



# Item 7

25th June 2024

Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: [onlineplanning@glasgow.gov.uk](mailto:onlineplanning@glasgow.gov.uk)

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100664576-001

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

## Applicant or Agent Details

Are you an applicant or an agent? \* (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

☐ Applicant ☒ Agent

## Agent Details

Please enter Agent details

Company/Organisation: Porter Planning Ltd.

Ref. Number: You must enter a Building Name or Number, or both: \*

First Name: \* Teri Building Name:

Last Name: \* Porter Building Number: 39

Telephone Number: \* Address 1 (Street): \* St Vincent Street

Extension Number: Address 2:

Mobile Number: Town/City: \* Glasgow

Fax Number: Country: \* Scotland

Postcode: \* G1 2ER

Email Address: \*

Is the applicant an individual or an organisation/corporate entity? \*

☒ Individual ☐ Organisation/Corporate entity

## Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Other"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text" value="Mr &amp; Mrs"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="Andrew and Nicola"/>	Building Number:	<input type="text" value="39"/>
Last Name: *	<input type="text" value="Kerr"/>	Address 1 (Street): *	<input type="text" value="St Vincent Place"/>
Company/Organisation	<input type="text" value="Kelvin Properties (Napiershall) Ltd c/o"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text" value="REDACTED"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="UK"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G1 2ER"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

## Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="5 HUGHENDEN DRIVE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G12 9XS"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="667858"/>	Easting	<input type="text" value="255816"/>
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## Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: \*  
(Max 500 characters)

Erection of two storey extension to rear of dwellinghouse

## Type of Application

What type of application did you submit to the planning authority? \*

- ☒ Application for planning permission (including householder application but excluding application to work minerals).
- ☐ Application for planning permission in principle.
- ☐ Further application.
- ☐ Application for approval of matters specified in conditions.

What does your review relate to? \*

- ☒ Refusal Notice.
- ☐ Grant of permission with Conditions imposed.
- ☐ No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

## Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: \* (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please refer to supporting Review Statement and associated documents.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? \*

☐ Yes ☒ No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: \* (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: \* (Max 500 characters)

Request for Review Statement, Design Statement; Forms and Certificate, Location Plan, Downtakings, Existing and Proposed Block Plans, Existing and Proposed Roof Plan, Existing Elevations, Existing Floor Plans, Existing Section A-A, Proposed Ground, Proposed Lower Ground Plans, Proposed Rear Elevation, Proposed Section, Proposed Side Elevations, Daylight and Sunlight Assessment, Report of Handling, Decision Notice, New Design in Historic Settings' Historic Scotland. May 2010

## Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

23/02066/FUL

What date was the application submitted to the planning authority? \*

21/08/2023

What date was the decision issued by the planning authority? \*

18/12/2023

## Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. \*

☐ Yes ☒ No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure \*

Holding one or more hearing sessions on specific matters

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Supporting documents have been prepared to provide clear explanation on requested grounds for review of this decision. However, we believe a Hearing would also be beneficial to ensure any queries can be addressed by the applicant directly.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? \*

☒ Yes ☐ No

Is it possible for the site to be accessed safely and without barriers to entry? \*

☐ Yes ☒ No

## Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? \*

☒ Yes ☐ No

Have you provided the date and reference number of the application which is the subject of this review? \*

☒ Yes ☐ No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? \*

☒ Yes ☐ No ☐ N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? \*

☒ Yes ☐ No

**Note:** You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review \*

☒ Yes ☐ No

**Note:** Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

## Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mrs Teri Porter

Declaration Date: 13/03/2024

# 5 HUGHENDEN DRIVE GLASGOW



MARCH 2024

REVIEW STATEMENT

**Appeal to Glasgow City Council's Local Review Body against the decision of the planning officer to refuse full planning permission for the erection of a two storey extension to rear of dwellinghouse at 5 Hughenden Drive, Glasgow. Planning Reference 23/02066/FUL**

## **1. Introduction**

- 1.1 This Review Statement has been prepared by Porter Planning Consultants, on behalf of "the Applicants" and owners of 5 Hughenden Drive, Glasgow, G12 9XS ("the Property"). This statement should be read in conjunction with the Design Statement and all other supporting material. The planning application was refused without opportunity for discussion and further to the applicants architect suggestions of appealing non-determination. The reasons for refusal are not concisely written and duplicate policy.
- 1.2 We dispute the Planning Officers reasons for refusing the application and respectfully request that the Council's Local Review Body overturn that decision and approve the application.

