



Glasgow City Council

Planning Local Review Committee

**Report by Executive Director of Neighbourhoods, Regeneration
and Sustainability**

Item 1

25th June 2024

Contact: Sam Taylor Ext: 78654

24/00045/LOCAL – 30 Langside Drive, Glasgow

**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)**

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the
above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 02 – Newlands/Auldburn Citywide: N/A

Local member(s) advised: Yes ☐ No ☐ consulted: Yes ☐ No ☐

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1 LOCATION AND DEVELOPMENT PLAN DESIGNATIONS

- 1.1 The proposal site is a large detached villa, located on a corner plot with Langside Drive to the east and Quadrant Road to the north, and is within an established residential area with properties of similar scale and designs.
- 1.2 The property is located within the Newlands Conservation Area, and within the Newlands Conservation Area Appraisal the property is regarded as an unlisted building of townscape merit.
- 1.3 The existing dwelling is formed of red sandstone, with a hipped roof clad in slate.
- 1.4 An application for a rear (western elevation) single-storey extension was granted subject to conditions (20/00971/FUL). This extension was not constructed in accordance with the approved plans (in respect of size, design or materials); therefore, this application is partially in retrospect.
- 1.5 There was a previous application (23/01120/FUL) which was refused and appealed to the Local Review Committee (24/00004/LOCAL) on 11/06/2024. This request for review was refused.
- 1.6 It is proposed to erect a single-storey extension to the rear, replacing a previous extension. This proposed extension will extend 4.5m from the existing rear elevation (at its widest point); will be 15m wide; and will be 4m to eaves height from ground level.
- 1.7 This extension will feature dark grey aluminium windows and doors, with a black tiled underbuilding. The roof of the extension is proposed to be flat, with a living/green roof system on top of the rubber roof membrane. Rainwater goods (guttering and downpipes) will be black uPVC.
- 1.8 This extension will feature a raised terrace area to the rear. This will extend 2.2m from the rear of the extension; will be 15m wide; and will be raised 1.2m from garden level, forming the roof of the basement area. This terrace will include black pavers to floor level, with a glazed balustrade, with stainless steel handrails and stanchions.
- 1.9 On the host dwelling it is proposed to remove two existing rooflights and replace these with three new ones on the rear (western) elevation, with one new rooflight on each of the side elevations (north and south elevations), and one new rooflight on the central flat roof section. This is a total of six new rooflights, which are proposed to be conservation-style with astragals and lead flashing.
- 1.10 On the host dwelling it is proposed to install a total of seven slate vent extracts. Two are proposed on the rear (western) elevation; one on the northern (Quadrant Road) elevation; and four on the southern (side) elevation. In addition to these vents, it is further proposed to extend two SVP pipes through the existing roof finish.

2. DEVELOPMENT PLAN POLICIES

- 2.1 NPF4 was adopted by the Scottish Ministers on 13 February 2023 and is part of the statutory Development Plan. Where there is an area of incompatibility it is expected that the newest policy document will take precedence, which will be NPF4 for the time being.

In this case, the relevant policies from NPF4 are:

- Policy 7: Historic assets and places
- Policy 16: Quality homes

- 2.2 The relevant City Development Plan policies are:
- CDP1: The Placemaking Principle
 - CDP9: Historic Environment

- 2.3 The relevant Supplementary Guidance is:
- SG1: The Placemaking Principle (Part 2)
 - SG9: Historic Environment

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

- 3.1 The reasons for refusal are set out below:

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 NPF 4, policies 7 and 16 and to 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 as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to NPF 4 Policies 7 and 16 and CDP 1, SG 1, CDP 9 and SG 9 of the Glasgow City Development Plan in that the addition of 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 APPEAL STATEMENT

- 4.1 A summary of the material points raised in the appeal statement is given below.

01. 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.
02. The proposal seeks to create a sustainable organic roof which will create a modern twist on a flat roof extension to form a sustainable and carbon reducing roof. The proposed roof was discussed with the planner and was an agreed compromise to replace the current flat roof membrane.
03. The proposal is only for the green roof, not the window frames. Thus we do not believe the refusal reason relating to the window materials is a relevant policy consideration.
03. The applicant has requested that the review be conducted by means of the review documents only. Where the Committee decides that the review documents do not provide sufficient information to make a decision, it is for the Committee to determine how further information may be obtained. This can either be by means of further written submissions, the holding of one or more hearing sessions, or a site inspection, or a combination of these, as set out in the Local Review Regulations.

5 REPRESENTATIONS AND CONSULTATIONS

- 5.1 There were no representations to the planning application.
- 5.2 There were no representations to this Review.

