



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Item 1 (b)

21st May 2024

Contact: Neil Moran Phone: 0141 287 8684

Application Type Full Planning Permission

Recommendation Grant Subject to Conditions

Application	24/00053/FUL	Date Valid	09.01.2024
Site Address	10 Riverside Road Glasgow G43 2EF		
Proposal	Erection of single storey extension to side of dwellinghouse		
Applicant	Mr Gordon Archer 10 Riverside Road Glasgow G43 2EF	Agent	Grant Murray Architects Ltd Gary Pinkerton 30 Bell Street Glasgow G1 1LG
Ward No(s)	07, Langside	Community Council	02_094, Newlands & Auldhouse
Conservation Area		Listed	
Advert Type	Affecting a Conservation Area/Listed Building	Published	2 February 2024
City Plan			

Representations/Consultations

Network Rail – No objection.

No representations were received. This application requires to be referred to the Planning Applications Committee as the applicant's spouse is Councillor Susan Aitken.

Site and Description

The application property is a semi-detached one and a half storey blonde sandstone dwellinghouse located on the south side of Riverside Road within Ward 7, Langside. The site is within the Newlands Conservation Area.

The proposal is for a single storey side extension for a W.C. and utility room to the rear of the existing side fence. The extension would project 2.7m from the side of the dwelling house, retaining a stated 1m wide access to the boundary. The extension would be 6.6m deep and be sited to take access internally from an existing window with the cill dropped. The dual pitched roof would have an eaves height of 3.6m, with a ridge height of 6.9m. The extension would be finished in sandstone to match the existing property and roofed in slate.

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

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

Not applicable

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

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

Not applicable

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

ii.

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

Not applicable

2. restricting the grant of planning permission

Not applicable

iii.

1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable

Policies

NPF 4 Policies

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

CDP 1 & SG 1 – Placemaking
CDP 9 & SG 9 – Historic Environment

Material Considerations

Newlands Conservation Area Appraisal (2019)

Assessment and Conclusions

Sections 25 and 37 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 following assessment therefore focuses on the policies of the adopted development plan.

The two main issues to consider in the assessment of this application are:-

- (a) whether the proposal accords with the Development Plan; and
- (b) whether any other material considerations have been satisfactorily addressed.

In respect of (a), the Development Plan comprises National Planning Framework 4 (NPF4) and the City Development Plan (CDP).

Policy 1. Tackling the climate and nature crises

When considering all development proposals significant weight will be given to the global climate and nature crises.

The application site is a brownfield site and the proposal is a small scale extension to an existing dwellinghouse. The proposal would not remove any garden ground which is contributing to the biodiversity of the local area. The proposal is generally in accordance with the requirement to give weight to the climate and nature crises.

The proposal accords with Policy 1 on tackling the climate and nature crises.

Policy 2. Climate mitigation and adaptation

- a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.*
- b) Development proposals will be sited and designed to adapt to current and future risks from climate change.*
- c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.*

The application site is a brownfield site and the proposal is a small scale extension to an existing dwellinghouse. The proposal would be sited to the side of the existing dwelling and is located in an area not identified at risk of flooding by SEPA. The proposal is generally in accordance with the requirement to give weight to climate change and mitigation.

The proposal accords with Policy 2 on climate mitigation and adaptation.

Policy 7. Historic assets and places

a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;*
- ii. existing density, built form and layout; and*
- iii. context and siting, quality of design and suitable materials.*

Comment: The application property is identified as an Unlisted Building of Townscape Merit in the Newlands Conservation Area Appraisal. The proposed extension would be to the side, set back from the front building line, and would be subsidiary in scale. The extension would not disrupt the established plot pattern.

The materials are stated to be to match the original building, which would be subject of conditions. The design has been amended to include two front windows to replicate those on the original dwelling. The proposal would have a traditional dual pitched roof.

The proposed extension would preserve the character and appearance of the Newlands Conservation Area.

Subject to conditions, the proposal accords with Policy 7 on historic assets and places.

Policy 14. Design, quality and place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

The proposed extension is set back from the front elevation, relates to the original dwellinghouse in design and materials, would be subordinate to the original dwelling with a dual pitched roof. The design has been amended to include two front windows to replicate those on the original dwelling.

The proposed materials would therefore be appropriate and match the townscape quality of the surrounding Newlands Conservation Area subject to conditions to ensure the sandstone would be an appropriate match for the original stone and that natural slate to match the size, texture, colour and coursing pattern of the existing property.

