



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration and Sustainability

Contact: Claire Hunt Phone:

Item 1

3rd December 2024

Application Type Full Planning Permission
Recommendation **Grant Subject to Conditions**

Application	24/02247/FUL	Date Valid	23.09.2024
Site Address	Flat 0/1 522 Anniesland Road Glasgow G13 1YB		
Proposal	Erection of canopy to rear and formation of decking to side of flatted dwelling.		
Applicant	Mr Alan Shand 522 Flat 0/1 Anniesland Road Glasgow UK G13 1YB	Agent	CAF Designs LTD Craig Fullerton 53 Calderglen Avenue Blantyre Glasgow G72 9UP
Ward No(s)	13, Garscadden/Scotstounhill	Community Council	02_007, Knightswood
Conservation Area		Listed	
Advert Type	No advert required	Published	
City Plan			

Representations/Consultations

No representations were received.

Under the terms of the Scheme of Delegation, this application requires to be reported to the Planning Applications Committee as the applicant is employed within Planning Services of Neighbourhoods, Regeneration and Sustainability.

Site and Description

SITING

The application property is a ground floor flatted dwelling within a converted semi-detached villa. This is located on a corner plot with Anniesland Road to the south and Wykeham Road to the west. The property is located within Ward 13.

PROPOSAL

Two external alterations are proposed.

On the side (western) elevation, it is proposed to alter an existing window to create a door, with a new glazed uPVC door and high level glazing (uPV frame to match the existing), similar in design and width of the existing windows. It is also proposed to create a terrace area with three steps to ground level. The terrace is proposed to have a 1.m high balustrade, and there will be a 0.9m high handrail for the steps. The terrace will project from the wall by 1.53m and will be 2.5m in length. At its highest level, this will be raised 0.53m from ground level. This is proposed to be constructed of timber, with timber panelling to the sides.

At the rear (north) elevation, it is proposed to install an area of timber decking (7.5sqm) adjacent to the existing 1.5m high eastern boundary wall. This decking will be 0.3m in height.

It is also proposed to remove the existing rear entrance door canopy and replace this with a larger timber canopy, projecting 4.5m from the rear wall to cover the proposed decking area. This canopy will have a central rooflight (1sqm in size). This canopy will be erected against the existing rear wall and will be further supported by three columns (painted black). The canopy will be flat roofed (minimum pitch 2.5 degrees) and will be formed of single-ply membrane, with flashing where this meets the existing dwelling.

PLANNING HISTORY

There is no planning history for this site.

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 the condition and that it will either be imposed or need not be imposed.

Not applicable.

Policies

NPF4 Policies

Policy 1: Tackling the climate and nature crises

Policy 2: Climate mitigation and adaptation

Policy 14: Design, quality and place

Policy 16: Quality homes

City Development Plan Policies

CDP1 & SG1 (Part 2): The Placemaking Principle

Material Considerations

None.

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).

NPF4 Policy 1: Tackling the climate and nature crises and NPF4 Policy 2: Climate mitigation and adaptations.

Policy 1 is an overarching policy which must be considered for all development proposals, giving significant weight to the global climate and nature crises. **Policy 2** seeks to ensure that proposals are sited and designed to minimise lifecycle greenhouse gas emissions as far as possible and allow adaptation to current and future risks of climate change.

Comment: The application site is a brownfield site and the proposal is a small scale alteration to an existing flatted dwelling. The proposal would not remove any garden ground which is contributing to the biodiversity of the local area, and the flatted dwelling is not located in an area that is identified at being of flood risk. The primary construction material is proposed to be timber, which is a sustainable material.

Therefore, this proposal is in accordance with both of these policies.

NPF4 Policy 14: Design, quality and place; NPF4 Policy 16: Quality homes; and CDP1/SG1 (Part 2): The Placemaking Principle

NPF4 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.*
- 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.

NPF4 Policy 16: Quality homes states:

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.*

CDP1 and SG1 (Part 2) – The Placemaking Principle

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.

SG1 (Part 2) contains the following guidance on the alterations proposed:

Alterations to Dwellings and Gardens: *It seeks to ensure that extensions and alterations to houses and flats are carefully designed, so that the visual amenity of residential buildings and areas is not adversely affected by over-dominant extensions and that residential amenity is not reduced e.g. by the excessive reduction of useable private garden space or a loss of privacy.*

Design and Materials:

- a) the siting, form, scale, proportions, detailed design and use of materials should be in keeping with the existing building and wider area;*
- b) high quality innovative design is encouraged where it will complement the property;*
- c) extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings; and*
- d) external materials should reflect the character of the original building and the street and the windows and doors in an extension should match those of the existing property.*

Useable 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.*

Decking: *Decking is only likely to be acceptable where there is no overlooking of neighbouring windows or gardens, or where suitable permanent screening exists or can be erected. Proposals for screening should not have an adverse impact on the visual/residential amenity of the application property or neighbouring properties.*

Comment: The proposed alterations are to the rear and side of the flatted dwelling. The proposed use of materials (ie timber decking areas and single-ply membrane roof to the canopy) are considered to be appropriate to the character of the area and the scale of the proposal, and will not negatively impact on the character of the property or wider streetscape.

The proposed alteration to the side of the flatted dwelling is to alter a window to create a door that opens on to small terrace area with steps down to the garden. The creation of the new door opening will result in a change in an increase in the width of this opening, as this must be widened to allow for access. However, the proposed new width is in keeping with the width of other window openings on this elevation, and the design of this is to match the other windows with an upper fanlight to mimic the existing upper windows. This is therefore considered to be in keeping with the character of the

property.

The creation of the small terraced area with steps down to the garden will not introduce any issues of privacy or overlooking for neighbouring residents. This garden area is within the sole ownership of the ground floor flat, and this area is also adequately screened from all sides. The proposal will also not negatively impact on the level of usable garden ground to either the side or rear gardens, as the garden is sufficiently large and the decking areas will form part of this garden ground.

The proposed rear alteration is to create an area of decking with a covered canopy within a section of the rear garden. This section of garden area is currently under utilised, being sited between the existing boundary wall and rear extension and only used as a means of entry/exit to the rear of the property. The proposal will allow for this area to be better used, making this area more attractive with the canopy providing some shelter. The proposed design and materials are considered to be appropriate and will not introduce any issues of overshadowing for the neighbouring property. In terms of privacy and overlooking, the proposed decking area will allow for greater opportunity of overlooking into the neighbouring property as the existing boundary wall is 1.5m in height. However, it is noted that overlooking is already present due to the low boundary wall height. Subject to a condition to erect suitable screening (to a height of 1.8m), this proposal will not adversely affect neighbouring properties.

Subject to conditions, this proposal accords with the above mentioned 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 consultations were required.

Conclusion

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan, subject to conditions. 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. 040-24.003 BLOCK PLAN; Received 09 September 2024
2. 040-24.002 PROPOSED SECTION DETAILS AND NOTES; Received 09 September 2024
3. 040-24.001-H EXISTING AND PROPOSED PLANS, ELEVATIONS AND LOCATION PLANS; Received 28 October 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(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. 1.8 metre high privacy screening shall be erected along rear eastern boundary with 520 Anniesland Road. Prior to its use on site details of the privacy screening, including specification and materials, shall be submitted to the Planning Authority for approval. The privacy screening shall be erected prior to the use of the rear decking area hereby approved and shall not be removed without the prior written approval of the Planning Authority.

Reason: To protect the privacy of neighbouring residential properties.

Advisory Notes to Applicant

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site

for Executive Director of Neighbourhoods, Regeneration and
Sustainability

DC/CHU/23/10/2024

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