



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods, Regeneration
and Sustainability

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Item 1

13th August 2024

24/00033/LOCAL – 349 Albert Drive, Glasgow

Erection of two storey extension to side of dwellinghouse and external alterations.

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): 06 - Pollokshields

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 the southern side of Albert Drive, and is within an established residential area with properties of similar scale and designs.
- 1.2 The property is located within the West Pollokshields Conservation Area, and within the Conservation Area Appraisal the property is regarded as an unlisted building of townscape merit.
- 1.3 The existing dwelling is formed of blonde sandstone, with a hipped roof clad in slate with a leaded flat central section. There is an existing single-storey side extension formed of sandstone with slate pitched roof, sited towards the rear of the property.
- 1.4 It is proposed to demolish this existing single-storey extension, reclaiming some of the sandstone for re-use on the proposed extension.
- 1.5 It is proposed to erect a two-storey extension to the side of the dwellinghouse, separated by and connected via a single-storey extension, which will create a wrap-around extension at the rear.
- 1.6 The two-storey extension is proposed to be approximately 6m in width, 15.5m in length and 6.2m in height. This is proposed to be set back from the front elevation of the host dwelling by approximately 1.2m, and will be set back from the side boundary by approximately 0.9m at its narrowest point.
- 1.7 On the front elevation of the two-storey extension it is proposed to be predominately glazed, with reclaimed sandstone walling to the sides and basecourse, dark grey zinc rainscreen cladding and coping, and ten hardwood timbers to the front façade. On the eastern (side) elevation, it is proposed to use reclaimed sandstone walling towards the front of the property, with white render and dark grey cladding basecourse. Two anthracite grey uPVC windows will be framed using dark grey zinc rainscreen cladding, and this cladding will also be sited at the rear. On the rear elevation, the second storey of the extension will be clad in dark grey zinc, and will be predominately glazed with a recessed balcony and glazed balustrade. The roof of this section will be flat, with a black single-ply membrane covering and dark grey zinc coping. There will be one rectangular rooflight and two PV arrays consisting of eight panels each. No information has been provided in regard to rainwater goods.
- 1.8 This two-storey extension will be connected to a single-storey extension which connects to the side of the existing dwelling and wraps around to create a single-storey rear extension. This single-storey extension will be approximately 8m wide at its widest point, 11.5m in length at its longest point, and 3.3m in height. This section will be set back from the front elevation of the host dwelling by 4.6m and set back from the proposed two-storey extension by 3.4m.

- 1.9 The design and materials of this element will match those of the proposed two-storey extension, including sections of reclaimed sandstone walling, white render, dark grey zinc cladding and coping and dark grey uPVC windows and doors. The roof of this section will be flat, with a black single-ply membrane covering, with one rectangular rooflight in the central section and one rectangular rooflight at the rear. No information has been provided in regard to rainwater goods.
- 1.10 Overall, the proposed extensions will extend 8.3m from the side of the dwelling and will project 6m from the rear.
- 1.11 On the host dwellinghouse it is proposed to replace all existing non-original aluminium windows with timber sash and case double-glazed units.
- 1.12 It is further proposed to install five new rooflights, using Velux conservation-style. It is proposed to install two new rooflights to the rear (south) elevation, two new rooflights to the side (east) elevation, and one new rooflight to the side (west) elevation.

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 12: Zero waste
- 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 Policy 7: Historic Assets & Places and Policy 16: Quality Homes of the National Planning Framework 4, CDP 1: The Placemaking Principle, CDP 9: Historic Environment, SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) and SG 9: Historic Environment of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom. Furthermore the proposed development fails to respect the architectural and historic character of the West Pollokshields Conservation Area due to its built form, design and use of unsuitable materials.
03. The proposal is contrary to Policy 16: Quality Homes of National Planning Framework 4 in that the proposed development will have a detrimental impact on the character and environmental quality of the home and the surrounding area in terms of its of size, design and materials.
04. The proposal is contrary to CDP 1 of the City Development Plan in that the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City. Furthermore the proposed development fails to respect the quality and character of the historic environment and does not protect the City's heritage.
05. The proposal is contrary to Policy 7: Historic Assets & Places of the National Planning Framework 4 and CDP 9 of the City Development Plan in that the proposed development will erode the character of the building and neighbouring properties and will have a detrimental impact on the special architectural interest of the West Pollokshields Conservation Area.
06. The proposal is contrary to SG 1 of the City Development Plan in that the extension, by virtue of its siting, design, massing, scale and materials will visually detract from the character and appearance of the property and would not be in keeping with the dwelling and the wider area. The proposed development will prejudice the prevailing architectural character of the property and wider townscape. The incongruous appearance of the proposed development does not reflect the character of the original building and the locale and does not complement the property. The proposed development will give the appearance of an incongruous and disproportionate addition to the dwelling which would dominate the existing building and the neighbouring dwellings to the detriment of visual and residential amenity and the character of the street scene.
07. The proposal is contrary to Policy 7: Historic Assets & Places of the National Planning Framework 4 and CDP 9 of the City Development Plan in that the extension, by virtue of its siting, design, massing, scale and materials will visually detract from the character and appearance of the property and the West Pollokshields Conservation Area. This would also interrupt the spacing of the buildings, to the detriment of the streetscape and wider traditional built urban form. The proposed development will have a negative impact on the historic environment and fails to respect and complement the character and