The proposal is a small scale extension to an existing dwelling that would reflect the six qualities of

successful places.

Subject to conditions, the proposal accords with Policy 14 on design, quality and place.

Policy 16. Quality homes

Householder development proposals will be supported where they:

- i. do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials; and*
- ii. do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.*

Comment: The proposed extension is set back from the front elevation, relates to the original dwellinghouse in design and materials, would be subordinate to the original dwelling with a dual pitched roof. The design has been amended to include two front windows to replicate those on the original dwelling.

The single storey nature of the extension and the location to the side would ensure no detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.

The proposed materials would therefore be appropriate and match the townscape quality of the surrounding Newlands Conservation Area subject to conditions to ensure the sandstone would be an appropriate match for the original stone and that natural slate to match the size, texture, colour and coursing pattern of the existing property.

Subject to conditions, the proposal accords with Policy 16 on quality homes.

In conclusion, the proposal is considered to fully comply with the relevant NPF4 policies.

The City Development Plan consists of high level policies (in line with Scottish Government guidance), with statutory Supplementary Guidance providing further information or detail in respect of these policies. The following CDP policies are considered particularly relevant to the application assessment:

CDP 1 – The Placemaking Principle & SG 1 – Placemaking

This Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

In order to be successful, new development should aspire to achieve the six qualities of place as defined in Scottish Planning Policy, and reinforced by Creating Places and Designing Streets. These are:

- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;
- It is adaptable; and
- It is resource efficient.

CDP 1 also advises that the associated supplementary guidance SG1 will provide guidance to promote the overarching Placemaking Principle specifically it offers guidance on Cultural Heritage, Community Facilities, Residential Development, Amenity, Energy Efficient Buildings, Waste Storage, recycling and collection and detailed design guidance on building materials.

SG1 Placemaking Part 2 contains the following guidance on the alterations proposed:

Extensions

Extensions should generally have a pitched roof, should not project in front of the building line, should relate to the design of the original dwellinghouse, and should be subordinate to the original dwelling house in scale and design. Flat roofs on single storey extensions, if a high quality modern design, may be considered as long as the scale and design are appropriate for the existing dwelling.

Front to Rear Access

- a) extensions should not be built up to a common boundary thereby blocking off the only route around the house for garden equipment and refuse bins. All extensions, garages, etc.,*

should be set back from the side property boundary by at least 900 mm to allow external movement of refuse bins, garden equipment etc from the front to the rear of the property; and

- b) Exceptions may be made where an internal route will be maintained via a garage, a small utility room, or an access from the rear garden on to a path, which is a short direct route to the street at the front of the property. If access is through an internal room other than a garage, a separate passageway will be required.*

Usable Private Garden Space

A minimum of 66% of the original useable private garden space should be retained in all house plots after extensions, garages, and outbuildings, etc., have been built, to avoid over-development of the site. Adequate car parking shall be maintained within the curtilage of the property after any extension or structure is erected.

Comment: The proposed extension is set 2.5m back from the front elevation, relates to the original dwellinghouse in design and materials, would be subordinate to the original dwelling with a dual pitched roof. The design has been amended to include two front windows to replicate those on the original dwelling.

The proposed drawings show an 'approx. 1m' wide access to the side of the proposed extension. Measuring on the Council's GIS mapping showed a narrowing of the width of the garden ground to the side of the property and so on-site measurement was carried out by the case officer. This confirmed that the front to rear access with the proposed extension would be 1.5m towards the front of the proposed extension and 1.3m at the narrowest point. Adequate front to rear access would be maintained.

The garden area to the side of the property is used for bin and garden storage, which would be able to be retained to the front of the proposed extension, and otherwise serves no other function. While the side garden serves little usable function, the proposed extension would be 16.5m² within a private garden of 95.9m², discounting the original outbuilding to the rear, which would result in 17.2% of private garden area being developed, retaining substantially more than the 66% minimum.

Building Materials

It is expected that all new development, depending on the nature and scale of the development, will:

- a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;*
- b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and*
- c) acknowledge the local architectural and historic context through the use of appropriate materials*

Comment: In terms of materials, the application form and submitted drawings do not make clear what these are, although the elevations are indicating that these would match the existing. The architect has confirmed that:

"the proposed materials would be for a sandstone outer leaf to the walls to match the existing wall as close as possible. The roof would be finished in slate – again to match the existing house"

The proposed materials would therefore be appropriate and match the townscape quality of the surrounding Newlands Conservation Area subject to conditions to ensure the sandstone would be an appropriate match for the original stone and that natural slate to match the size, texture, colour and coursing pattern of the existing property.

