



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods, Regeneration
and Sustainability

Contact: Sam Taylor Ext: 78654

24/00071/LOCAL – 27 Onslow Drive, Glasgow

**Sub-division of dwellinghouse to form 2no. flatted dwellings and
associated external works**

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the
above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 22 - Dennistoun

Citywide: N/A

Local member(s) advised: Yes ☐ No ☐

consulted: Yes ☐ No ☐

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1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS

- 1.1 The application site is a two-storey terraced property with gardens to both front and rear located on the northern side of Onslow Drive.
- 1.2 The property is within the Dennistoun Conservation Area.
- 1.3 The property is located in the Inner Urban Area and has Base accessibility by public transport.
- 1.4 The existing property is formed of blond sandstone, with a tiled pitched roof, and there is a one-and-a-half-storey extension to the rear. The applicant has stated this extension ('annex') is non-original, but the footprint of such an extension can be seen on historic maps dating back to 1890s.
- 1.5 It is proposed to subdivide the property to create two flatted dwellings – one on the ground floor (Property 1), and one on the upper floor (Property 2). The ground floor property will have four bedrooms and will retain sole access to both floors of the rear annex building. The garden area for this property will be to the rear. The upper floor flat will have three bedrooms and will have use of the front garden area.
- 1.6 Access to both properties will be via the existing door from Onslow Drive, creating an internal communal access hallway. The ground floor flat will also have access to the rear garden and access to the rear lane.
- 1.7 The existing tiled roof and chimneys are to be retained and repaired as required. The existing rooflight to the rear roof slope is to be replaced with a Velux Conservation-style rooflight to fit the existing opening.
- 1.8 Externally, to the rear a number of fabric repairs are proposed: it is proposed to use lithomex to undertake stone repairs; the brick gable is to be repointed where required; and the existing rendered walls are to be repaired as required.
- 1.9 At ground floor level at the rear, all existing steel bars are to be removed. At the rear there are three timber doors. One of these is to be retained with the door replaced with an oak 'cottage style' door. The other doors are to be removed, the cill height raised and infilled to create two new window openings to match the existing with double-glazed uPVC windows.
- 1.10 Existing uPVC rainwater goods are to be replaced and will be coloured black.

2. DEVELOPMENT PLAN POLICIES

- 2.1 NPF4 was adopted by the Scottish Ministers on 13 February 2023 and is part of the statutory Development Plan. Where there is an area of incompatibility it is expected that the newest policy document will take precedence, which will be NPF4 for the time being.

In this case, the relevant policies from NPF4 are:

- Policy 7: Historic assets and places
- Policy 12: Zero waste
- Policy 13: Sustainable Transport
- Policy 16: Quality homes

2.2 The relevant City Development Plan policies are:

- CDP1: The Placemaking Principle
- CDP9: Historic Environment
- CDP11: Sustainable Transport

2.3 The relevant Supplementary Guidance is:

- SG1: The Placemaking Principle (Part 2)
- SG9: Historic Environment
- SG11: Sustainable Transport

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

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 proposal is contrary to CDP1 and SG1 of the Glasgow City Development Plan and Policy 16 of NPF4, in that the proposed development, by virtue of its design and scale, does not comply with the general standards set out in CDP1 and SG1. In particular:
 - Internal front and rear access has not been provided for Property 2;
 - It is considered that the proposed amenity space for Property 2 is not private amenity space given its close proximity to the street and therefore, appropriate provision for Property 2 has not been provided.
 - The proposal represents significant privacy issues for both properties given that the windows of the main habitable room of Property 1 front onto the amenity space of Property 2.
 - The location of the bin storage for Property 2 will adversely impact on the environmental quality of the surrounding.
03. The proposal is contrary to CDP9 and SG9 of the Glasgow City Development Plan in that the proposed development, due to the location of the bin store (front), adversely impacts on the character of the Conservation Area.
04. The proposal is contrary to CDP11 and SG11 of the Glasgow City Development Plan and policy 13 of NPF4 in that the proposed development does not provide a sufficient level of off-street car parking and as proposed, would exacerbate parking conflicts in the surrounding area which would be detrimental to road safety.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in the appeal statement is given below.