6 COMMITTEE CONSIDERATIONS

- 6.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.
- 6.2 The following are the relevant policy considerations:
- 6.3 **NPF4 Policy 16: Quality homes and SG1: The Placemaking Principle (Part 2)**

NPF4 Policy Intent: To encourage, promote and facilitate the delivery of more high quality, affordable and sustainable homes, in the right locations, providing choice across tenures that meet the diverse housing needs of people and communities across Scotland.

The relevant policy guidance is:

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.

SG1 (Part 2) includes the following specific policy advice:

Residential Development - Alterations to Dwellings and Gardens

Extensions and alterations to houses and flats should be 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 – The following guidance applies:

- 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.

On listed buildings, in conservation areas and in areas of sensitive urban character, particular care will require to be taken regarding choice of materials. Further detailed guidance is provided in SG9 - Historic Environment and Conservation Area Appraisals.

Committee should note:

- The extension is proposed to be constructed in modern materials (aluminium windows, tiled concrete blocks, green/living roof), rather than traditional materials (sandstone, slate roof, timber windows) to match the host dwellinghouse.

Committee should consider whether:

- the siting, form, scale, proportions, detailed design and use of materials are in keeping with the existing building and wider area.
- the external materials proposed reflect the character of the original building and street and the windows and doors match those of the existing property.

Front to Rear Access

Extensions should be set back from the side property boundary by at least 900mm to allow external movement of refuse bins, garden equipment etc from the front to the rear of the property.

Committee should note:

- Front-to-rear access will be maintained, in accordance with policy.
- Committee should consider if there is adequate front-to-rear access.

Useable Private Garden Space

A minimum of 66% of the original useable private garden space (adequately screened land, usually to the rear and side of the property, including decking but excluding driveways, garages and any parking spaces) 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.

Committee should note:

- The property is a corner plot with extensive garden grounds.
- This proposal would retain approximately 83% of the original usable garden ground.

Committee should consider if:

- This proposal would result in the loss of garden ground to the detriment of residential amenity.
- This proposal is overdevelopment of the site.

Privacy and Overlooking – the following guidance applies:

- a) there should be no adverse impact on existing or proposed accommodation;
- b) windows of habitable rooms should not increase direct overlooking into adjacent private gardens or rooms;
- c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;
- d) above ground floor level, windows of habitable rooms which directly face each other, including dormers, should be at least 18m apart and at least 10m from the site boundary. These distances do not apply to rooflights; and

- e) Obscure glazing in windows of habitable rooms is not considered an acceptable means to mitigate against privacy issues.

Committee should note:

- The raised ground floor level of the extension is proposed to be primarily glazed.
 - At ground level there is existing screening of 1.8m high to the southern and western boundaries.
- Committee should consider whether the proposed extension will have an adverse impact on any existing or proposed accommodation, or whether it will increase direct overlooking onto adjacent private gardens or rooms.

Daylight and Sunlight

Extensions should not cause a significant loss of daylight to any habitable room of neighbouring properties, or significantly block sunlight to adjacent private gardens. There should be no significant adverse impact on either existing adjacent properties, or the proposed accommodation.

The following assessments are used to assess this impact:

- a) single storey extensions will be assessed using the 45° test. Failure on both the elevation and plan would result in a significant loss of daylight to the habitable rooms in the neighbouring house and will not be acceptable;
- b) two storey extensions, or larger, shall be assessed for their impact on habitable rooms of neighbouring properties using the 'Vertical Sky Component'; and
- c) the impact of extensions on private garden ground should be assessed, where considered necessary, using the 'Calculation of Sun on the Ground' test. Applicants should submit this information where requested using three points in time: 9a.m, 12midday and 3pm, for the Spring Equinox. The impact of the original dwellinghouse must be shown at these times as well as the impact of the proposed extension, to see whether the proposed extension will significantly increase the effect on neighbouring property.

Committee should note:

- The applicant has not provided any assessment, but this was not requested during the application and was not considered to be of significant concern due to the siting and orientation of this property and neighbouring properties.
 - This proposed extension replaces a similar structure.
- Committee should consider whether the proposals will adversely impact neighbouring residents' daylight or sunlight.

Extensions

Extensions should generally have a pitched roof, should not project in front of the building line, 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.

Committee should note:

- The proposed extension has a flat roof, with a green/living roof on top.
- The proposed extension will be constructed of modern materials (aluminium windows, tiling, rubber membrane roof), rather than traditional sandstone, timber windows and slate roof.