appearance of the historic environment and the special architectural and historic interest of the West Pollokshields Conservation Area.

4 APPEAL STATEMENT

- 4.1 A summary of the material points raised in the appeal statement is given below.
01. There are ample examples of extensions within this conservation area which could be considered to go against the relevant policies.
 02. We don't feel the proposed design induces the negative and subjective comments that were received.
 03. The proposals are subservient to the existing dwelling.
 04. The applicant has requested that the review be conducted by means of an inspection of the land to which the review relates. 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 three public representations received to the application, all to object to the proposals. These were received over the course of the application as drawings were revised. A summary of the comments received is given below:
- i. Scale – this is excessive, appearing as a separate dwelling rather than an extension. The visual mass would dominate the rear of the original house and would be clearly visible from the public road.
 - ii. Design and materials – the proposal is alien to the existing villa and wider conservation area, and the design not reflect or respond to the character of the original building. The use of reclaimed sandstone rather than sandstone would create a visual clash with the front and side facades of the villa.
 - iii. Plot pattern – policy stresses the importance of the spaces between buildings within the conservation area, and this extension would disrupt this pattern and would infill the space between villas.
 - iv. Overlooking and loss of privacy – the rear balcony and large rear window will overlook neighbouring gardens.
 - v. Rooflights – no details provided, and drawings are inaccurate.

- 5.2 There was one representation received to this review. This was received from a local resident and was to reiterate the points of their previous objection. These can be summarised as: issues of privacy and overlooking; the scale of the extension indicates a new dwelling rather than an extension; the style and design of the proposal is not in keeping with the traditional buildings or other extensions in the area.

This comment also responds to the applicant's justification for demolishing the existing building, stating that there appeared to be limited efforts to repair or maintain this extension, which would contribute to the state of disrepair.

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 Policies 7: Historic assets and places and 12: Zero waste and SG1: The Placemaking Principle (Part 2) and SG9: Historic Environment – Demolition Policies**

NPF4 Policy 7 states:

(f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

- i. reasonable efforts have been made to retain, repair and reuse the building;
- ii. the building is of little townscape value;
- iii. the structural condition of the building prevents its retention at a reasonable cost; or
- iv. the form or location of the building makes its reuse extremely difficult.

(g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

NPF4 Policy 12 states:

a) Development proposals will seek to reduce, reuse, or recycle materials in line with the waste hierarchy.

b) Development proposals will be supported where they:

- i. reuse existing buildings and infrastructure;
- ii. minimise demolition and salvage materials for reuse;

- iii. minimise waste, reduce pressure on virgin resources and enable building materials, components and products to be disassembled, and reused at the end of their useful life;
- iv. use materials with the lowest forms of embodied emissions, such as recycled and natural construction materials;
- v. use materials that are suitable for reuse with minimal reprocessing.

SG1 (Part 2) states:

Existing traditional buildings are often adaptable and, in many cases, can provide the most sustainable development solutions. Building adaptation can provide many benefits:

- a) it is generally much cheaper to adapt an existing building than it is to demolish and rebuild a site (demolition is expensive, can waste materials that could otherwise be reused, can cause pollution and is often disruptive to surrounding communities);
- b) it can often be quicker and less costly to adapt an old building than to build a new one as foundations, basic infrastructure and services (water supply, electricity, sewerage and gas) are already in place, even where these need updating;
- c) when done sensitively, building adaptation can bring significant positive visual impact (older buildings were generally constructed by skilled craftsmen using high quality materials and contribute to the City's visual amenity, local culture and heritage);
- d) the City's traditional buildings can often offer long term, sustainable design solutions, for example they often have a higher thermal capacity due to solid thick walls and small windows.

