

## REPORT OF HANDLING FOR APPLICATION 23/00028/FUL

<b>ADDRESS:</b>	7 Mossbeath Court Glasgow G71 7UT	Item 3  29th October 2024
<b>PROPOSAL:</b>	Erection of second storey extension to rear of dwellinghouse	

<b>DATE OF ADVERT:</b>	No advertisement required.
<b>NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED</b>	17 neighbour notification letters were issued, and the application was included on the Weekly List of Applications. No representations have been received.
<b>PARTIES CONSULTED AND RESPONSES</b>	None.
<b>PRE-APPLICATION COMMENTS</b>	No formal pre-application discussion recorded on Uniform.

<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> <ul style="list-style-type: none"> <li>• <b>Policy 1:</b> Tackling the Climate and Nature Crises</li> <li>• <b>Policy 2:</b> Climate Mitigation and Adaptation</li> <li>• <b>Policy 3:</b> Biodiversity</li> <li>• <b>Policy 12:</b> Zero Waste</li> <li>• <b>Policy 14:</b> Design, Quality and Place</li> <li>• <b>Policy 16:</b> Quality Homes</li> <li>• <b>Policy 22:</b> Flood Risk and Water Management</li> </ul>
<b>CITY DEVELOPMENT PLAN POLICIES</b>	<p>The City Development Plan consists of high-level policies with statutory supplementary guidance providing further information or detail in respect of the policies. The following are considered relevant to the application:</p> <p><b>CDP 1:</b> The Placemaking Principle</p>

	<b>SG 1: Placemaking Part 2 – Residential Development</b>
<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 variance with the Development Plan.

	<b>COMMENTS</b>
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<b>PLANNING HISTORY</b>	<b>Appeal or Local Review</b>			
	<b>Ref</b>	<b>Proposal</b>	<b>Decision Issued</b>	<b>Decision</b>
	<b>Enforcement</b>			
	<b>Ref</b>	<b>Proposal</b>	<b>Closed</b>	<b>Decision</b>
<b>SITE VISITS (DATES)</b>	Application determined using Google Maps and drawings provided.			
<b>SITING</b>	The application site is a two-storey dwelling set within an established residential area to the north of Calderbank Road in Ward 20 – Baillieston.			
<b>DESIGN AND MATERIALS</b>	<p><b>Design</b></p> <p>The proposed development is for the erection of a second storey extension to the rear of the dwellinghouse. On the rear elevation, the existing property has a two-storey pitched roof on one side and a one storey flat roof on the other side. The proposed second storey extension is proposed to be sited on top of the flat roof section and would match the form/design of the existing two-storey side.</p> <p>The proposed extension features a window on the rear elevation, servicing a habitable room, and will relocate the existing window on the side (south) elevation of the existing property. A new window is also proposed on the side (south) elevation of the existing property at ground floor level, servicing an inhabitable room.</p> <p><b>Materials</b></p> <p>Roof (pitched): Concrete interlocking tiles to match existing</p> <p>Walls: Render to match existing</p>			
<b>DAYLIGHT</b>	<p>The window on the first floor of the side (north) elevation of neighbouring property 5 Mossbeath Court serves an inhabitable room. As this room faces north, daylight is already limited to this room. The proposed extension to number 7 would therefore have a negligible impact on daylight to the room.</p> <p>The proposed extension would have no impact on sunlight to the neighbouring garden.</p>			
<b>ASPECT</b>	The proposed extension would be attached to the rear elevation.			
<b>PRIVACY</b>	<p><b>SG 1 (Part 2): 2.6 Privacy and Overlooking</b> - The following guidance applies:</p> <p><i>a) there should be no adverse impact on existing or proposed accommodation;</i></p> <p><i>b) windows of habitable rooms (see Definition) should not increase direct overlooking into adjacent private gardens or rooms;</i></p> <p><i>c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;</i></p> <p><i>d) above ground floor level, windows of habitable rooms which directly face each other, including dormers, should be at least 18m apart and at least 10m from the site boundary. These distances do not apply to rooflights; and</i></p> <p><i>e) Obscure glazing in windows of habitable rooms (see Definition) is not considered an acceptable means to mitigate against privacy issues.</i></p> <p><b>Comment:</b></p> <p>The proposed rear elevation window on the second storey extension, servicing the new proposed bedroom, sits around 8.3m from the rear boundary and will directly face a gable window belonging to 14 Mossbeath Gardens. Whilst the neighbouring window services an</p>			