## **2. Summary of Applicant's Reasons for Review**

- The proposal fully complies with Policy CDP1 of the Local Development Plan and all applicable Supplementary Guidance SG1 Placemaking, Residential Development.
- The proposals comply with Historic Scotland guidance on 'New Design in Historic Settings' (May 2010).
- The proposals will allow this family to continue to live and work in this well-loved area.
- It is not disputed that the extension would result in a significant increase in the floor area of the original dwelling. However, as we can demonstrate full compliance with applicable Planning Policy and Supplementary Guidance the proposals are therefore compliant.
- The size and scale of the proposals reflect that of other substantial extensions granted in the neighbourhood and it is therefore implicit that this scale of extension cannot be considered by GCC to dominate this type of house.
- Sun terraces are currently a feature at nos. 1 and 7 Hughenden Drive and at 24 Hughenden Road, and are therefore a common addition to properties in Hughenden Drive.
- A full width extension is not reason in itself to refuse a planning application particularly when the rear of 1 and 3 Hughenden Drive also have extensions spanning the full width. Likewise, similar extensions are found throughout the Glasgow West Conservation Area particularly in terraced properties where the garden areas may be restricted.
- The Daylight/Sunlight Assessment confirms the proposals meet with requirements and this accepted by the officer at page 6 of the Delegated Report. These results also demonstrate the size



and mass of the extension complies with requirements in respect of daylight and sunlight to adjacent properties.

- The proposals do not present direct overlooking into any gardens.
- The Delegated Report also confirms, that there are no issues in respect of access and parking.
- With reference to its depth, scale and design the proposal would provide a well-designed and suitable addition to the property. The host property is set within a generous plot within the terrace which can comfortably accommodate this extension. Furthermore the proposed extension is not deeper than half the depth of the house.
- The proposals will re-introduce biodiversity to the rear garden via planting and returning amenity for the owners to what is currently a wholly paved area.
- The property currently has traditional green paint to the windows and all metalwork in the garden, a muted green zinc cladding compliments the leafy nature of the rear lane.

### 3. Proposal and Site



Rear Elevations at Hughenden Drive

- 3.1 The proposal seeks to extend this much loved family home to provide additional accommodation and improved amenity space. The proposal will allow this family to continue to live in this special pocket of Hyndland. The property is an Edwardian, two-storey, mid terrace townhouse located in the Glasgow West Conservation Area. The property is not a listed building. The site is bounded to the rear by a private lane that forms access to the Hughenden Rugby Club and pitches, a restaurant and gymnasium.
- 3.2 The property is sloping from front to back which results in substantial void space to the rear of the property. On the ground floor there is a historic raised, single-storey extension with shallow, hipped roof, and triple sash and case window with stone mullions which match similar triple windows on the



1st floor of the main building. On its west side is a glazed porch which gives access to external stairs to the back garden.

- 3.3 The property is faced with red sandstone to the front and blonde sandstone to the rear which has discoloured over time.
- 3.4 Parking for the properties at Hughenden Drive is generally on-street and permits are available for owners to purchase. The subject property is unique in the fact it has currently space for 2 cars to park at the rear of the property. The owners wish to regain a rear garden and are reducing the car parking here to one space.
- 3.5 An ugly, flat roofed, double garage has been built over a substantial part of the original rear garden which dominates the space and is unsightly. The remainder of the original rear garden is tarmac and of no aesthetic, biodiversity or amenity value.
- 3.6 The subject of this appeal under consideration by the Local Review Body seeks to remove the existing rear double garage, rear porch and external steps and extend the ground floor and basement level of this family home. The proposals will also significantly improve access to the rear garden, and will transform the garden area into a useable space for the applicants young family to enjoy.
- 3.7 The extension will span the full width of the existing property mirroring the massing of properties at nos. 1 and 3 Hughenden Drive albeit built in a cohesive manner rather than the piecemeal style of the adjacent properties. Nevertheless, the proposals are designed to mirror existing massing of rear extensions that already exist.
- 3.8 At the basement, the proposals will create a play area for their young family and a utility area/shower room and a large open plan kitchen will be formed at the ground floor with pantry and home offices.
- 3.9 The client's aspire to create a home that is architecturally distinctive, respectful of the age & character of the existing building (which they feel the current rear elevation is not) and uses high quality resources. The client is aware that the quality of a proposal can be ruined by low quality materials & poor attention to detail.
- 3.10 As such, proposals have been developed with care and consideration to both the environment & the context; utilising the highest quality materials and finishes. This has led to a contemporary response which positively enhances and contributes to the sense of place, neighbourhood & setting of the site.
- 3.11 In summary, the proposed extension is a bespoke architect designed response to the requirement of a homeowner seeking to have further accommodation without moving house. The design solution introduces a contemporary addition to the historic property using highest quality materials that complement the existing building. This is a high quality design and as such should be supported.