Committee should note:

- It is proposed to demolish the existing single-storey side extension, which is constructed of sandstone with a slated pitched roof.
- It is proposed to reclaim some of the sandstone for use on the proposed extension, but no information has been provided in regard to the salvage or recycling of other materials from the structure, such as the slates.
- The applicant has advised that the existing structure is in a poor state of repair. No information has been provided in terms of repair or retention options or costs, or evidence that this structure could not be reused in some form, contrary to policy.

Committee should consider:

- If the demolition of the existing single-storey traditional extension has been fully justified in terms of being incapable of repair, of the proposed salvage or reuse of materials.
- If the demolition of the existing single-storey extension will result in the loss of existing townscape or heritage value.
- If the design, layout and materials of the proposed extension are acceptable and will enhance the character of the Conservation Area.

6.4 **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:

- (g) 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.

When specifying a material that will provide a deliberate contrast with the surrounding context, it is expected that care will be taken to ensure that the architectural effect is not at the expense of the quality of the design of the street as a whole.

Committee should note:

- The extension is proposed to use reclaimed sandstone walling, white render, flat roofing membrane, uPVC windows and doors, and zinc cladding and coping.

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 proposed external materials 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:

- This proposal would retain approximately 86% of the original usable garden ground.

Committee should consider:

- this proposal would result in the loss of garden ground to the detriment of residential amenity.
- if 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:

- On the rear elevation it is proposed to create a glazed balcony area on the first floor, which will have views onto neighbouring properties both adjacent and to the south.
- The first floor rear windows will be approximately 13.8m from the rear boundary, and 26m from the neighbouring property to the rear, in compliance with policy.
- At ground level, on the side elevation facing a neighbouring property two new window openings are proposed. These will be frosted (WC rooms). At ground level there is existing screening to a height of approximately 1.2m.

Committee should consider:

- If 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.
- If the use of obscure glazing in the non-habitable WC rooms successfully mitigates the lower height than required for ground level boundary screening.

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.
- 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.

One and a Half and Two Storey Extensions – Side Extensions

To ensure extensions are subordinate to the existing house and avoid a terracing effect, 1.5 and 2-storey side extensions should generally:

- not double the footprint of the house;
- be set back a minimum of 1.5 metres from the building line; and
- incorporate a roof style which carries through the line of the eaves of the existing house and has a ridgeline lower than the ridge of the roof of the house.

A relaxation to the full 1.5 metres setback may be made for extensions to houses where a terracing effect, or unbroken massing, could not arise in the future. These could include houses on a street corner; where the house extension would be adjacent to a non-residential use; or houses with asymmetrical frontages and staggered building lines, and when a proposed ridgeline set-down for the extension creates a subordinate appearance.

Committee should note:

- The proposed extension has a flat roof, with the eaves lower than that of the existing house, contrary to policy.
- The proposed extension is set back from the front of the building line, in accordance with policy.
- The original dwellinghouse has a footprint of approximately 166sqm. The two-storey extension element has footprint of approximately 90sqm, and in total the extension has a footprint of approximately 150sqm.

- The extension is proposed to use reclaimed sandstone walling, white render, flat roofing membrane, uPVC windows and doors, and dark grey zinc cladding and coping.

Committee should consider:

- whether the proposed extension is subordinate to the original dwellinghouse.
- whether the proposed extension relates to the original dwellinghouse in both design and materials.
- If the use of a flat roof that is lower than both the ridge and eaves of the existing property is acceptable in this case.

Dormers, Roof Terraces and Balconies (including inverted balconies)

Dormers, roof terraces and balconies should not be located where they could infringe the privacy of neighbours, by directly looking into their windows or private gardens (exceptions may be made where the space the dormer serves is clearly non-habitable). Obscure glazing is not considered an acceptable means to mitigate against privacy issues.

Committee should note:

- It is proposed to create a covered balcony on first floor level at the rear of the two-storey extension.
- The edge of this balcony will be approximately 12m from the rear boundary wall, and approximately 26m from the windows of the neighbouring property to the south.
- Information submitted by the applicant shows that an area of neighbouring garden will be overlooked by the proposal.
- Committee should consider whether this balcony will infringe of the privacy of neighbouring residents, by overlooking their private gardens or windows.

6.5 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:

- (d) 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.

- (e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

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.