	<p>inhabitable space, the planning authority does not have planning control over internal alterations for these properties and therefore, there is a chance that the current or future residents could change their layout so that the gable window is a habitable room. As there is potential for the proposed extension's window to see into the neighbouring property (and vice versa) due to the distance between the two windows, the proposal is not considered to be compliant with the above policy. It should also be noted that the existing second storey rear elevation window sits around 1m further back from the rear boundary and does not directly face this neighbouring window.</p> <p>The proposed extension is considered to cause issues with privacy, both for the applicant themselves and the neighbouring property. On this basis, the planning application is recommended to be <b><u>refused</u></b>.</p>
<b>ADJACENT LEVELS</b>	The land slopes gently downwards from north to south.
<b>LANDSCAPING (INCLUDING GARDEN GROUND)</b>	No landscaping is proposed as part of this application.
<b>ACCESS AND PARKING</b>	The proposed extension will not have any impact on access or parking.
<b>SITE CONSTRAINTS</b>	The site is located within a Coal Authority Low Risk Area and Protected Species Water Voles have been recorded at this site.
<b>OTHER COMMENTS</b>	<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. The issues to be taken into account in the determination of this application are therefore considered to be:</p> <p>a) whether the proposal accords with the statutory Development Plan; and 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 on the 29th March 2017.</p> <p><u>National Planning Framework 4 (NPF4)</u></p> <p>The policies of relevance to this proposal within the National Planning Framework 4 are:</p> <p><b>Policy 1: Tackling the Climate and Nature Crises</b> - Policy 1 states:  <i>"when considering all development proposals significant weight will be given to the global climate and nature crises."</i></p> <p><b>Policy 2: Climate Mitigation and Adaptation</b> - Policy 2 states:  <i>"a) Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.</i>  <i>b) Development proposals will be sited and designed to adapt to current and future risks from climate change.</i>  <i>c) Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported."</i></p> <p><b>Policy 3: Biodiversity</b> – Policy 3 states:  <i>"d) Any potential adverse impacts, including cumulative impacts, of development proposals on biodiversity, nature networks and the natural environment will be minimised through careful planning and design."</i></p> <p><b>Policy 12: Zero Waste</b> - Policy 12 states:  <i>"b) Development proposals will be supported where they:</i>  <i>I. reuse existing buildings and infrastructure;</i>  <i>II. minimise demolition and salvage materials for reuse;</i>  <i>III. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;</i></p>

- IV. *use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;*
- V. *use materials that are suitable for reuse with minimal reprocessing."*

**Policy 14: Design, Quality and Place** – Policy 14 states:

*"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.*

*Further details on delivering the six qualities of successful places are set out in Annex D.*

*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."*

**Policy 16: Quality Homes** – Policy 16 states:

*"g) 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."*

**Policy 22: Flood Risk and Water Management** – Policy 22 states:

*"b) Small scale extensions and alterations to existing buildings will only be supported where they will not significantly increase flood risk.*

*d) Development proposals will be supported if they can be connected to the public water mains. If connection is not feasible, the applicant will need to demonstrate that water for drinking water purposes will be sourced from a sustainable water source that is resilient to periods of water scarcity."*

**Case Officer Comment:**

The proposed development generally complies with Policy 1. The below assessment covers this in detail.

The proposed development generally complies with the criteria of Policy 2 as it is extending the life of the existing dwelling by improving a residential property to meet the needs of current and future residents.

The Protected Species Water Voles constraint has been flagged for this site. As there is no water or long grass immediately near the site, it is unlikely that water voles exist in or on the site. The proposed development therefore generally complies with the criteria of Policy 3.

The proposed development generally complies with Policy 12(b), in particular criteria (i) and (ii) above, as it is an extension to an existing dwelling and will be using existing infrastructure. The dwelling will have minimal demolition and the overall residential property will be improved by the proposed development. The application does not include

details about the sourcing of the proposed materials or about how/if the materials will be recycled/reused at the end of their life (criteria iii, iv, v).