#### **Pre-application Discussions**

- 3.12 The officers Delegated Report (LRB 16) states at page 1 that pre-application advice sought a reduction in scale and massing of the extension. The applicants duly reduced the height of the proposed extensions by scaling back the head height.

- 3.13 The officer does confirm that SG9 makes provision for contemporary designed extensions and for the introduction of flat roofs and the officer was therefore content with the principle of such elements being introduced to the site.
- 3.14 They also confirm that removal of the existing garage and the improvements which have been achieved at garden level are welcomed.
- 3.15 Furthermore the pre-app feedback confirms the policy position in respect of the depth of extensions and that they should not be deeper than half the depth of the house and have a ridgeline below the ridge of the existing house. They confirm the proposals achieve this.
- 3.16 Further to the pre-application advice, the proposals were then reviewed and amended to reduce the mass to balance with the overall terrace by reducing the head height of the basement and ground floor level resulting in a reduction of 250mm overall in height. The building line is pulled back from the existing line of the double garage. The proposals also see a reduction in parking spaces from 2 to 1 providing far more amenity space as a result.
- 3.17 The submitted proposals also removed proposed masonry shoulders from the side walls of the terrace. These have been replaced with 1.8m high frosted glass screens. The introduction of the frosted glass screens instead of masonry immediately reduces the mass of the building, but still provides the necessary boundary privacy which would be sought by our client & both neighbours
- 3.18 Importantly, the Delegated Report also confirms that there are no issues in respect of daylight, access and parking.
- 3.19 We also set out below why an extension spanning the full width of a property does not in itself warrant refusing the application particularly as we can demonstrate full compliance with applicable policy and Supplementary Guidance.

## 4. Grounds of Appeal

- 4.1 The application has been refused by Glasgow City Council via delegated decision. The Decision Notice (LRB 17) details 8 reasons albeit many of the reasons are interlinked. This section responds to each of the reasons for refusal in turn.

### Reason 1

**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.**

### Response to Reason 1

- 4.2 In response to Reason 1, we disagree with the officers overall assessment in this case. The Design Statement (LRB 01) submitted with the planning application evidences that the proposals do accord with the Development Plan.
- 4.3 It is important to state, as NPF4 and CDP policies now form the Development Plan, all the policies are to be read and applied as a whole. Where there is deemed to be an incompatibility between a

provision of NPF4 and a provision of the LDP, whichever of them is the later in date is to prevail. Having regard to the statutory development plan for Glasgow, the later of the plans is NPF4. Therefore, in the situation where an incompatibility exists, any incompatible LDP policy will be set aside in favour of applying NPF4 policy as the preferred statement of planning policy. This assessment section responds to the applicable policy identified below

- 4.4 This Request for Review Statement responds to the individual points as set out in each of the reasons for refusal below.

#### Reason 2

**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.**

#### Response to Reason 2

- 4.5 In response to Reason 2, we have focussed on the specific policy and guidance that the officer refers to, in their Delegated Report (LRB 16). We take each in turn below.
- 4.6 **National Planning Framework (NPF) Policy 7- Historic Assets and Places** seeks to protect and enhance historic environment assets and places and to enable positive change as a catalyst for the regeneration of places. In respect of development in conservation areas (Policy 7d) proposals will only be supported where the character and appearance of the conservation area and its setting is preserved.
- 4.7 The rear of Hughenden Terrace has few redeeming features and is of little townscape value being many of the properties have rear extensions that do not provide a cohesive pattern of development. Furthermore the proposals are not widely visible to the main road nor do they represent a substantial development in the Conservation Area so can not be considered to have an impact on the architectural or historic character of the area. The proposals are visible if viewed direct from the rear lane, the adjacent modern sports club and modern flatted development, and in this context due to the modern materials and design they are befitting of this non-historic context.
- 4.8 **Policy 12 - Zero Waste** seeks to encourage, promote and facilitate development that is consistent with the waste hierarchy. We respond to this at Response to reason 3 below.
- 4.9 **NPF Policy 14 - Design, Quality & Place** seeks to encourage, promote and facilitate well designed development that makes successful places by taking a design led approach and applying the Place Principle.
- 4.10 The proposals comply with Policy14 as they are designed to improve the quality of an area which currently is lacking in any architectural interest, amenity value and biodiversity value. The proposals are consistent with the six qualities of successful places when taken in the context of the property at 5 Hughenden Drive and this is detailed more in following sections. They are well designed, and pose no threat to the amenity of the surrounding area.