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:

- It is proposed to install five Velux Conservation rooflights on the original dwellinghouse – two on the rear elevation, two on the eastern elevation and one on the western elevation.
- It is proposed to install three rooflights to the extension – one on the two-storey element, and two on the single-storey element. No details have been provided as to the design of these.

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.

Repair and Replacement of Windows

Replacement will generally be supported where:

- a) existing windows are of an inappropriate design;
- b) existing windows are proven to be incapable of repair (a proposal to remove original windows should be accompanied by a statement demonstrating that they are beyond repair and justifying replacement);
- c) any proposed windows, visible from a public area, match the originals exactly in their design, profile, method of opening and materials (uPVC is not acceptable). This would include details such as glazing bars and horns and the re-use of any stained/leaded/etched glass in the existing windows; and
- d) proposed windows on rear or side elevations, not visible from a public area, match the original proportions, but may have a different material and/or method of opening.

Committee should note:

- It is proposed to replace all existing non-original aluminium windows with double-glazed timber-framed sash-and-case windows.
- Committee should consider whether the proposed replacement windows are more appropriate for the area, than the existing non-original windows.

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.

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 side and rear of the property, in compliance with policy.
- The extension is set back from the front elevation of the property, in accordance with policy.
- The roof is proposed to be flat, contrary to policy.
- The existing plot pattern of the area is of large, mostly detached, villas sited centrally within their plot of land.
- The extension is proposed to use reclaimed sandstone walling, white render, flat roofing membrane, uPVC windows and doors, and dark grey zinc cladding and coping.

Committee should consider whether:

- The external materials proposed reflect the character of the original building and wider Conservation Area.
- The proposed extension is both subsidiary in scale and sympathetic in design to the original dwellinghouse.
- The proposed extension will disrupt the established plot pattern of the area.

Balconies

Balconies on unlisted buildings within conservation areas are, generally not encouraged. Where they do form part of a proposal they should not detract from the appearance of a building or disrupt the architectural unity of a group of buildings. Nor should they impact on residential amenity, by overlooking.

Committee should note:

- It is proposed to create a covered balcony on first floor level at the rear of the two-storey extension.
- The edge of this balcony will be approximately 12m from the rear boundary wall, and approximately 26m from the windows of the neighbouring property to the south.
- Information submitted by the applicant shows that an area of neighbouring garden will be overlooked by the proposal.

Committee should consider:

- whether this balcony will infringe on the privacy of neighbouring residents, by overlooking their private gardens or windows.
- If this balcony will detract from the appearance of the building, or disrupt the architectural character or unity of the wider Conservation Area.

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:

- No information has been provided in regard to the material or colour of rainwater goods.
- Committee should consider if they are satisfied with the information provided.

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 amenity of the surrounding Conservation Area.

03. Prior to the demolition of the existing single-storey extension building, the applicant shall submit a written report to the Planning Authority detailing items and materials to be salvaged from the demolished building. All reasonable steps to salvage materials from the demolished building for reuse, repurposing and recycling shall be taken. Thereafter, the measures shall be implemented in accordance with the approved report, unless otherwise agreed in writing by the Planning Authority, and a further written report detailing the outcome of the exercise shall be submitted to the Planning Authority within one month of the demolition of the building being completed for record keeping purposes.

Reason: To encourage, promote and facilitate development that is consistent with the waste hierarchy.

04. External materials shall be reclaimed blonde sandstone; K-Rend white render, dark grey brick cladding, dark grey zinc rainscreen cladding, black zinc coping, stained hardwood railway sleepers, and black single ply roofing membrane. Samples shall be submitted to and approved by the Planning Authority in writing with respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

Reason: To safeguard the amenity of the surrounding Conservation Area.

05. The photovoltaic panels and all associated equipment hereby approved shall be fully removed and the affected roof made good within six months of the panels becoming unused or ceasing to generate electricity.

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

06. New windows on the original dwellinghouse shall match the originals in all aspects of their design: proportions, profile, framing thickness, detailing, method of opening and materials.

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

Reason: To safeguard the amenity of the surrounding Conservation Area.

07. Where permanent trickle ventilation is required, it should be a concealed design.

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

08. 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 amenity of the surrounding Conservation Area.

09. All new and replacement rooflights on the original dwellinghouse 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 amenity of the surrounding Conservation Area.

10. The occupiers shall have access to the front and rear of the property at all times.

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

11. Provision for new screening, to a minimum height of 1.8metres, shall be made along the eastern and southern 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.

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.