01. In urban situations of this nature whilst it is possible to provide private garden space in terms of ownership and accessibility, it is not possible to provide gardens which are not overlooked. Supplementary guidance SG1 acknowledges situations where flats formed through conversion of existing buildings cannot be provided with private garden space but can still be considered acceptable as units of residential accommodation. In the context of this proposal, garden space is provided to both dwellings.
02. Communal passage through the building to create front to rear access is simply not feasible due to architectural constraints associated with the property being a terraced dwelling. It is of our opinion that the benefits the proposed conversion brings in respect of the size, quality and high specification fit-out outweighs the lack of front and rear access.
03. Bin storage and regular collections are routinely conducted at both the front and rear lanes to other properties on Onslow Drive. Consistency in waste collection practices is essential for maintaining cleanliness and orderliness in neighbourhoods. Equitable treatment for a reasonable proposal such as this application would be expected. Bins will be hidden from sight within lockable timber clad enclosures, sat level on paving slabs. Bin storage will be strategically positioned to optimise functionality, reduce risk of negative environmental impacts and omit any potential disruption to the areas ambience by having them hidden from sight.
04. The location and arrangement of the existing building does not allow for the creation of dedicated off-road car parking spaces. The proposal is located in an inner urban area, with high accessibility to public transport (including bus and trains) and in walking, wheeling and cycling distance of a range of shops, services and facilities. Whilst on street parking is available, the development will provide cycle storage on site with wall hung bike storage to encourage active travel and sustainable transport.
05. The applicant has requested that the review be conducted by means of the review documents only. Where the Committee decides that the review documents do not provide sufficient information to make a decision, it is for the Committee to determine how further information may be obtained. This can either by means of further written submissions, the holding of one or more hearing sessions, or a site inspection, or a combination of these, as set out in the Local Review Regulations.

5 REPRESENTATIONS AND CONSULTATIONS

5.1 There were no public representations to the application.

5.2 There were no public representations to this Review.

6 COMMITTEE CONSIDERATIONS

6.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

6.2 The following are the relevant policy considerations:

6.3 **NPF Policy 16: Quality homes and SG1: The Placemaking Principle (Part 2)**

NPF4 Policy Intent: To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

The relevant policy guidance is as follows:

- 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.

SG1 (Part 2) provides the following detailed guidance:

Conversion and Subdivision to Residential Use

The aim of this guidance is to ensure that conversions and subdivisions result in good quality accommodation with appropriate facilities and residential amenity.

Proposals for conversions and subdivisions should comply with the following general standards:

- a) all dwellings should, ideally, have dual aspect (proposed flats with their sole aspect into a parking court or shared rear area will generally be unacceptable). Where single aspect is proposed developers will be required to demonstrate that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook).

- b) all habitable rooms should receive natural daylight and ventilation. No residential accommodation should be formed solely in basement cellars or under buildings. A minimum of 18 metres should be provided between habitable room windows directly facing windows in buildings on adjacent sites, wherever possible. Where the adjacent site is vacant, no new habitable room windows should be formed on an elevation less than 9 metres from the common boundary;
- c) access to upper floors should be provided internally. External stairs should not be visible from any public area, as they detract from the visual amenity of buildings and the surrounding streetscene;
- d) there should be internal access from each dwelling to both the front and rear of the building, to enable occupants to reach refuse/recycling facilities and private/communal amenity space (an exception may be made in properties where a path is provided around the side of the building; and
- e) parking provision should accord with SG11 - Sustainable Transport.

In some situations, grounds attached to the building will be feued separately, to provide a private garden for each flat. The following guidance applies:

- a) where this is not proposed, the developer should provide usable communal private garden space for residents; a shared “backcourt” or “backcourts”. These areas should be screened from public view and secured from public access. To minimise energy use, provision in these areas should also be made for clothes poles, to allow outside clothes drying; and
- b) provision of garden space, refuse/recycling space, etc should not result in the removal of trees, important to the amenity of the area. On sites with mature trees, a tree survey should be submitted with the application to allow assessment of any likely impacts (see also SG7 - Natural Environment and Trees).