- 4.11 **NPF Policy 16 - Quality Homes** seeks to encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes. In respect of householder development (Policy 16 g) proposals will be supported where they do not have a detrimental impact on the character or environmental impact of the home in respect of size, design and materials, and do not have a detrimental impact on neighbouring properties in terms of physical impact, overshadowing or overlooking. We address these points in our response to reasons below.
- 4.12 Policy CDP 1 - The Placemaking Principle and SG 1 - Placemaking (Part 2), and Policy CDP9 and SG9 - Historic Environment are also addressed in response to Reasons 4, 5 and 6 below.

### **Reason 3**

**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.**

### **Response to Reason 3**

- 4.13 Reason 3 refers to National Planning Framework 4, Policy 12 - Zero Waste and suggests the proposals will generate significant waste.
- 4.14 Firstly, the pre-application response does not refer to Policy 12 and it also does not state that the preference of GCC would be to re-use the existing sandstone. That said, the sandstone to the rear of the property is discoloured and was a local building material of the time. The property is not listed and therefore isn't found to be of any significant contribution to the Conservation Area. Should it be found to be in good condition the applicants can set this aside and sell on to a local stonemason.
- 4.15 We do not accept however that the proposals are likely to generate "significant waste" given their relatively small scale. It is noted the approved extension in the adjacent neighbouring property was granted without a similar condition. Therefore, in the context of Planning Circular 4/1998, we question why it is deemed appropriate here, i.e. what is the difference in circumstance to warrant use of condition.

### **Reason 4**

**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.**

### **Response to Reason 4**

- 4.16 To respond to Reason 4, in respect of SG1 - Placemaking Principle Part 2 - Alterations to Dwellings and Gardens, it is necessary to set out why we disagree with the Planning Officers interpretation of Supplementary Guidance in respect of 'Useable Garden Ground'. SG1 defines 'Useable Garden Space' at page 85 and states:

*“Land, under the exclusive control of the applicant, including decking, to a dwelling **before the erection of any extensions or garages, etc.** that has been adequately screened, usually to the rear and side of the property, but excludes the driveway, garage and any parking space”*

- 4.17 Response: This therefore means that Useable Garden Ground was the rear garden prior to the erection of the double garage and any other non-original extensions. On this basis the original Useable Garden Ground for 5 Hughenden Drive was 118.6sqm minus 25sqm for the 2no parking spaces that were in place = **93.6sqm original “usable garden ground”**.
- 4.18 Further to the erection of the double garage, the total Useable Garden Ground was reduced to 28.9sqm (area to side of driveway – as driveway is not included in calculations). This 28.9sqm usable garden ground after the erection of the double garage means that approx. only 30% of original usable garden is retained (well in excess of the current standard of retaining 66% of usable garden ground). We importantly note that although this is classed as “usable” garden, the entire garden is concrete, so provides no biodiversity / greenspace etc (shown in below photo). **Indeed, we would argue that current usable garden is 0sqm; as the whole place is in effect “parking” (see image below).**



- 4.19 The proposals as part of our application includes the removal of the non-original double garage, and erection of a new extension, thereby resulting in a reduction of parking from 2 to 1 spaces. This results in a usable garden of 43.2sqm. Further to this, the roof terrace provides an additional 20sqm of usable garden space. Therefore, we are providing betterment of 14.3sqm without including the terrace and 34.3sqm if it is included. With the terrace included, the proposal fully complies with a minimum of 66% retention.
- 4.20 Indeed, we would highlight this matter was considered at pre-application stage where GCC advised they were satisfied with the proposal in the context of usable garden area. Formal pre-application feedback noted:

*“A minimum of 66% of the original usable garden space should be retained after the erection of the extension; calculations to that effect have been submitted. SG1 makes provision that adequate car*

*parking shall be maintained within the curtilage of the property after any extension or structure is erected; new parking provision should be indicated within the proposal. We welcome the reduction of the garage footprint and the improvement to the garden ground achieved. With the creation of ground level access to the garden ground, there is improvement to the rear elevation and better connection between the dwelling and the rear garden”.*

