



Item 6

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 100246450-008

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:	Glenetive Projects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	Paul	Building Name:	Gordon Chamber
Last Name: *	Hughes	Building Number:	90
Telephone Number: *		Address 1 (Street): *	6th floor
Extension Number:		Address 2:	Mitchell Street
Mobile Number:		Town/City: *	Glasgow
Fax Number:		Country: *	United Kingdom
		Postcode: *	G1 3NQ
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="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="John"/>	Building Number:	<input type="text" value="30"/>
Last Name: *	<input type="text" value="Iqbal"/>	Address 1 (Street): *	<input type="text" value="Langside Drive"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G43 2QQ"/>
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="30 LANGSIDE 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="G43 2QQ"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="660612"/>	Easting	<input type="text" value="257326"/>
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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 extension to sunroom at rear including formation of flat roof with living green roof system, raised terrace and alterations to dwellinghouse roof (part retrospective).

## 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.

The planning application main considerations are the impact on heritage, the conservation area, surface water and safety. The proposals are on the rear of the property and replicates the surrounding properties. The proposal seeks to create a sustainable roof which was previously endorsed by GCC planners. (full reasons for appeal within appeal statement)

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)

planning appeal statement application form decision notice application drawings

## Application Details

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

23/03129/FUL

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

18/12/2023

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

08/03/2024

## 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

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: Mr David Jarvie

Declaration Date: 16/05/2024

# Planning Appeal Statement

Erection of extension to sunroom at rear including formation of flat roof with living green roof system, raised terrace and alterations to dwellinghouse roof (part retrospective).

23/03129/FUL

At:  
30 LANGSIDE DRIVE  
GLASGOW G43 2QQ



Prepared on behalf of  
Glen Etive projects Ltd

For: Mr John Iqbal

Date: May 2024



Glen Etive  
Projects



RTPI  
Royal Town Planning Institute



RICS®

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## 1 Introduction

1.0 This Statement has been prepared on behalf of John Iqbal (the Appellant). This Statement relates to planning permission for the **'Erection of extension to sunroom at rear including formation of flat roof with living green roof system, raised terrace and alterations to dwellinghouse roof (part retrospective).'**

1.1 GCC Application Ref: **23/03129/FUL**  
Decision 8 March 2024

### **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.

Deadline for Appeal Saturday 8<sup>th</sup> June 2024

## 2 Site Description

- 2.01 The site is within the grounds of a Traditional Victorian Detached Sandstone 2 storey Dwelling with pitched slate roof. A Location Plan has been provided.
- 2.02 The site is located in an established residential area, with a mixture of Traditional Victorian Sandstone dwellings, typically set within their own grounds, with a main front residents entrance and rear service entrance.
- 2.03 The surrounding neighbourhood area is an established residential area. The principal aspect of site facing onto a 4 way junction at Langside Road. There is primary school facility directly across the Road. It is the main thoroughfare leading to the south of the city.
- 2.04 The proposed development is similar to vast majority of corner plot dwelling house which all benefit from 2 vehicle access drives.

## 3 Proposed Development

- 3.01 The proposed development, seeks planning permission from **"Erection of extension to sunroom at rear including formation of flat roof with living green roof system, raised terrace and alterations to dwellinghouse roof (part retrospective).**
- 3.02 As detailed on the Proposed Elevation seeks to grow a 'Green Living Garden roof ' on top for the extension.
- 3.03 Full details of the proposed development can be found within the accompanying Elevations. Overall, this proposal will a sustainable organic roof which will create modern twist on flat roof extension in order to form a sustainable and carbon reducing roof. It is in keeping with other modern extension to historic established precedent of houses in the local area.





Example of garden living roof

## 4 Planning Refusal and Considerations:

- 4.1 The development proposal is contrary to NPF 4:
- policies 7
  - policies 16
- 4.02 GCC LDP AND SG
- CDP 1: The Placemaking Principle,
  - SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens),
  - CDP 9: Historic Environment and
  - SG 9: Historic Environment, Design Guidance for Listed Buildings and Conservation Areas of the Glasgow City Development Plan
- 4.03 Comment:** The proposed Green roof was discussed with the planner officer and this was a agreed compromise to replace the current flat roof membrane. The roof is sustainable reducing surface water and encouraging wildlife in urban areas.
- 4.04 The proposal is contrary to NPF 4 Policies 7 and 16
- CDP 1,
  - SG 1
  - CDP 9
  - SG 9
  - *the proposed extension, by virtue of the finished window materials not being timber will visually detract from the character and appearance of the property and would not be in keeping with the wider conservation area.*
- 4.05 Comment:** The proposal is only for the green roof not the window frames. Thus we do not believe this is relevant policy consideration

## 5 Summary and Conclusions

- 5.01 This Statement has been prepared by Glen Etive projects on behalf of John Iqbal for planning application for the living green roof
- 5.02 It has been demonstrated in this Statement and within the documents submitted that the proposed development accords with the land use allocation in both the adopted NPF and local plan.
- 5.03 The planning application main considerations are the impact on heritage, the conservation area, surface water and safety. The proposals are on the rear of the property and replicates the surrounding properties. The proposal seeks to create a sustainable roof which was previously endorsed by GCC planners.
- 5.04 This development represents an opportunity to adapt a Victorian building into a modern style of life. The proposal will sympathetically replicate the traditional boundaries in the surrounding properties. The use of green roof will reduce surface water run off and encourage wildlife.