would measure approximately 3500mm in width continuing the ridge line of the existing dwelling and extending to the property boundary. The maximum ridge height would measure 7900mm. The two-storey extension projects from the existing real elevation by 2600mm. Windows will feature at ground floor and first floor level at the rear elevation, window at the side elevation and one window at the first floor level at front elevation.</p> <p>The proposed single-storey rear extension would project approximately 3600mm from the rear elevation and extend 3000mm in width. Maximum height would measure 3400mm. This extension would feature a set of glazed French doors at its side elevation and large window at its rear elevation. A glazed canopy would connect the single and two storey extensions.</p> <p>Walls to be finished in facing brick to match existing roof. Roof to be finished in brown roof tiles to match existing. Windows to be UPVC to match existing.</p>			
DAYLIGHT	No issues.			
ASPECT	No issues.			
PRIVACY	No issues.			
ADJACENT LEVELS	No issues.			
LANDSCAPING (INCLUDING GARDEN GROUND)	No issues.			
ACCESS AND PARKING	A pend would be created to provide front to rear access. At 850mm this would be lower than the minimum standard of 900mm which may limit the ability to move bins and equipment between the front and rear of the house.			
SITE CONSTRAINTS	None.			
OTHER COMMENTS	<p>Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p>			

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	<p>a) whether the proposal accords with the statutory Development Plan;</p> <p>b) whether any other material considerations (including objections) have been satisfactorily addressed.</p> <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.</p> <p>Each development proposal will be considered on its individual merits and must respond to its setting appropriately to ensure protection and enhancement of amenity in the area.</p> <p>The proposed development is deemed not to be consistent with the relevant policies of NPF4 as outlined above, specifically NPF4: Policies 14 and 16 and CDP1: SG1, Part 2.</p> <p>With regard to CDP 1 and SG 1, the proposed upper storey and single storey extensions at the side and rear elevations are not subordinate to the existing house and are too dominant in scale and design. Notably, the ridge line of the upper storey roof is not sufficiently below that of the existing house and this results in a terracing effect with the neighbouring property. This has in adverse impact on visual amenity of the dwelling and streetscape.</p> <p>Furthermore, the proposed rear extension designed in conjunction with the upper storey extension is considered unsatisfactory with regards to siting and detailed design. In it's entirety the upper storey and rear extension do not relate well to the existing dwelling and would have an adverse impact on visual amenity.</p> <p>The proposed pend access does not provide satisfactory front to rear access, as well as threatening the visual amenity of the dwelling. According to SG1, extensions should not be built up to a common boundary and despite the provision of a front to rear access, this pend measures approximately 850mm which does not satisfy the 900mm minimum required to facilitate sufficient access.</p> <p>In terms of (a) noted above, this proposal would compromise residential and visual amenity and therefore would not be in accordance with the City Development Plan.</p> <p>In terms of (b) noted above, no consultations were deemed necessary. Whilst no representations were received this is not reason in itself to grant planning permission. No further material considerations have been identified which would justify an approval.</p> <p>As assessed above, this application is determined not to be in accordance with the City Development Plan and it is recommended that Full Planning Permission is refused</p>
<b>RECOMMENDATION</b>	<b>Refuse</b>

Date: 13/03/2024	DM Officer	<b>Kate Flowerday</b>
Date: 15/03/2024	DM Manager	Ross Middleton

## 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 proposed development would be contrary to NPF 4: Policies 14 and 16 and CDP 1 - The Placemaking Principle and the corresponding Supplementary Guidance SG 1 - Placemaking, Part 2 Residential Development of

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the Glasgow City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom.

03. The proposal is contrary to Policy 14 and 16 of NPF4 and CDP 1 and SG 1 of the Glasgow City Development Plan in that the proposed upper storey extension at the side and rear elevations is not subordinate to the existing house and is too dominant in scale and design. Notably, the ridge line of the roof is not sufficiently below that of the existing house and this results in a terracing effect with the neighbouring property. This has an adverse impact on visual amenity of the dwelling and streetscape.

04. The proposal is contrary to Policy 14 and 16 of NPF4 and CDP 1 and SG 1 of the Glasgow City Development Plan in that the proposed rear extension designed in conjunction with the upper storey extension is considered unsatisfactory with regards to siting and detailed design. In its entirety the upper storey and rear extension do not relate well to the existing dwelling and would have an adverse impact on visual amenity.

05. The proposal is contrary to Policy 14 and 16 of NPF4 and CDP 1 and SG 1 of the Glasgow City Development Plan in that the proposed pend access does not provide satisfactory front to rear access, as well as threatening the visual amenity of the dwelling. According to SG1, extensions should not be built up to a common boundary and despite the provision of a front to rear access, this pend measures approximately 850mm which does not satisfy the 900mm minimum required to facilitate sufficient access.

### **Drawings**

The development shall not be implemented in accordance with the drawing(s)

1. PL-LOC-01 LOCATION PLAN-2 IN 1250 SCALE Received 28 August 2023
2. PL-LAY-11 Elevations and Sections as Proposed B Received 16 November 2023

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

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