Committee should consider whether:

- The proposed extension is subordinate to the original dwellinghouse.
- The proposed extension relates to the design of the original dwellinghouse.

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.

Committee should note:

- It is proposed to create an external raised terrace formed of black pavers. These will extend from the raised ground floor level, forming the roof the basement level, and will have stepped access to the garden level.
 - There is existing screening to the southern and western boundaries.
- Committee should consider whether this terrace area can be adequately screened and if this would introduce any overlooking or privacy concerns.

Detailed Design – Roofing – Living Roofs

Living roofs (both green and brown) consist of a waterproofing layer covered with a growing medium and a covering of vegetation. They can have numerous environmental benefits in terms of sustainability and adaptation to climate change, when designed and installed correctly, and can contribute to visual amenity. As a result, they are encouraged in appropriate locations, but care should be taken to ensure they do not have adverse effects, for example, by disrupting a visually cohesive existing roofscape.

Living roofs should be designed and installed to maximise their potential environmental benefits, including:

- a) Improving air quality
- b) reducing surface water runoff as part of a SuDS train
- c) improving insulation and reducing energy usage; and
- d) creating and connecting habitats as part of the Green Network and providing for enhanced biodiversity.

Living roofs can range in character from intensive, through semi-intensive, to extensive. Intensive roofs are characterised by a stronger structure, capable of supporting a greater weight of planting medium and vegetation and, where designed appropriately, can be used as private amenity space e.g. in the form of a roof garden. Extensive green roofs can support less weight and are often unsuitable for supporting anything heavier than sedum and mosses.

Committee should note:

- A sedum roof is proposed. No details of the composition of the planting material(s); proposed drainage; or proposed maintenance of this have been provided.
- Committee should consider if the use of a living roof on this extension is appropriate and if they are completely satisfied with the details provided.

6.4 **NPF4 Policy 7: Historic assets and places and SG9: Historic Environment**

NPF4 Policy Intent: To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.

The relevant policy guidance is:

Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials.

SG9 includes the following specific policy guidance:

Conservation Areas

All proposals for new development in, or affecting the setting of Conservation Areas, must:

- a) preserve and enhance the special character and appearance of the area and respect its historic context;
- b) be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment;

- c) protect significant views into, and out of, the area;
- d) retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and
- e) retain trees which contribute positively to the historic character of the area.

Roofs

Slate vents should not be used to the front/side/gable elevations of either Listed Buildings or buildings in Conservation Areas. Where vents are required, they should be of a flush grille design integrated within the slate coursing or of a proprietary lead ventilator type also occupying a single slate size, eaves (trickle vents) or as concealed roof ridge vents.

Committee should note:

- The majority of the vents are located on side elevations, with one of the northern (side) elevation and four being located on the southern (side) elevation, contrary to policy.
 - No details have been provided to confirm the style or design of the vent.
- Committee should consider if the number, location and design of the slate vents proposed are acceptable in this case.

Roof Lights

The use of conservation style roof lights is the preferred solution in the creation of additional roof space. Where acceptable, these should be on the rear elevation of a building or within the valley of an M shaped roof. New roof lights should not be introduced on the front elevation of Listed Buildings or unlisted building in a Conservation Area.

New roof lights should replicate traditional roof lights in design, low profile framing and structural glazing bars, and be coloured to blend in with the roof finish and be flush fitted. The number of roof lights proposed will also be taken into consideration.

Committee should note:

- In 2020 an application for the installation of two rooflights to the rear (western) roof slope, one rooflight to the (side) northern roof slope and one rooflight to the (side) southern roof slope was granted, subject to conditions.
- It is now proposed to alter the design of the rooflights, slightly amend their locations, and install a further two rooflights (one additional to the rear roof slope and one to the central flat roof area).
- The rooflights are proposed to be Velux conservation-style with lead flashings and astragal detailing.

Committee should consider:

- If the proposed rooflights are respectful of and enhance the character of the Newlands Conservation Area.
- If the number of rooflights are acceptable in this case.

Extensions

In accordance with the principles of 'New Design in Historic Settings', (2010) - it may be acceptable for additions to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required together with innovative modern design that is appropriate to its context. In some cases however it may be appropriate to match the new proposals to the existing, in which case the new materials should be carefully specified in response to those of the original property.

Extensions should be located to the rear or side of the property. Extensions should not protrude beyond the front elevation of the existing building. The setting back of extensions will be encouraged.

Any extensions to properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Conservation Area and not dominate the original property. Within this context, high quality innovative modern design will be encouraged.