Where the building and/or the site makes the provision of private garden space difficult, developers should look at the possibility of creative alternative solutions, such as shared roof gardens or private terraces or balconies for flats. Where little external common garden space is being provided, developers will be expected to bring forward mitigation measures to improve internal amenity, such as larger flats, more generous room sizes and the maximisation of window sizes in all habitable rooms.

Committee should note:

- Both flats will have dual aspect, although privacy film will be applied to all windows that overlook neighbouring amenity space.
- All habitable rooms will receive daylight and ventilation, although most bedrooms will be north-facing.

- Access to the upper floor is provided internally, in compliance with policy.
- There is no internal front-to-rear access provided for the upper flat, and as a terraced property there is no lane around the side of the building. This is contrary to policy.
- The front and rear gardens will be feued, with the front garden being for the use of the upper property and the rear garden for the use of the ground property.
- The front garden is bound by hedging and will also house a bicycle store and bin store area. This garden area will be immediately adjacent to the living room windows of the ground floor property.
- The rear garden opens to the rear lane and is bound by a wall with a timber gate, and will house bin store and bicycle storage. This rear garden will be overlooked by the upper flat.

Committee should consider whether:

- Both flats will receive sufficient natural daylight and ventilation in all habitable rooms.
- Having no internal front-to-rear access for the upper flat is acceptable in this case.
- The proposed feuing of garden areas will allow for the creation of usable private garden space for both properties.
- The use of privacy film to windows successfully mitigates issues of overlooking into neighbouring gardens and properties.
- The proposal provides an overall acceptable level of amenity to the residents considering the property's location, aspect, outlook and external amenity space provision.

6.4 **NPF4 Policy 12: Zero waste and SG1 (Part 2): Waste Storage, Recycling and Collection**

NPF4 Policy Intent: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

The relevant policy guidance is:

- b) Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:
 - i. provision to maximise waste reduction and waste separation at source, and
 - ii. measures to minimise the cross-contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.

SG1 provides the following detailed guidance:

All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives. All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

Committee should note:

- Two bin stores are proposed, one for each property, appearing to house three bins. The bin store for the ground floor property will be located within the rear garden area, close to the rear boundary to the lane. The bin store for the upper property will be located within the front garden, close to the living room windows of the ground floor flat.
- No details of the bin stores were provided with the application, but within the appeal statement it is stated that these will be lockable timber enclosures, sat on a paving slab.
- NRS Cleansing were consulted for this review who advised that bin provision should be five wheeled bins per flat, and that the bins should be presented on the kerbside for collection.

Committee should consider whether:

- The proposed bin storage is discreetly located and will not create a visual impact or noise nuisance for neighbours.
- If they are completely satisfied with the waste/refuse management arrangements.

6.5 NPF4 Policy 7: Historic assets and places and SG9: Historic Environment

NPF4 Policy Intent: To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

The relevant policy guidance is:

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.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

SG9 includes the following specific policy guidance:

Conservation Areas

All proposals for new development in, or affecting the setting of Conservation Areas, must:

- a) preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;
- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area.

Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:

- a) respect and complement the period, style and architectural character of the building;
- b) in the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;
- c) follow the further detailed guidance contained in this SG for repairs, alterations and extensions;
- d) avoid the loss of existing traditional features of value; and
- e) not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality materials (developers/applicants should seek advice on materials from the Council).

Stone Repair

Stone Repair - The majority of listed and historic buildings in Glasgow are constructed of blonde/grey or red sandstone, usually quarried locally in the West of Scotland and bound with a lime and sand pointing mix, the composition of which varies to allow the natural masonry to 'breathe' and avoid trapping moisture. Repairing and maintaining our heritage of masonry constructed buildings is an important element of conserving the character of the City.

Inappropriate repairs can cause damage to historic fabric. Repairs should be carried out using masonry and lime/sand pointing that match the original in every respect including density, porosity, colour, texture, profile and coursing pattern. An analysis of the stone will also be required to establish its chemical make-up and ensure compatibility with the existing stone. Alternative materials, such as high quality historic lime based repair mortars, should only be used in exceptional circumstances, and after prior agreement with the Council's Conservation Officer. Pointing repairs should match the original in every respect including materials, width and profile.

