



Item 4

25th June 2024

Neighbourhoods, Regeneration
and Sustainability
Glasgow City Council
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231 George Street
Glasgow, G1 1RX
www.glasgow.gov.uk

Executive Director
George Gillespie
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Abode Architects
Connor Steven
Ellismuir House
Ellismuir Way
Uddingston
Scotland
G71 5PW

Our ref:
GCC Application Ref:

DECISION
23/02066/FUL

18 December 2023

Dear Sir/Madam

SITE: 5 Hughenden Drive Glasgow G12 9XS

PROPOSAL: Erection of two storey extension to rear of dwellinghouse.

I am obliged to inform you that a decision to refuse your application, **23/02066/FUL** has now been taken.

A copy of the decision notice is attached with any appropriate notes which should be read together with the decision.

The decision notice is a legal document and should be retained for future reference.

Should you require any additional information regarding the decision, please contact the case officer **Constance Damiani** on direct phone **0141 287 8675**, or email **constance.damiani@glasgow.gov.uk**, who will be happy to help you.

Yours faithfully

Head of Planning

Encls.



PLANNING DECISION NOTICE

Full Planning Permission REFUSAL

IN RESPECT OF APPLICATION 23/02066/FUL

Erection of two storey extension to rear of dwellinghouse.

AT

5 Hughenden Drive Glasgow G12 9XS

AS SHOWN ON THE FOLLOWING SUBMITTED PLAN(S)

Reason(s) for decision

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 the National Planning Framework 4 adopted 2023, Policy 7 - Historic Assets and Places, Policy 12 - Zero Waste, Policy 14 - Design, Quality & Place, Policy 16 - Quality Homes and the Glasgow City Development Plan adopted 2017, Policy CDP 1 - The Placemaking Principle and SG 1 - Placemaking (Part 2), Policy CDP9 and SG9 - Historic Environment as specified below, and there is no overriding reason to depart therefrom.
03. The proposed demolition of the garage and the rear sandstone extension would generate significant waste, no measures to mitigate this have been proposed such as reusing materials; this is contrary to the National Planning Framework 4, Policy 12 - Zero Waste whereby development should seek to reduce, reuse and recycle materials in line with the waste hierarchy.
04. The erection of the proposed extension with the associated parking space would reduce the usable garden space area below the 66% threshold set out by SG1 - Placemaking Principle Part 2 - Alterations to Dwellings and Gardens of the Glasgow City Development Plan. For the avoidance of doubt, the policy defines the useable garden space as the land, under the exclusive control of the applicant, attached to a dwelling before the erection of any extension garage which excludes the driveway, garage and parking space.

05. The terrace/ balcony located on the second floor of the extension would increase direct overlooking into the adjacent gardens of 3 and 5 Hughenden Drive; the proposed obscure glazing on the extension's shoulders is not considered an acceptable means to mitigate against privacy issues; this is contrary to SG1 Placemaking Principle Part 2 - Alterations to Dwelling and Gardens of the Glasgow City Development Plan.
06. By virtue of its scale, massing and design the proposed extension fails to respond to the detail of the surrounding streetscape and is not enough subservient to the original property, this is contrary to the Glasgow City Development Plan Policy CDP1 and SG1 Placemaking Principle.
07. The proposed extension has a strong horizontal emphasis which is at odds with the vertical emphasis of the existing building and wider terrace. By virtue of its scale, massing, occupation of the full plot width, design and materials, the two-storey extension with roof terrace would dominate the original property and does not complement the visual amenity of the surrounding conservation area. This is contrary to Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.
08. The proposed use of green coloured cladding is not in keeping with the character of the terrace and of the surrounding conservation area and contributes to the incongruity of the proposal which is contrary to Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Drawings

The development has been refused in relation to the following drawing(s)

1. PROPOSED REAR ELEVATION Received 1 September 2023
2. 22056-20001 A A LOCATION PLAN Received 21 August 2023
3. 22056-20019 A DOWNTAKINGS Received 21 August 2023
4. 22056-20019 A EXISTING AND PROPOSED BLOCK PLANS Received 21 August 2023
5. 22056-20019 A EXISTING AND PROPOSED ROOF PLAN Received 21 August 2023
6. 22056-20020 A PROPOSED GROUND FLOOR PLAN Received 21 August 2023
7. 22056-20021 A PROPOSED LOWER GROUND FLOOR PLAN Received 21 August 2023
8. 22056-20030 A PROPOSED REAR ELEVATION Received 21 August 2023
9. 22056-20040 A PROPOSED SECTION Received 21 August 2023

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



Dated: 18th December 2023

Head of Planning

THIS DECISION NOTICE SHOULD BE READ WITH THE ATTACHED ADVICE NOTES

IMPORTANT NOTES ABOUT THIS REFUSAL OF PLANNING PERMISSION

BY THIS NOTICE, YOUR PROPOSAL HAS BEEN REFUSED.

RIGHTS OF APPEAL

If you are not satisfied with this refusal of planning permission, you may request a review within **three months** of the date on this notice. Please note that the right of appeal is to the Planning Local Review Committee of the Council and **not** to Scottish Ministers.

Before pursuing a review, you should consider contacting your case officer to discuss whether there are changes which could be made to the proposed development to make it acceptable. The case officer's contact details are on the letter accompanying this Decision Notice. Your case officer can also advise on how a fresh application could be submitted. Please note that if you do submit a fresh application within 12 months, you would be unlikely to have to pay a further planning fee.

Before contacting the case officer, you would be well advised to view the report on the application. It is available for inspection [online](#). The report explains how the decision was reached and should help you decide whether to proceed with further discussion or a review. If your application was granted subject to conditions, it may be clear from the terms of the report that any conditions which you might be concerned about are necessary.

A notice of review must be served on the Planning Local Review Committee by submitting online at <https://www.eplanning.scot/ePlanningClient/>

The notice of review must include a statement setting out your reasons for requiring the Planning Local Review Committee to review this case. You must state by what procedure (written representations, hearing session(s), inspection of application site) or combination of procedures you wish the review to be conducted. However, please note that the Planning Local Review Committee will decide on the review procedure to be followed.

You must also include with the notice of review a copy of this decision notice, the planning application form, the plans listed on the decision notice and any other documents forming part of the proposed development as determined. If you have a representative, you must give their name and address. Please state whether any notice or other correspondence should be sent to the representative instead of to you.