Materials should complement those of the existing property in terms of their colour, texture and scale.

In the case of a traditionally designed extension - windows should match those of the existing property however alternative fenestration may be considered appropriate in the case of contemporary designs.

Roofs should be ridged or mono-pitched. Flat roofs should be avoided unless the intention is to provide a green roofing system or the design is integral to an overall approved contemporary design.

Extensions should not disrupt the established plot pattern and should preserve or enhance all other key characteristics of the conservation area or site.

Committee should note:

- The extension is sited to the rear, in accordance with policy.
- The materials of the extension will be black aluminium windows, black tiling and pavers, and green roof system on a flat roof.

Committee should consider whether:

- The external materials proposed reflect, respect and enhance the character of the original building and wider Conservation Area.
- The proposed fenestration design and materials are acceptable in this case.

- The proposed extension is both subsidiary in scale and sympathetic in design to the original dwellinghouse.
- The use of a green/living roof system is appropriate in this case.

Gutters and Down Pipes

Wherever possible, original cast iron gutters and down pipes on Listed Buildings and buildings within Conservation Areas should be retained and repaired.

Planning Permission and/or Listed Building Consent is likely to be required for the addition of pipes to existing buildings:

- a) where gutters and down pipes are corroded or damaged, replacements should be made of cast-iron to match the original profile and method of fixing. In certain cases, materials such as good quality cast aluminium may be suitable, provided that the finished works match the appearance of the originals in all respects;
- b) consideration may be given to increasing the diameter of downpipes where an argument is made that this responds to current climate change evidence of greater capacity to meet 'cloud bursts'; in these circumstances the profile, material, fixings, location and any decorative features should still be replicated as far as possible;
- c) original decorative hoppers and brackets should be retained or reinstated;
- d) gutters and downpipes should be painted black or in a colour to match their background material;
- e) where buildings incorporate parapet, valley or concealed gutters, they should be inspected on a regular basis to ensure that roof timbers and wallheads are properly protected against water penetration. The position and design of overflows should be carefully considered; and
- f) the addition of downpipes or other non-original branch pipes should not interrupt the visual unity of semi-detached or terraced property.

Committee should note:

- The gutters and downpipes are proposed to be black uPVC, contrary to policy.
- Committee should consider if the colour and material of the proposed gutters and downpipes are acceptable in this case.

7 COMMITTEE DECISION

7.1 The options available to the Committee are:

- a. Grant planning permission, with the same or different conditions from those listed below; or
- b. Refuse planning permission.
- c. Continue the review to request further information.

8 DRAFT CONDITIONS

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 interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Before any work on the site is begun, details of the materials, method of opening and colour of the proposed windows of the extension shall be submitted to and approved in writing by the planning authority.

Reason: To enable the planning authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

03. Prior to the commencement of development details of the composition of planting materials, proposed drainage solution and proposed maintenance schedule for the sedum roof shall be provided for the written approval of the Planning Authority. If agreed, the development shall be completed in compliance with the approved details and the sedum roof installed prior to the first use of the extension.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the character of the surrounding conservation area.

04. Any plants on the sedum roof which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the green roof to the landscape quality and biodiversity of the area.

05. Repairs to slated roof areas shall be undertaken in natural slate to match the existing.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the character of the surrounding conservation area.

06. All new and replacement rooflights shall replicate traditional rooflights in design, low profile framing and structural glazing bars; shall be coloured to blend in with the existing roof finish; and shall be flush-fitted.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the character of the surrounding conservation area.

07. All rising service pipes and ducts which terminate above roof level shall be diverted through the attic space so as to emerge through the rear-facing slope of the roof.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To safeguard the character of the surrounding conservation area.

08. Provision for new screening, to a minimum height of 1.8 metres, shall be made along the southern and western boundaries of the site should the existing screening device be removed.

Reason: In order to safeguard residential amenity.

Advisory Notes

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.

02. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.

03. Slate selection should be undertaken in consultation with a roofing specialist. The replacement slate should match the original slate in respect of colour, texture and durability. A slate type of top quality, grade A, as certified by the Normes Françaises (NF) (the French standards) should be selected to ensure long lifespan.

9 Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality impacts as a result of this report? no significant impact

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a result of this proposal? n/a

Will the proposal contribute to Glasgow's net zero carbon target? n/a

**Privacy and Data
Protection Impacts:**

Are there any potential
data protection impacts
as a result of this report
N

If Yes, please confirm that
a Data Protection Impact
Assessment (DPIA) has
been carried out

10 Recommendations

That Committee consider the content of this report in coming to their decision.