The proposed development does not comply with Policy 14 criteria in full. The materials and design of the proposed extension is in keeping with the existing dwelling, however the proposal through its proposed rear elevation window is considered to create issues with privacy for both the property itself and the neighbouring property at 14 Mossbeath Gardens.

The proposed development does not comply with Policy 16 criteria (g) as the proposal, through its proposed rear elevation window, is considered to create issues with privacy for both the property itself and the neighbouring property at 14 Mossbeath Gardens.

The proposed development generally complies with Policy 22 criteria (b) and (d). The site is not within an area identified as being at risk of flooding. Its scale, nature and location, as an extension to an existing dwelling in an established residential neighbourhood, demonstrate that the proposal will not significantly increase flood risk to the property or the surrounding area. The proposal will be connected to the public water mains.

As detailed above, the proposal does not comply with all of the relevant NPF4 policy criteria, namely Policy 14 and Policy 16.

#### CDP

The policies of relevance in the Glasgow City Development Plan are:

Policy **CDP 1**: The Placemaking Principle

Supplementary Guidance **SG 1**: Placemaking, Residential Development

#### **Policy CDP 1**

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the City Development Plan. CDP 1 states that: new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the City.

#### **SG 1: Placemaking (Part 2), Alterations to Dwellings and Gardens**

This guidance sets out the planning requirements for alterations to dwellings and gardens. It seeks to ensure that alterations to houses are carefully considered, so that the visual amenity of residential buildings and areas is not adversely affected by over-dominant additions and that residential amenity is not reduced.

#### **SG 1 (Part 2): 2.6 Privacy and Overlooking** - The following guidance applies:

- a) there should be no adverse impact on existing or proposed accommodation;*
- b) windows of habitable rooms (see Definition) should not increase direct overlooking into adjacent private gardens or rooms;*
- c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;*
- d) above ground floor level, windows of habitable rooms which directly face each other, including dormers, should be at least 18m apart and at least 10m from the site boundary. These distances do not apply to rooflights; and*
- e) Obscure glazing in windows of habitable rooms (see Definition) is not considered an acceptable means to mitigate against privacy issues.*

The guidance specifically states: **2.12 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.*

#### **2.13 One and a Half and Two Storey Extensions –**

	<p><i>b) Rear Extensions</i></p> <p><i>To reduce the dominance of the extension, two storey rear extensions should also have a ridgeline well below the ridge of the existing house and should not generally be deeper than half the depth of the house.</i></p> <p><b>Case Officer Comment:</b></p> <p>The materials are acceptable, and the proposed extension is appropriately tied into the existing property with regard to design. However, as mentioned above in the 'Privacy' section of this report, the proposed extension will have a detrimental impact on the property itself and neighbouring property 14 Mossbeath Gardens with regards to loss of privacy. This is because the proposed two-storey extension features a habitable room window on the rear elevation which sits less than 10m from the rear boundary and directly faces a window on the 14 Mossbeath Gardens property. As a result, it is considered that the proposed extension would have a detrimental impact on the privacy of both properties and therefore it does not comply with the criteria in CDP1/SG. On this basis, it is recommended that the application is <b><u>refused</u></b>.</p> <p>In relation to b), whilst there are no objections, this is not reason in itself to grant planning permission.</p> <p>On the basis of the foregoing, it is recommended that the application for Full Planning permission be <b><u>refused</u></b>.</p>
<b>RECOMMENDATION</b>	<b>Refuse</b>

Date: <b>20.03.2023</b>	DM Officer	<b>Lisa Davison</b>
Date: <u>21/03/2023</u>	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 development proposal is contrary to NPF4 Policy 14 and 16, and also CDP 1: The Placemaking Principle and SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) of the City Development Plan (adopted March 2017) and there is no overriding reason to depart therefrom.
03. The proposed extension would have a detrimental impact on the privacy of both the property itself and a neighbouring property which is contrary to NPF4 Policy 14 and 16, and also CDP 1: The Placemaking Principle and SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) of the City Development Plan.

## Drawings

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

1. 2023-01-BC-01 A LOCATION PLAN Received 9 January 2023
2. 2023-01-BC-03 REV A PROPOSED DRAWINGS Received 27 January 2023

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