



Glasgow City Council

Planning Local Review Committee

**Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability**

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Item 1

12th November 2024

**24/00090/LOCAL – 3 Criffell Gardens
Erection of roof dormers to front and rear of dwellinghouse**

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): 19

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 semi-detached bungalow located in a well-established residential area on the southeast side of Criffell Gardens.
- 1.2 The proposed development is for the formation of a dormer on the front elevation and a dormer on the rear elevation.

1.3 Approx. front elevation dormer measurements

- 4.6m width
- 1.8m height (maximum)
- 3.25m length (extending out from roof - maximum)
- 0.8m down from ridge of roof
- 1.37m from front elevation roof eaves

The existing roof width is around 9.2m.

Approx. rear elevation dormer measurements

- 4.6 m width
- 1.9m height (maximum)
- 3.4m length (extending out from roof - maximum)
- 0.8m down from ridge of roof
- 0.7m from rear elevation roof eaves

1.4 Materials

Dormer cheeks/walls/roof: red/brown TATA steel cladding

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:

Policy 14: Design, Quality and Place

Policy 16: Quality Homes

CDP 1: The Placemaking Principle

SG 1: Placemaking, Residential Development

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 Policy 14 and 16 of NPF4 and CDP 1 and SG 1 of the Glasgow City Development Plan in that the proposed front dormer is considered to be an incongruous and dominating addition to the existing property, which will disrupt the existing hierarchy of the property and impact the visual amenity of the dwelling and wider area.

4 APPEAL STATEMENT

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

Statement of Review

- The top of the dormers are 450 mm below the ridgeline of the existing dwelling
- The dormers are flat roof, matching 90% of the dormers in the same street
- The front dormer is set back 1141 mm from the eaves, the rear dormer 360 mm
- Both dormers are 50% of the existing roof width
- The front dormer aligns with the ground floor bay windows, window frames and front door
- The rear dormer aligns with ground floor windows
- There are examples of similar proposals within 1 mile radius

5 RELEVANT PLANNING HISTORY / PRE-APPLICATION DISCUSSION

- 5.1 There was a previous application for the property, as follows:

23/02798/FUL	Erection of roof dormers to front and rear of dwellinghouse
	Refused

- 5.2 Following discussions with the applicant, alternative proposals were submitted, which would have been supported. However, these proposals were withdrawn, and they were replaced by the drawings which are the subject of this Review.

6 REPRESENTATIONS AND CONSULTATIONS

- 6.1 There were no representations received for the planning application or the review.

7 COMMITTEE CONSIDERATIONS

- 7.1 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.

7.2 The following are the relevant policy considerations:

7.3 **Privacy**

SG1 (part 2) states:

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.
- Committee should note that the proposed dormer to the front is around 11m from the property boundary (and around 26m to the property directly opposite) and the proposed dormer to the rear is around 13.6m from the property boundary / the rear garden of 30 Criffell Road.

Design

NPF4 Policies 14 and 18

- Committee should consider whether the proposed front dormer will have a detrimental impact on the character and amenity of the property and surrounding area due to its design, particularly in terms of the proportions and style of the existing property.

CDP

SG1 sets out in detail 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: Placemaking (Part 2), Alterations to Dwellings and Gardens states:

2.14 Dormers, Roof Terraces and Balconies Dormers should:

- a) be well below the ridgeline of the roof;
- b) be finished to match the materials of the existing roof;
- c) have a front face predominantly glazed;
- d) match the style of any existing dormers present on the roof/adjacent buildings;
- e) be well drawn back from the eaves by at least 300mm;
- f) not extend more than 50% of the width of the roof (two small dormers on the same elevation would be preferable to one larger dormer);
- g) not be over-dominant in relation to the existing scale of the property; and
- h) relate to windows and doors below in character, proportion and alignment.

2.16 The alteration to the roof should also not have a significant effect on the appearance of the roof. The cumulative effect of dormers and other roof alterations on the appearance of the dwelling will also be taken into account.

- Committee should note that:
 - a) the proposed front dormer is around 50% of the width of the existing roof, consistent with policy;
 - b) the proposed rear dormer is around 80% of the width of the existing roof, contrary to policy;
 - c) the proposed front dormer serves two separate rooms. The design uses a small section of cladding between the glazed face of the dormer in order to facilitate this;
 - d) the proposed front dormer windows do not match the style of the windows below. The proposed front dormer windows are vertical in design and are arranged in a row of 7 panes. The existing windows are horizontal in design with three clear sections.
- Committee should consider whether:
 - a) the width of the rear dormer is acceptable,
 - b) the front dormer is consistent with the design hierarchy of the existing dwelling, with a bay style window on either side of the front door;
 - c) a more seamless design could have been created by the use of two smaller dormers,
 - d) the window design is detrimental to the appearance of the dwelling, and
 - e) whether all of these aspects contribute to the proposed front dormer dominating the existing dwelling.

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

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 n/a

*Glasgow's net zero
carbon target?*

**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

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