



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100662573-002

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number:

You must enter a Building Name or Number, or both: *

First Name: *

william

Building Name:

Last Name: *

ewing

Building Number:

37

Telephone Number: *

Address 1
(Street): *

Burnhead Street

Extension Number:

Address 2:

Mobile Number:

Town/City: *

Uddingston

Fax Number:

Country: *

Scotland

Postcode: *

G71 5RN

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

☒ Individual ☐ Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Ross"/>	Building Number:	<input type="text" value="34"/>
Last Name: *	<input type="text" value="Trotter"/>	Address 1 (Street): *	<input type="text" value="Redford Street"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text" value="Camtyne"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G33 2HE"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="34 REDFORD STREET"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G33 2HE"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="665706"/>	Easting	<input type="text" value="262792"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of single storey side extension to dwellinghouse

Type of Application

What type of application did you submit to the planning authority? *

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? *

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to document attached for details - 34RedfordStreet_AppealAgainstRefusal

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

34RedfordStreet_AppealAgainstRefusal AL90_001 Ex Site & Location Plan AL90_002 Ex Block Plan AL90_003 Pro Block Plan AL0_001 Ex GF Plan AL0_002 Ex FF Plan AL0_003 Ex Roof Plan AL0_004 Ex North Elevation AL0_005 Ex East Elevation AL0_006 Ex South Elevation AL0_011 Pro GF Plan AL0_012 Pro FF Plan AL0_013 Pro Roof Plan AL0_014-A Pro North Elevation AL0_015-A Pro East Elevation AL0_016-A Pro South Elevation

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

24/00551/FUL

What date was the application submitted to the planning authority? *

27/02/2024

What date was the decision issued by the planning authority? *

24/07/2024

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

☒ Yes ☐ No

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? *

☒ Yes ☐ No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? *

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

☒ Yes ☐ No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

☒ Yes ☐ No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr william ewing

Declaration Date: 08/08/2024

08 August 2024

FAO Planning Local Review Committee
Development and Regeneration
Glasgow City Council
231 George Street
Glasgow
G1 1RX

Dear Sir/Madam,

Ref: 24/00551/FUL – 34 Redford Street, Glasgow, G33 2HE

Further to receipt of the Refusal of Planning Consent for the above named project, the applicant wishes to appeal this decision and request a review by the Local Review Committee.

In support of the appeal, we have outlined below our comments in response to the planning officer's list of comments noted within his "reason for decision" attached to the back of the refusal notice document:

Planning Officer comment 1:

- 1) *The proposal is not considered to be in accordance with the Development Plan and there are no material considerations which outweigh the proposal's variance with the Development Plan.*

Agent response to comment 1 above:

The proposal is for a single storey side extension which is in line with the Local Development Plan. It does not dominate the existing building, it is set back from the building line and it is entirely subordinate to the existing building. The extension has materials that match the surrounding properties and a proposed tiled roof which is set down well below the eaves level of the existing house.

In noting the planning officer's comments that the proposed extension doesn't follow the street "building line" of Redford Street, we would like to point out the following:

- The existing property doesn't create a building line as it is at 45degrees to Redford Street. The neighbouring duplex properties 38-44 Redford Street is the only property along this road that "fronts" onto this street.
- Several corner plots on adjacent streets have similar single storey (or 2 storey) side extensions that project beyond the "building line"; Notably, No.60 Warriston Street, No.4 Liberton Street, 71 Liberton Street & 36 Longford Street.

Whilst we appreciate that every application is considered on it's own merits, there have been several similar corner plots developed within this area. Without prejudice to the above named properties, we would hope that our proposals could be re-considered and recommended for approval by Glasgow City Council.

Planning Officer comments 2-6:

- 2) *The development proposal is contrary to Policy 14: Design, quality & place and Policy 16: Quality homes of National Planning Framework 4, and also with CDP 1: The Placemaking Principle and SG 1: The Placemaking Principle (Part 2) of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.*
- 3) *The proposal is contrary to Policy 14: Design, quality & place of National Planning Framework 4 in that the proposed development has not been designed to improve the quality of the area. Due to its unacceptable design, it would be detrimental to the amenity of the area and is inconsistent with the six qualities of successful places due to its siting, scale and built form.*
- 4) *The proposal is contrary to Policy 16: Quality homes of National Planning Framework 4 in that the proposed development will have a detrimental impact on the established appearance and character of the site and the surrounding area in terms of its siting, scale and built form.*
- 5) *The proposal is contrary to CDP 1 the Placemaking Principle of the Glasgow City Development Plan in that, due to its inappropriate siting, scale and built form, the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City. Furthermore, the proposed development fails to respect the character of the local built environment.*
- 6) *The proposal is contrary to SG 1 The Placemaking Principle (Part 2) of the City Development Plan in that the proposed single storey side extension would significantly breach the established building line on the southern side of Redford Street. Consequently, the proposed development, due to its inappropriate siting, scale and built form, would give the appearance of an incongruous and disproportionate addition to the dwellinghouse which would dominate the existing semi-detached property and the neighbouring dwellings to the detriment of visual amenity and the character of the local streetscene.*

Agent response to comments 2-6 above:

We would like to acknowledge and agree that the development plan covering this site comprises NPF 4 and the adopted Glasgow City Development Plan. Contrary to the planning officers comments noted in blue above; we believe that the under noted policies of the development plan are considered to be of relevance in regard to the assessment of this proposal:

- **National Planning Framework 4 (NPF4):** Policy 16 Quality Homes, at part (g) states that:

“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;
- ii) do not have a detrimental effect on the neighbouring properties in terms of physical impact, overshadowing or overlooking.”

- **Glasgow City Development Plan:** Policy CDP1 The Placemaking Principle 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 level.”

This policy further states that:

- *“The Supplementary Guidance that supports this policy, as outlined in Table 1 will provide details on how development proposals shall be assessed in terms of meeting The Placemaking Principle.”*

Supplementary Guidance SG1, at Part 2 paragraph 2.12 - Extensions & 2.13 - One and a Half and Two Storey Extensions, states that:

2.12:

Extensions should generally have a pitched roof, should not project in front of the building line, relate to the design of the original dwellinghouse, and should be subordinate to the original dwelling house in scale and design.

2.13:

- *“a) Side Extensions - To ensure extensions are subordinate to the existing house and avoid a terracing effect, 1.5 and 2-storey side extensions should generally:*
- *not double the footprint of the house;*
- *be set back a minimum of 1.5 metres from the building line; and*
- *incorporate a roof style which carries through the line of the eaves of the existing house and has a ridgeline lower than the ridge of the roof of the house.*

A relaxation to the full 1.5 metres setback may be made for extensions to houses where a terracing effect, or unbroken massing, could not arise in the future. These could include houses on a street corner; where the house extension would be adjacent to a non-residential use; or houses with asymmetrical frontages and staggered building lines, and when a proposed ridgeline set-down for the extension creates a subordinate appearance.”

Considering all of the above and with reference to the relevant provisions of NPF 4 and SG1 part 2 as stated above, it is presented that the design of the proposed single storey side extension at 34 Redford Street is wholly appropriate to this site when assessed within the context of the existing dwelling house.

The orientation of the existing dwelling means that No.34 Redford Street turns away from the Street so no “building line” is present as described by the planning officer.

The proposed extension clearly reads as being subservient to the existing dwelling house in terms of its siting, scale and massing.

Furthermore, it is considered that the proposed extension will not have a detrimental effect on any neighbouring properties in relation to factors such as physical impact, overshadowing or overlooking.

We hope that our proposals can be re-considered and recommended for approval by Glasgow City Council.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely

William Ewing