Render Repair - The application of wet dash harl or render is only acceptable where a wall was originally rendered. Repairs to this should match the original specification and avoid the use of impervious cement based harls and impermeable paint coatings. Dry dash will not normally be acceptable. Original stone detailing such as cills, lintels, date stones, skewputts, etc should be retained and should not be overcoated.

Brickwork Repair - Where walls are constructed of brick, repairs should be carried out in matching brickwork taking care to match imperial sizing of brick units where required, rather than modern, smaller metric bricks. Pointing repairs should match the original in every respect including materials, width and profile.

Committee should note:

- It is proposed to undertake lithomex repairs to rear elevation sandstone. No stonemason survey has been provided and no details as to the extent of these works or the proposed lithomex product have been provided, contrary to policy.
- There is existing wet dash render to the rear of the property, and this are proposed to be repaired to match the existing, including recreating decorative mortar joint detailing.
- The brick gable is to be repointed, but no details of the extent of this work or the proposed materials have been provided.

Committee should consider whether:

- The proposed fabric repairs are appropriate, in regard to the use of materials and methods.
- The proposed fabric repairs will respect and enhance the Conservation Area.

Roofs – Repair of Existing Roof Fabric

In Glasgow, the traditional roofing material is Scottish slates, although slates from other sources such as from Wales and Cumbria have also been used. Other traditional materials include pantiles, Rosemary tiles, lead (including lead on flat roofs), copper in domes and on the roof of decorative turrets and zinc ridges/flashing.

Where traditional materials have been used on the roof, these should always be used when re-roofing/repairs are undertaken.

Planning Permission and/or Listed Building Consent will be required where an alteration from the existing material is proposed or the roof is to be re-slatted in its entirety. Where roofs are slated, owners will be encouraged to reuse the existing natural slates.

Where roofs of Listed Buildings and unlisted buildings in Conservation Areas were originally slated but subsequently recovered in another material, any future re-roofing of these buildings should revert back to the use of slates.

Chimneys and Chimney Copes

Original chimney heads, chimney stacks and chimney pots should be retained and reinstated. Care is needed to reproduce the original profile of the cornice and coping, as well as retaining, restoring or reinstating other original decorative features (e.g. scrolls).

The removal of a chimneyhead or stack may be acceptable if it can be demonstrated that it is structurally unsound and is accompanied by proposals for its reinstatement to match the original.

Repairs should be carried out in materials to match those originally used.

Committee should note:

- The existing roof material is tiled, but historically this would likely have been slate.
- It is proposed to retain the existing roof and repair as necessary. No details as to the extent of the repairs required have been provided.
- It is proposed to retain and repair the existing chimneys.

Committee should consider whether:

- The continued use of tiles on the roof is acceptable, or if in the event of extensive repairs being required the roof material should be returned to slates.

Roof Lights

The use of conservation style roof lights is the preferred solution in the creation of additional roof space. Where acceptable, these should be on the rear elevation of a building or within the valley of an M shaped roof. New roof lights should not be introduced on the front elevation of Listed Buildings or unlisted building in a Conservation Area.

New roof lights should replicate traditional roof lights in design, low profile framing and structural glazing bars, and be coloured to blend in with the roof finish and be flush fitted. The number of roof lights proposed will also be taken into consideration.

Committee should note:

- It is proposed to replace an existing rooflight on the rear roof slope with a Velux conservation-style rooflight.

Committee should consider:

- If the proposed replacement rooflight is of a high standard of design, using appropriate materials.

Repair and Replacement of Windows

The Council encourages the retention and repair of original windows wherever possible, particularly as traditional sash and case windows can be overhauled to provide modern standards of comfort and convenience. Where new windows can be justified, this will generally mean installation to match the original (taking account of any safety etc requirements).

Replacement of Windows in Unlisted Buildings Within Conservation Areas - Planning Permission is required for the removal and replacement of an existing window on an unlisted building within a Conservation Area.

Replacement will generally be supported where:

- a) existing windows are of an inappropriate design;
- b) existing windows are proven to be incapable of repair (a proposal to remove original windows should be accompanied by a statement demonstrating that they are beyond repair and justifying replacement);
- c) any proposed windows, visible from a public area, match the originals exactly in their design, profile, method of opening and materials (uPVC is not acceptable). This would include details such as glazing bars and horns and the re-use of any stained/leaded/etched glass in the existing windows; and
- d) proposed windows on rear or side elevations, not visible from a public area, match the original proportions, but may have a different material and/or method of opening.

