

# Comments for Planning Application 23/02066/FUL

Item 6(a)

25th June 2024

## Application Summary

Application Number: 23/02066/FUL

Address: 5 Hughenden Drive Glasgow G12 9XS

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

Case Officer: Mark Thomson

## Customer Details

Name: Ms Jude Halford

Address: 3 Hughenden Drive, Glasgow G12 9XS

## Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As the next door neighbours, we object to this development on grounds of conservation of the historic environment and of the impact on daylight and sunlight to our house and garden.

We are concerned about the size of the proposed extension, particularly in the second storey. In our view, the proposed extension would dominate the existing property and so would not be in keeping with SG1, SG9 and policy CDP9. A two-storey contemporary extension is not in keeping with the character of the surrounding conservation area and would act as an incongruous addition. Small alterations have been made to an earlier plan, but these consist of an overall height reduction of only 20cm and the replacement of shoulder walls with frosted glass. The proposed extension would still be large enough to have a significant impact on the conservation area.

A two-storey extension would have a negative impact on the sunlight into our windows and garden area, particularly in the afternoon and early evening. We note that the sunlight availability assessment at 3.3 of the Daylight and Sunlight Assessment does not cover this period of the day.

At P11 of the design statement, reference is made to "Neighbouring roof obscuring existing window". Our window is only partly obscured at present and we have planning permission - 3 Hughenden Drive (22/02180/FUL) - for work to lower this roof, allowing more light into the room. The proposed work at No 5 would negate this to some extent.

Thank you for considering our objections.

Jude Halford & Peter Bennie

## Speaking for Scotland's Buildings



**AHSS**  
THE ARCHITECTURAL  
HERITAGE SOCIETY  
OF SCOTLAND

AHSS Strathclyde Group Office  
Tobacco Merchants House  
42 Miller Street  
Glasgow  
G1 1DT

Item 6(b)

25th June 2024

Department of Environmental and  
Regeneration Services  
Glasgow City Council  
231 George Street  
Glasgow G1 1RX

3/10/23

The Chief Planning Officer,

Dear Sir,

**Planning Application No: 23/02066/FUL  
5 Hughenden Drive**

The Society has considered the application above and wishes to object to the proposed two-storey extension.

Although this is not a listed terrace, it does sit within the Glasgow West Conservation Area and the extension would represent—both in scale and materials—an extremely visible and detrimental intervention in the character and appearance of the CA. Although to the rear, it would be seen from the public street (Hughenden Road).

We would also have concerns about its effect on neighbouring properties, from the point of view of both overshadowing and privacy.

Yours faithfully,



Iain J. Wotherspoon,  
Chairman, Cases Panel, Strathclyde Group



30 September, 2023

Head of Planning and Building Control  
GCC Neighbourhood, Regeneration  
and Sustainability  
231 George Street,  
Glasgow G1 1RX

***FGW IS A VOLUNTARY AMENITY SOCIETY  
interested in preserving and enhancing the  
character and amenity of Glasgow's West End***

Item 6(c)  
25th June 2024

Dear Sir,

23/02066/FUL  
5 Hughenden Drive: Objection

This is an application to make considerable external alterations to an early 20th century terraced townhouse situated within the Dowanhill Character Area of the Glasgow West Conservation Area. The terrace may be attributable to the architecture practice of H & D Barclay; there are certainly similarities in detailing to other Barclay properties in Dowanhill.

**Overly Intrusive Extension**

We consider this two-storey extension, with its boxy design, to be overly intrusive on the rear elevation of the terrace. There is an established pattern of rear extensions of blonde sandstone with hipped roofs that this proposal would badly disrupt.

The rear elevation of this terrace is very visible from Hillhead Sports Club, a well-used hub for the local community, and its vehicular access.

A more discreet single storey extension—even with the proposed, rather alien materials—might be more acceptable.

**Over-Shadowing**

The proposed extension, soaring above the neighbouring, original rear wings and extending across the whole of the rear façade of the house (the original rear wings only occupy about half of the façade), is likely to produce a most unwanted over-shadowing of the neighbouring properties.

This would be detrimental to the amenity of these houses.

**Materials**

As has been said, the established building material for the rear of this terrace is blonde sandstone.

The proposed brick is an alien material here, as it is throughout the Conservation Area. The now ubiquitous zinc cladding for walls is also not an appropriate material—its use should be restricted to roofing.

The detrimental effect of such materials is compounded by the prominence of the two-storey erection; again, a single storey extension using these materials might be acceptable by dint of discretion.

Little sympathy for the character and appearance of the Conservation Area has been displayed by the present proposals.

For the reasons given above, this application should be refused.

Yours sincerely,

Ann Laird  
FGW Planning Applications Group