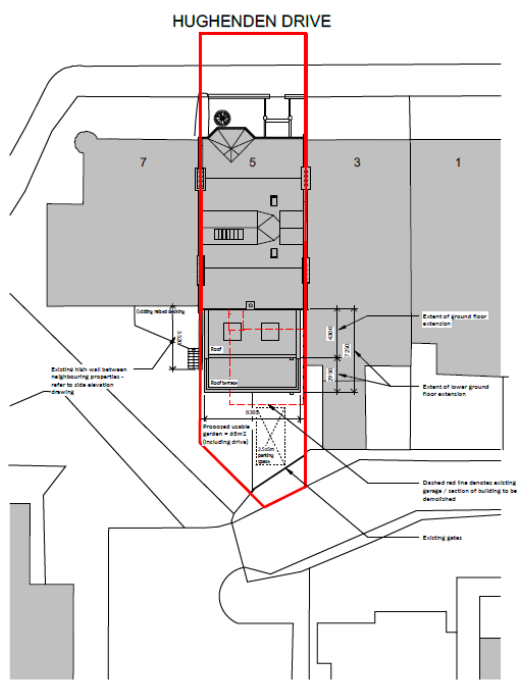
- 4.21 The proposals represent a vast improvement from the current position and we feel the planner is being unfair in their judgement here. The proposal clearly provides a significant betterment from the current position by the increase in sqm are; removal of the current concrete parking; and introduction of actual usable garden space.

#### Reason 5

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.

#### Response to Reason 5

- 4.22 In response to Reason 5, the below plan shows that the terrace will not allow **direct** overlooking into the garden at 3 Hughenden Drive as the garden is occupied by a substantial garage spanning the full depth of the garden and to the eastern edge of the boundary. Furthermore there are mature trees growing along the boundary of 3 Hughenden Drive which also provide additional privacy. The proposals also do not provide direct overlooking to the garden of no.7 given the garden is angled and does not extend as far out as no 5.



- 4.23 The submitted proposals were revised to remove the masonry shoulders from the side walls of the



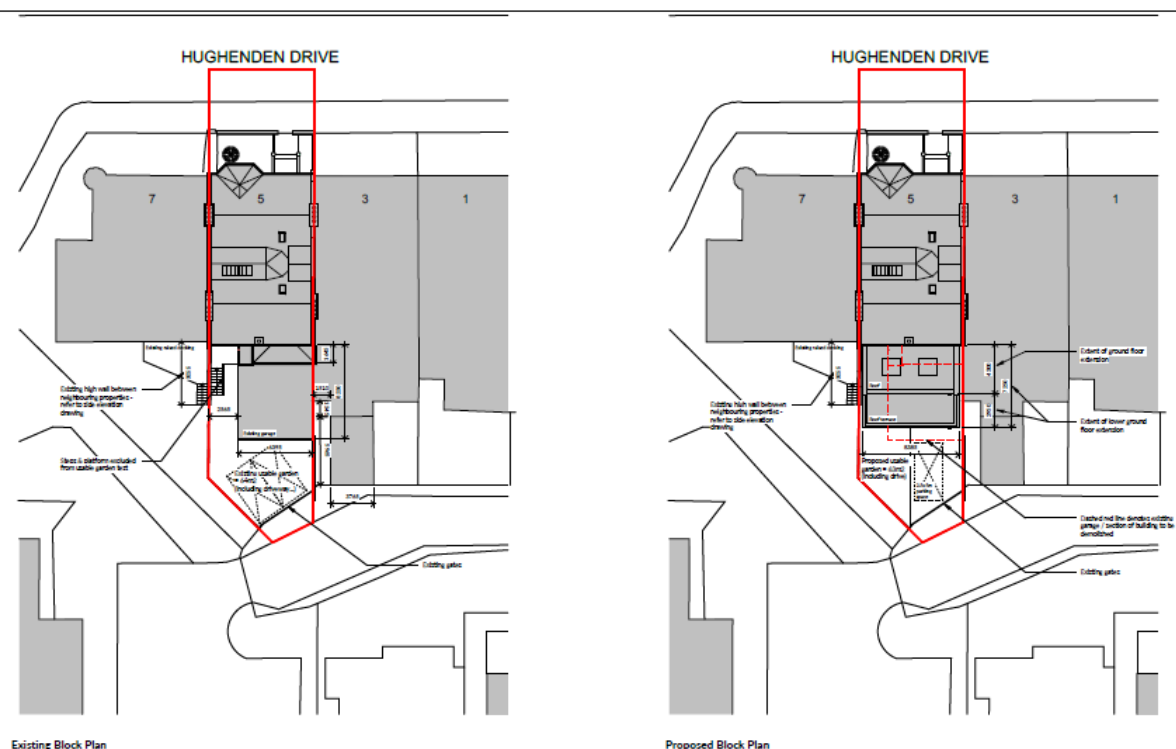
terrace. These have been replaced with 1.8m high frosted glass screens. The introduction of the frosted glass screens instead of masonry immediately reduces the mass of the building, but still provides the necessary boundary privacy which would be sought by our client & both neighbours. We note that an application for similar glazed side screens was recently approved in the Glasgow West Conservation Area (23/00712/FUL). The applicants have designed the terrace to afford them maximum amenity value whilst also protecting their own privacy.