The proposal accords with the relevant criteria of policies CDP 1 and SG 1.

CDP 9 – Historic Environment & SG 9 – Historic Environment

All extensions will, firstly, have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property. In order to safeguard the quality of Listed Buildings and

properties in Conservation Areas, the detailed guidance set out below will apply to all buildings in residential, commercial or other uses.

Extensions should be located to the rear or side of the property. Extensions should not protrude beyond the front elevation of the existing building. The setting back of extensions will be encouraged.

Any extensions to properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Conservation Area and not dominate the original property.

Materials should complement those of the existing property in terms of their colour, texture and scale.

In the case of a traditionally designed extension - windows should match those of the existing property however alternative fenestration may be considered appropriate in the case of contemporary designs.

Roofs should be ridged or mono-pitched. Flat roofs should be avoided unless the intention is to provide a green roofing system or the design is integral to an overall approved contemporary design.

Extensions should not disrupt the established plot pattern and should preserve or enhance all other key characteristics of the conservation area or site.

Comment: The application property is identified as an Unlisted Building of Townscape Merit in the Newlands Conservation Area Appraisal. The proposed extension would be to the side, set back from the front building line, and would be subsidiary in scale. The extension would not disrupt the established plot pattern.

The materials are stated to be to match the original building, which would be subject of conditions. The design has been amended to include two front windows to replicate those on the original dwelling. The proposal would have a traditional dual pitched roof.

The proposed extension would preserve the character and appearance of the Newlands Conservation Area.

Subject to conditions, the proposal accords with CDP 9 and SG 9.

In conclusion, the proposal is considered to fully comply with the relevant City Development Plan policies.

In terms of issue (a), therefore, the proposal is considered to accord with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of (b), with regard to the Material considerations, there were no representations received and no objections from consultees.

Conclusion

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan, subject to conditions. Other material considerations including the consultation response have been considered and these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the following suggested conditions.

Drawings

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

1. L(--)-01 B Received 7 May 2024
2. L(--)-02 B Received 7 May 2024
3. E(9)-01 Received 9 January 2024
4. L(9)-01 A Received 13 May 2024

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

Conditions and Reasons

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 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. All repointing of exterior stonework shall match the original pointing in every respect including mix of materials, colour and thickness.

Reason: To safeguard the character of the surrounding conservation area.

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

03. The windows to the front elevation of the extension shall match those on the front elevation of the original dwellinghouse in all aspects of their design: proportions, profile, framing thickness, detailing, method of opening, materials and colour. Details of all replacement windows shall be submitted to and approved in writing by the planning authority before any windows are installed.

Reason: To safeguard the character of the surrounding conservation area.

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

04. Details of all window modifications proposed in order to comply with the requirements of the Building (Scotland) Regulations shall be submitted to and approved in writing by the planning authority before work on this element of the development commences.

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

Reason: To safeguard the character of the surrounding conservation area.

05. External materials shall be natural sandstone and slate. The natural stone shall match the original stonework in every respect including colour, geological character, texture and coursing pattern. A petrographic analysis of the original stonework and the proposed natural stone together with a detailed specification of the type of slate to be used, and samples of the proposed stone and slate, shall be submitted to and approved in writing by the planning authority before the materials are used on site.

Reason: To safeguard the character of the surrounding conservation area.

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

06. All external colours shall be approved in writing by the planning authority before they or any relevant materials are used on the site.

Reason: To safeguard the character of the surrounding conservation area.

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

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. Slate selection should be undertaken in consultation with a roofing specialist. The replacement slate should match the original slate in respect of colour, texture and durability. A slate type of

top quality, grade A, as certified by the Normes Françaises (NF) (the French standards) should be selected to ensure long lifespan.

02. Replacement stone selection should be undertaken in consultation with a stone specialist. Petrographic analysis (BS EN 12407:2000) of the original stone type should be carried out in order to select a suitable replacement. Impartial advice on the selection and performance of stone can be obtained from various organisations such as the British Geological Survey, the Building Research Establishment, the Scottish Stone Liaison Group, etc.

for Executive Director of Neighbourhoods, Regeneration and
Sustainability

DC/ NMO/26/02/2024

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