Committee should note:

- It is proposed to retain the existing uPVC double-glazed windows.
- At the rear, two existing doors are proposed to be reinstated as windows, with one existing opening being infilled. The infill will be rendered to match the surrounds. The two new window openings will have their cill height, size and material to match the adjacent window, and will match the existing door dimensions.

Committee should consider:

- If they are satisfied that the infilled opening will not harm the character of the property or wider area.
- If the two new window openings are appropriate in regard to their dimensions, profile, and the use of materials.

External Doors

Original external doors, including traditional panelled storm and front entrance doors, glazed vestibule doors, close and rear entrance doors contribute to the character of the City's Listed Buildings and Conservation Areas. The installation

of new close and rear entrance doors will require planning permission and/or Listed Building Consent.

Proposals affecting exterior doors should meet the following:

- a) original storm, close and front entrance doors should be retained, wherever possible;
- b) replacements should match the original pattern and be constructed of timber. Flush panelled doors will not be acceptable. Traditional ironmongery, glazed sidelights and fanlights should be reinstated with original astragal pattern;
- c) the upper panels of the proposed doors should comprise glazed panels, which replicate the design and proportions of existing original windows, as far as is practicable;
- d) any original features, including decorative glazing, should be retained and incorporated into the new doors;
- e) new close doors should be constructed of timber and panelled to match storm doors of main door flats or, alternatively, constructed of timber and glass. A fanlight should be provided and all ironmongery should be of traditional design. Alternatively, there may be situations where a wrought iron gate may be installed and this should be painted black;
- f) the installation of new close doors, cabling or entry systems should be sympathetically carried out so as to minimise disturbance of original close tiles. Where a door entry system is to be installed, the buzzer panel should be recessed flush with the stonework; and
- g) original rear entrance doors should be retained and repaired to match existing doors, wherever possible. If a replacement is required, the door should be of a similar design and materials to the original and should incorporate all ancillary original features including glazed fanlights and glazed side-screens, where appropriate.

Committee should note:

- It is proposed to replace the existing solid timber rear entrance door with a new oak 'cottage style' door. This is proposed to have a central glazing panel.
- Committee should consider if this proposed replacement door is of a high standard of design, using appropriate materials.

Gutters and Down Pipes

Wherever possible, original cast iron gutters and down pipes on Listed Buildings and buildings within Conservation Areas should be retained and repaired. Planning Permission and/or Listed Building Consent is likely to be required for the addition of pipes to existing buildings:

- a) where gutters and down pipes are corroded or damaged, replacements should be made of cast-iron to match the original profile and method of fixing. In certain cases, materials such as good quality cast aluminium

- may be suitable, provided that the finished works match the appearance of the originals in all respects;
- b) consideration may be given to increasing the diameter of downpipes where an argument is made that this responds to current climate change evidence of greater capacity to meet 'cloud bursts'; in these circumstances the profile, material, fixings, location and any decorative features should still be replicated as far as possible;
 - c) original decorative hoppers and brackets should be retained or reinstated;
 - d) gutters and downpipes should be painted black or in a colour to match their background material;
 - e) where buildings incorporate parapet, valley or concealed gutters, they should be inspected on a regular basis to ensure that roof timbers and wallheads are properly protected against water penetration. The position and design of overflows should be carefully considered; and
 - f) the addition of downpipes or other non-original branch pipes should not interrupt the visual unity of semi-detached or terraced property.

Committee should note:

- On the rear elevation the existing rainwater goods are black uPVC and it is proposed to replace these on a like-for-like basis, rather than using cast iron as per policy.
- Committee should consider if the use of uPVC is appropriate in this case.

6.6 **NPF4 Policy 13: Sustainable Transport and SG11: Sustainable Transport**

NPF4 Policy Intent: To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.

SG11 provides the following specific guidance:

Cycle Parking

To encourage cycling, this SG aims to help meet the Scottish Government's Cycling Action Plan for Scotland vision that, by 2020, 10% of everyday journeys taken in Scotland will be by bike.