### Reason 6

**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.**

### Response to Reason 6

- 4.24 The Design Statement provides a thorough assessment of the surrounding streetscape. The proposals have limited visibility from Hughenden Road as evidenced from page 24 of the Design Statement and in our answer to Reason 7 below.



- 4.25 The above drawing (LRB 05) evidences the proposed basement level extension does not encroach as far into the garden area as the existing garage currently does. The proposals do occupy the full width of the plot but that in itself doesn't mean the proposals are therefore not subservient. Particularly as extensions that span the full width of plots are commonplace in the west end where garden space is limited. We address the specific guidance below.

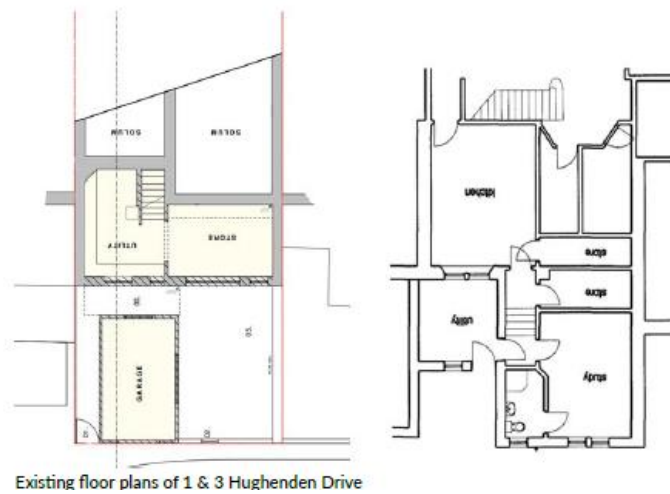
Section from Guidance	Applicants Response
<p><b>Section 2.12 Extensions General</b></p> <p><i>Extensions should generally have a pitched roof, should not project in front of the building line (see Definition), should relate to the design of the original dwellinghouse, and should be subordinate to the original dwelling house in scale and design. Flat roofs on single storey extensions, if a high quality modern design, may be considered as long as the scale and design are appropriate for the existing dwelling.</i></p>	<p>The flat roof is accepted by the planning officer. It is complicit then the officer considers that the design is high quality and scale and design is appropriate.</p> <p>The drawings and Design Statement demonstrate the extension relates well with the existing property given the high quality materials complement the blonde sandstone in a design led manner.</p> <p>The proposal complies with general guidance in respect of extensions.</p>
<p><b>Section 2.13 – One and a Half and Two Storey Extensions b) Rear Extensions</b></p> <p><i>To reduce the dominance of the extension, two storey rear extensions should also have a ridgeline well below the ridge of the existing house and should not generally be deeper than half the depth of the house.</i></p>	<p>The proposals fully comply with this requirement and the officer has no concern with the proposals in this respect.</p>

#### Reason 7

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.

#### Response to Reason 7

- 4.26 Reason 7 mirrors the comments in Reason 6 above in respect of scale and massing. The officer comments that the extension has a strong horizontal emphasis which is at odds with the vertical emphasis of the existing building and the wider terrace. We contest this opinion and state the occupation of the full plot width is in keeping with the properties at both 1 & 3 Hughenden Drive as evidenced at the aerial photograph on Page 3 (extracted floor plans below).



- 4.27 We do not accept that the proposals dominate the existing building and this is further evidenced in the Design Statement at pages 23 – 25. (LRB 01) The submitted proposals have been reduced in overall height by 250mm, the maximum available whilst still maintaining the appropriate headroom for the basement and ground floor. Page 23 of the Design Statement (LRB01) illustrates the stepped nature of the terrace. Conceptually, the applicants have opted to follow a similar stepping down from no. 3 to no. 5 to continue the consistency in stepping of eaves / roof lines.



