

## Speaking for Scotland's Buildings



**AHSS**  
THE ARCHITECTURAL  
HERITAGE SOCIETY  
OF SCOTLAND

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

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

The Chief Planning Officer,

Dear Sir,

Item 6 (a)

13th August 2024

2/9/23

**Planning Application No: 23/01814/FUL  
349 Albert Drive**

The Society strongly objects to this application.

We have considered at length the legitimate argument that an extension to a traditional property may be “modern” in design without detracting from the original building. This proposal, in our opinion, is totally alien to the existing villa and the conservation area.

A previous application for a two storey extension was refused because of the scale and placement of the extension. That extension was closely related in style to the existing villa, in stark contrast to the new proposal. The Planning Officer’s report on the previous application noted that the spacing of these buildings can be as important as the buildings themselves, representing the traditional urban form of the era, characterised by generous spacing both front and rear, as well as to the sides. The report went on to note that the dwelling as existing is a sizeable and largely unaltered example of this era of architecture. “Proposed changes should respect the form, particularly from the front elevation, and create a design that complements the original, with minimal loss of the original fabric and features.”

The proposed extension does not meet any of these criteria.

The heavy massing dominates the front and the rear. The unsympathetic materials have no reference to the villa or the wider context. The massive rear window is unsightly, and there may be issues of overlooking neighbouring properties.

Developments in a Conservation Area should be sensitive to the characteristics that defined them in the first place.

Yours faithfully,

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





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16/11/23

The Chief Planning Officer,

Dear Sir,

**Planning Application No: 23/01814/FUL  
349 Albert Drive**

We note that the applicants have submitted further information about the above application along with a letter referencing our original objection. This is a supplementary letter in response to the new submissions.

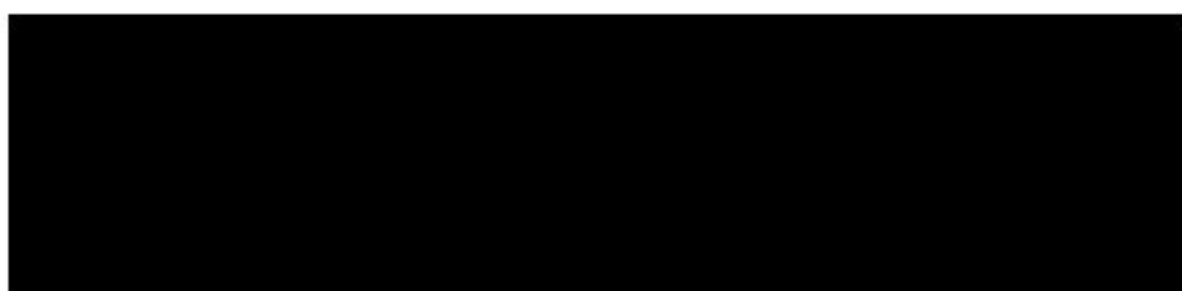
Regarding the design being sympathetic to its surroundings: the newly submitted image graphically illustrates the point we were making about the two-storey extension, infilling the important space between the villas.

The applicants are open to discuss a change of material; this would not affect the basic principle of infill to which we objected.

Pulling the proposed extension away from the boundary of No. 347 does little to preserve the plot plan of the Conservation Area because of the scale, massing and position of the proposed extension. The existing extension, being single storey and set well back behind the building line, does not impose upon the space between the villas in the same manner.

Pulling the proposed extension back from the side wall of 349 could, in fact, give the impression of a separate building filling the space, which would be as detrimental to the character of the Conservation Area as a similarly proportioned extension wholly abutting the wall.

Yours faithfully,



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

# Comments for Planning Application 23/01814/FUL

## Application Summary

Application Number: 23/01814/FUL

Address: 349 Albert Drive Glasgow G41 5PH

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

Case Officer: Catriona Little

## Customer Details

Name: Mr Craig Hendry

Address: 50 Aytoun Road, Glasgow G41 5HE

Item 6 (b)

13th August 2024

## Comment Details

Commenter Type: Public

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I wish to lodge an objection to the proposed application. A key concern is the impact on Privacy. We are a directly neighbouring property and the design and photo images show a full height two storey extension including full width window and balcony. This would fully overlook the rear of our property including both residential spaces and gardens and be a significant adverse impact on our privacy and amenity.

Further, I am concerned that the proposed extension is very significant in terms of scale. The drawings and photo images appear to indicate almost an entire separate new dwelling rather than simply an extension to the existing living space in the property.

It should be noted that a number of the local and adjacent properties have original single storey extension buildings (including our own and indeed the applicant property). This application seeks approval to add a full height modern two storey extension to the plot. Should this application be approved then I am concerned at the precedent this may set for similar developments and the resultant loss of amenity and privacy for existing residents as well as other plots in the area.

It is also my understanding that the local conservation area requires developments to maintain spacing between properties as well as design to be sympathetic with the traditional style of properties in the area. On both counts I am not clear from the plans and documentation provided that the application meets the current planning guidance.

# Comments for Planning Application 23/01814/FUL

## Application Summary

Application Number: 23/01814/FUL

Address: 349 Albert Drive Glasgow G41 5PH

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

Case Officer: Eileen Dudziak

## Customer Details

Name: Mr Craig Hendry

Address: 50 Aytoun Road, Glasgow G41 5HE

## Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I note that a further application and documents have been placed on the portal. I have received no notification of this either via post or email despite confirming that I would like to track the application. I assume that other neighbours affected have also not been informed. I am unclear what impact this has on the process.