The Council shall require the provision of cycle parking in new development and redevelopment proposals in line with the minimum cycle parking standards specified in Tables 2.1 – 2.6.

- b) Cycle parking for residents should, generally, be located within, or to the rear of, the residential building to ensure it is safe and secure.
- c) Bike storage lockers/cupboards allocated to each unit, or cycle stands in a secure, covered compound, are the preferred solution for flatted

developments. These should be easily accessible and usable and normally be on the ground floor or in the basement, providing the basement has ramped access or a suitable lift.

- f) Cycle parking should always be safe, sheltered and secure. The form of cycle parking provided should facilitate the securing of the frame of the bike to the “stand”. “Sheffield” racks are a good, and preferred, example of such provision.

For Residential development, the minimum number of cycle parking spaces should be: 1 space per unit unless a dedicated garage, or other storage facility/option of sufficient size is provided.

Committee should note:

- Internal bicycle storage is proposed within the ground floor communal area, and both front and rear garden areas will have a bicycle store area. No details of the design of this bike storage have been provided.
- Committee should consider whether adequate cycle parking is provided.

Vehicle Parking

Parking provision in residential developments should be assessed against the standards set out in Table 3.1. In locations where space is restricted, (e.g. tenemental areas), the availability/provision of on-street parking can be taken into account in supply calculations for residential development, particularly for visitor parking.

Wherever possible, every effort should be made to minimise the impact of on-street parking for safety reasons and to reduce visual impact in residential areas (particularly in conservation areas and where it might affect the setting of listed buildings (see SG10: Historic Environment)). On-street parking, however, will be considered where integral to the design of a development (e.g. to achieve traffic calming). It will also be considered for certain development types where off-street parking may be neither practical nor feasible, e.g. tenemental infill, terraced housing or the retention of listed buildings. The availability of on-street parking, however, cannot be guaranteed indefinitely and the Council retains the right to introduce Controlled Parking Zones (CPZs). On street parking provision should be designed and provided to comply with the Council’s Design Guide for New Residential Areas.

For Residential Conversions/Redevelopment/Subdivision, the basic minimum standard for parking provision is 1 allocated (unallocated if on-street) space per dwelling unit for residents.

Variation, above or below these basic standards shall be justified against the following:

- public transport accessibility so provision below the basic standard may be considered in areas of High Accessibility;
- density and open space considerations (see SG 1 and SG6);
- placemaking, townscape and design requirements (see policy CDP 1: Placemaking and Design);
- house size and house form (i.e. flatted accommodation with the lowest requirement, through terraced and semi-detached, to detached with the highest requirement);
- car availability by household in the surrounding area;
- existing pressure on on-street parking in the surrounding area;
- practical considerations in relation to conversions, redevelopments and subdivisions (e.g. in respect of listed buildings and conservation areas see policy CDP 9: Historic Environment and SG on Historic Environment) and
- residential moorings will be assessed on their own merits, taking into account the general policy requirements for residential developments.

Parking provision shall be off-street unless on-street parking is considered integral to the design of the development or off-street parking is neither practical nor feasible (e.g. as may be the case with tenemental conversions/subdivisions). Future TROs could impact on the usability of on-street spaces, and this may be a consideration in determining the acceptability of on-street provision. Account should be taken of the Council's Design Guide for New Residential Areas.

Committee should note:

- No dedicated parking provision is included in the proposal.
 - The application site is within the Inner Urban Area and within a Base Accessibility area.
 - No justification has been provided to support this lack of provision, and the site is not eligible to be considered as 'car free' as per policy requirements.
- Committee should consider whether adequate vehicle parking is provided.

7 COMMITTEE DECISION

7.1 The options available to the Committee are:

- a. Grant planning permission, with the same or different conditions from those listed below; or
- b. Refuse planning permission.
- c. Continue the review to request further information.

8 Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a result of this proposal? n/a

Will the proposal contribute to Glasgow's net zero carbon target? n/a

Privacy and Data Protection Impacts:

Are there any potential
data protection impacts
as a result of this report
N

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

9 Recommendations

That Committee consider the content of this report in coming to their decision.