- 4.28 It is also worth noting that existing basement level extensions at Hughenden Drive are ad-hoc and don't follow a defined pattern.
- 4.29 The proposed extension is not widely visible within the Conservation Area, as the extracted 3d visualisation below shows the proposals are barely seen from Hughenden Road.



3d visualisation looking down lane from Hughenden Road



3d visualisation looking up lane to Hughenden Road

- 4.30 For the reasons stated above the proposals are of a scale and massing that complement the existing terrace particularly when viewed in the context of the modern flatted development to the south east and the modern sports complex to the west. Furthermore the materiality chosen represents a modern high quality design that complements the original unlisted building in compliance with Historic Scotland guidance, as addressed below.

#### **Reason 8**

**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.**

#### **Response to Reason 8**

- 4.31 The secondary building material of standing seam zinc cladding in a muted green colour compliments the leafy nature of the rear lane. The illustrations show that the pallet of buff pre-cast concrete and the clay facing brick as detailed at page 21 of the Design Statement will complement the traditional sandstone beautifully. SG9 states at paragraph 2.65 materials should complement these of the existing property in terms of the colour, texture and sale". And we believe the pallet of colours and materials chosen do this and furthermore, the use of such high quality materials will ensure the proposals longevity. For information, the colour of existing windows of the house are green with this being a key consideration within the proposal.
- 4.32 In the wider context of the area, the nearby newer built block on Hughenden Drive is a mixture of

stone & zinc cladding. Zinc cladding, although often seeming like a modern building material, has been utilised throughout 19th century Europe. Zinc is also present on many non-listed buildings within the Glasgow West Conservation Area and we provide examples of this at Appendix 3. To note, the extension of the adjoining neighbouring property uses zinc materials which have been accepted.

- 4.33 Historic Scotland document 'New Design in Historic Scotland' (LRB 19) provides technical advice and guidance to authorities when assessing proposals for new design in historic settings. The aim of this publication is to raise expectations, inspire and set a high standard for new design. Furthermore, Historic Scotland encourage planning authorities to embrace new modern design instead of trying to recreate traditional design in order to create a harmonious relationship. This documents confirms that "The sensitive use of appropriate colour, texture and pattern of materials, whether traditional or contemporary, is also important. Their use and detailing is crucial in making a development stand out or blend in. It is worth noting GCC comments provided at pre-application site (where the same materials were proposed) were as follows:-

*"The proposed extension has been assessed in relation to SG9-Historic Environment. We welcome the removal of the existing garage and the improvements which have been achieved at garden level. The rear extension which is proposed to be demolished appears to be an addition dating from the 1940's-50s. We welcome the introduction of modern design and the quality of materials proposed. SG9 makes provision for contemporary designed extension and for the introduction of flat roof. We are therefore content with the principle of such elements being introduced to the site".*

- 4.34 We believe the use of green cladding as proposed at page 21 of the Design Statement (LRB 01) represents a sensitive use of appropriate colour, texture and pattern in keeping with the aspirations of Historic Scotland and indeed NPF 4. This was as per GCC pre-application feedback above.

## 5. Conclusion

- 5.1 This Review Statement has assessed the proposal against the policies referred to by the Planning Officer in their Reasons for Refusal. The proposal is found to comply with the aims of the Development Plan in respect of extensions to dwelling houses in Conservation Areas and meet the requirements of NPF4 in encouraging a design led approach with high specification materials that complement the historic setting.
- 5.2 The proposals do raise a minor tension with the Assessment Guidance in respect of the Useable Garden Ground however the proposed garden space and amenity value is a betterment from the current position. The proposals fully comply with the requirements of NPF4 which is the overarching policy in this regard.
- 5.3 The proposed scheme represents a modern extension which will not have a detrimental impact on the design of the house and will not have an adverse visual impact on the amenity of the area.
- 5.4 As such we respectfully request that the Local Review Body overturn the Planning Officers decision and approve the proposal.