The letter from ATW of 13th September refers to my objection on the grounds of overlooking and privacy (note that other comments were also made).

To respond to this having re-checked the views from a number of areas of the rear of my property I can confirm that the full height and width windows with balcony proposed for the first floor of the extension (regardless of the statement that the height is lower) significantly change the rear aspect of the property and fully overlook the rear of my property including garden and indoor spaces.

I wish to maintain my objection to the proposed application and to confirm my comments from 4th September lodged on the portal still apply.

# Comments for Planning Application 23/01814/FUL

## Application Summary

Application Number: 23/01814/FUL

Address: 349 Albert Drive Glasgow G41 5PH

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

Case Officer: Catriona Little

## Customer Details

Name: Pollokshields Heritage

Address: PO Box No 3754, Glasgow G41 4YF

Item 6 (c)

13th August 2024

## Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:23/01814/FUL

The Trustees of Pollokshields Heritage (PH) have reviewed this application and have significant concerns about several aspects of the proposal.

1. The scale of this extension is visually excessive for both the plot and the location. It may appear from the street as a separate building rather than an extension, due to its size. It fails to meet the requirements of Planning Guidance SG9 as the scale is not subservient to the original building. The visual mass and cantilevering balcony would dominate the rear of the original house (which would be clearly visible from Aytoun Road).

2. The application would also not be compliant with SG9 as the two-storey structure would disrupt the plot pattern (para. 2.68), with the guidance stressing the importance of the spaces between buildings within the conservation area (para. 2.14). Granting consent for this proposal could set a concerning precedent within the West Pollokshields Conservation Area as the area contains a significant number of large plots.

3. PH are not against high quality modern designs for extensions. SG9 clearly sets out the requirements by stating that 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'. PH do not consider that the proposal meets these requirements. In addition, the design does not reflect or respond to the character of the original villa in any manner.

The proposed large expanse of white render that would be clearly visible from the street on the eastern elevation is not a high quality material. No photomontage is provided for this important

aspect of the proposal. The street view from this location is shown as an 'important view' in the West Pollokshields Conservation Area Appraisal document.

Continued in separate comment.



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## Application Summary

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

Case Officer: Catriona Little

## Customer Details

Name: Pollokshields Heritage

Address: PO Box No 3754, Glasgow G41 4YF

## Comment Details

Commenter Type: Amenity Group

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:23/01814/FUL

Continuation of comment.

4. Overlooking and loss of privacy is another concern. The photomontages include two images showing the rear elevation with a person standing on the first-floor covered balcony. This proposed balcony would have an adverse impact on residential amenity by overlooking the gardens and the rear of properties on Aytoun Road.

5. The treatment of the new street entrance to the lobby area does not complement either the original villa or the proposed new structure. No details are provided for these materials. Similarly there are no details of the roof lights proposed for the new single-storey structure, which may be visible from the street and neighbouring properties.

6. Despite such a large increase in building footprint there is reduced provision for covered car parking. PH wonder whether an application for a large garage structure to the west of the house will follow.

8. One aspect of the application that PH does welcome is the removal of the existing aluminium, tilting windows to both front and rear and replacement with timber, sash and case windows. However, the drawings erroneously indicate that five roof lights, to the rear and side elevations, would be added. These roof lights are currently in place and do not appear to be conservation style, as preferred.

PH have commented on the scale and design above. Using the details provided on the plans, it is

estimated that the footprint of the buildings would increase by 40% and the floorspace would increase by almost 80%. PH do not consider that such increases can be justified given the adverse impacts associated with the proposal and the extent of non-compliance with planning guidance.



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

Case Officer: Eileen Dudziak

## Customer Details

Name: Pollokshields Heritage

Address: PO Box No 3754, Glasgow G41 4YF

## Comment Details

Commenter Type:

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: The Trustees of Pollokshields Heritage (PH) note an additional photomontage and letter have been uploaded onto the planning portal. The re-opening of the consultation has not, we understand, been notified to neighbours or included on a weekly list, so it was only by chance it was noticed.

PH wish to reiterate our strong objection to this application and confirm the points set out in the comments submitted on 31 August 2023.

The new photomontage confirms our view that scale and massing of the proposal is excessive. From the street it would appear that a new dwelling has been squeezed between the villas, totally disrupting the generous plot pattern originally stipulated for the Conservation Area.

There would be no shielding of the eastern side elevation as there is a lack of mature trees and mature shrubbery and the garage at the neighbouring property is low level, so this side elevation would be fully visible from the street. The depth of the proposed new building is actually greater than that of the existing Victorian villa and the statement that the render 'helps to break up the elevation' only confirms that the elevation is indeed, visually excessive.

Whilst it is welcomed that the applicant now intends to replace the existing rooflights with new conservation style units, it is noted that details have not been provided for the central, glazed area.

Although some improvements could be achieved through the selection of materials, this would not address the fundamental concerns of the excessive scale and heavy massing of the proposal, the disrupted plot pattern or the concerns about overlooking and loss of amenity to neighbours. PH concur with the opinion that the proposal would be 'totally alien to the existing villa and

Conservation Area'.