## Appendix 1

### List of Documents

Document Reference	Document Title	Revision
LRB 01	Design Statement	-
LRB 02	Application Forms and Certificate	-
LRB 03	Location Plan 22056-20001	Rev A
LRB 04	Downtakings 22056-20019	Rev A
LRB 05	Existing and Proposed Block Plans 22056-20005	Rev A
LRB 06	Existing and Proposed Roof Plan 22056-20023	Rev A
LRB 07	Existing Elevations 22056-20015	Rev A
LRB 08	Existing Floor Plans 22056-20010	Rev A
LRB 09	Existing Section A-A 22056-20018	Rev A
LRB 10	Proposed Ground Floor Plans 22056-20020	Rev A
LRB 11	Proposed Lower Ground Plans 22056-20021	Rev A
LRB 12	Proposed Rear Elevation 22056-20030	Rev A
LRB 13	Proposed Section 22056-20040	Rev A
LRB 14	Proposed Side Elevations 22056-20031	Rev A
LRB 15	Daylight and Sunlight Assessment	-
LRB 16	Report of Handling	-
LRB 17	Decision Notice	-
LRB 18	Request for Review Statement	-
LRB 19	'New Design in Historic Settings' Historic Scotland. May 2010	-



## Appendix 2

### Precedent: Examples of Opaque Glass on buildings within Glasow West Conservation Area

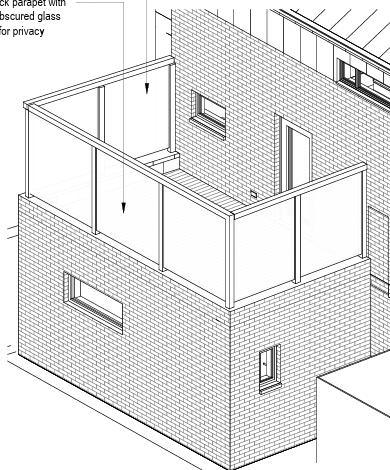
**23/00712/FUL Erection of single storey rear extension with roof terrace and screening to mews property: Application under Section 42 to vary condition 1 of consent 19/02973/FUL relating to screening.**

The agent had formal pre-application discussions with the Case Officer for the original application (19/02973/FUL) for the proposal to change from the originally approved aluminium louvered screening to obscure glazing, and it was confirmed that this was an acceptable change and a formal application would be required to vary condition 1.

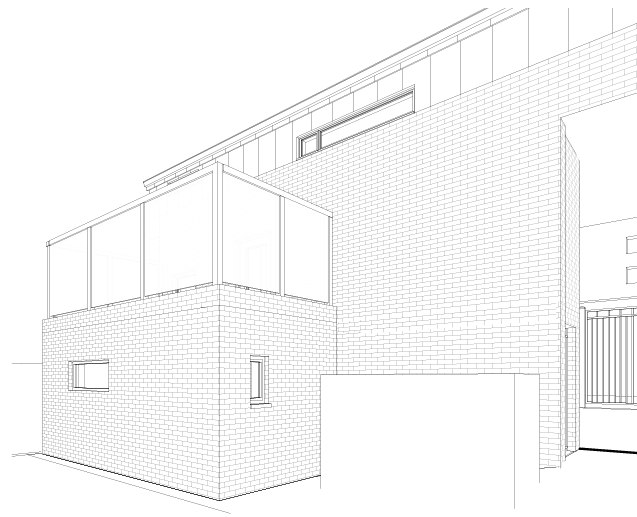
The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweigh the proposal's accordance with the Development Plan.

Screening to all elevations of roof terrace to ensure privacy

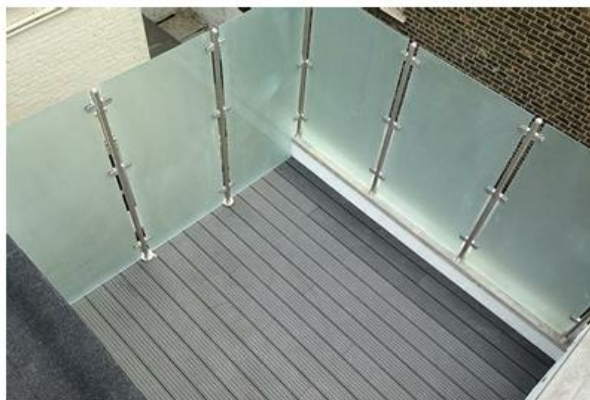
300mm brick parapet with 1800mm obscured glass screening for privacy



Aerial View of Extension & Roof Terrace



3D Perspective of Extension from Back Court



Material Precedent Images

Appendix 3

Precedent: Examples of Zinc Cladding in Glasgow West Conservation Area

**21/01366/FUL Demolition of garage, erection of single storey extension, installation of replacement windows, alterations to outbuilding, erection of summer house and landscaping works to rear garden.**

The officer accepted zinc as a roofing material, while the flat roofed area provides a green roofing system so is also acceptable. The roof is visible from public highway. Officer comments "Materiality is acceptable and sympathetic"



**Appendix 4**  
**Precedent: Terrace in Glasgow West Conservation Area**

