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REPORT OF HANDLING FOR APPLICATION 23/01120/FUL

11th June 2024

ADDRESS:	30 Langside Drive Glasgow G43 2QQ
PROPOSAL:	Erection of extension with raised terrace, rooflights and associated works to dwellinghouse.

DATE OF ADVERT:	02/06/2023
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	None received
PARTIES CONSULTED AND RESPONSES	None
PRE-APPLICATION COMMENTS	Not requested

EIA - MAIN ISSUES	None
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	Not applicable
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	None
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	None
S75 AGREEMENT SUMMARY	Not applicable
DETAILS OF DIRECTION UNDER REGS 30/31/32	Not applicable
NPF4 POLICIES	<p>The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory Development Plan and Glasgow City Council as planning authority must assess all proposed development against its policies. The following policies are considered relevant to the application:</p> <p>Policy 1: Tackling the Climate and Nature Crises Policy 2: Climate Mitigation and Adaptation Policy 7: Historic Assets and Places Policy 16: Quality Homes</p>
CITY DEVELOPMENT PLAN POLICIES	<p>CDP 1: The Placemaking Principle CDP 9: Historic Environment</p> <p>The policies should be read in conjunction with the associated Supplementary Guidance, which explains in detail how the Council expects the CDP policies to be implemented and how they will be used in the consideration of planning applications:</p> <p>SG 1: Placemaking SG 9: Historic Environment, Design Guidance for Listed Buildings and Conservation</p>

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	Areas.
OTHER MATERIAL CONSIDERATIONS	The application site is located within the Newlands Conservation Area. Historic Environment Scotland's Managing Change in the Historic Environment guidance notes for "Extensions" and "Roofs"
REASON FOR DECISION	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.

	COMMENTS
PLANNING HISTORY	<p>Stonecleaning of dwelling. Ref. No: 88/03078/DC Status: Decided - Grant Subject to Condition(s)</p> <p>Installation of replacement windows. Ref. No: 97/00021/DC Status: Decided - Grant Subject to Condition(s)</p> <p>Erection of double domestic garage. Ref. No: 16/02978/DC Status: Decided - Grant Subject to Condition(s)</p> <p>Ref. No: 20/00971/FUL Status: Decided - Grant Subject to Condition(s)</p> <p>Ref. No: 23/00727/FUL Status: Decided - Refuse</p>
SITE VISITS (DATES)	Site visit carried out on 14/07/2023.
SITING	The application relates to a two storey detached dwellinghouse located on Langside Drive in Newlands which is a residential area in the south of the city. The application is within Ward 02 – Newlands/Auldburn. The application is for retrospective planning permission. A site visit has confirmed the works have commenced on site.
DESIGN AND MATERIALS	<p>Design: The proposal for the existing building is to remove two existing rooflights and replace them with three new ones in a similar location on the rear elevation as well as the placement on one new rooflight on either side elevation; a total of five new rooflight windows on the existing building.</p> <p>The proposal includes a single storey extension to the rear, replacing a previous sunroom extension of a similar scale. This extends 4.5 metres from the existing rear elevation and measures 14.8 metres in width. A raised terrace is positioned to the rear of the extension measuring 3.8 metres in depth, 14.8 metres in width and 1.19 metres in height.</p> <p>Materials: The rooflights have been specified as conservation style low profile units with astragals and lead flashing kit. The elevations of the extension are finished with aluminium windows with black tiled underbuilding. The roof is finished with EPDM rubber roof membrane. The terrace includes pavers to floor level with balustrade around with stainless steel handrails and stanchions with glazed infills.</p>
DAYLIGHT	This proposal will not have a detrimental impact in terms of daylight and overshadowing due to the scale and position of the development within the application site.
ASPECT	The application site fronts Langside Drive to the east and is bound by Quadrant Road to the north and neighbouring residential properties to the south and south west.
PRIVACY	There are no concerns in relation to privacy and overlooking due to the existing boundary treatment.
ADJACENT LEVELS	The neighbouring property to the south west sits at a lower level than the application site.
LANDSCAPING (INCLUDING GARDEN GROUND)	No major landscaping proposed with this application.
ACCESS AND PARKING	Not applicable.
SITE CONSTRAINTS	This site has been identified as a low-risk area by the Coal Authority. This site is also within the Newlands Conservation Area.
OTHER COMMENTS	<p><u>Assessment</u></p> <p>Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when</p>

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an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise.

The issues to be taken into account in the determination of this application are therefore considered to be:

- a) Whether the proposal accords with the statutory Development Plan;
- b) Whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017.

National Planning Framework 4 (NPF4)

The policies of relevance to this proposal within the National Planning Framework 4 are considered below:

Due to the scale, nature and location of the proposed development, the following policies are considered:

Policy 1 is an overarching policy which states:

“When considering all development proposals significant weight will be given to the global climate and nature crises.”

The officer takes this into consideration in the assessment. See below.

Policy 2 is an overarching policy which requires:

- a) *“Development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible.*
- b) *Development proposals will be sited and designed to adapt to current and future risks from climate change.*
- c) *Development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”*

The proposed development generally complies with criteria (a) – (c) above, as it aims to extend the life of the existing dwellinghouse by way of alterations and additional space.

Policy 7 states:

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.*

The proposed rooflights are conservation style low profile units which are considered to be suitable for the Conservation Area and will be in-keeping with the traditional design, sitting flush with the pitch of the roof.

The proposed extension replaces a sunroom which has been an earlier addition to this period building. The new design incorporates a membrane flat roof with full height aluminium glazing on top of a black tiled base to match the windows. In this instance, the proposed material of the windows is not considered appropriate within the conservation area. The use of timber should be used for windows to safeguard the character of the conservation area. The design and finishing material of the roof is not considered to compliment the existing property nor the conservation area. The proposed terrace is not

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considered to raise any concerns.

Overall, the rooflights and terrace are considered acceptable, however, the design and materials of the extension are considered to detract from the character and appearance of the conservation area. As such, the development does not fully comply with Policy 7 of NPF4.

The relevant criteria in Policy 16 states:

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."*

The rooflights are acceptable in terms of design and finishing materials. The rooflights are small scale and do not over dominate the roof space. It is considered that the rooflights will not have a detrimental impact on the character of the property nor the surrounding area. In addition, they do not raise any issues in terms of residential amenity.

In terms of design and materials, the extension roof and windows are considered to detract from the character of the property and wider conservation area. The proposed roof design differs from the roof design of the original property. In addition, flat roofs are not acceptable unless they are to facilitate a green roof which has not been proposed in this case.

The proposed extension is considered to be subordinate to the original dwellinghouse and would not result in overdevelopment of the site. The development would not have a detrimental impact on residential amenity with regards to physical impact, loss of privacy and overlooking, loss of daylight and overshadowing.

CDP 1: The Placemaking Principle

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the Glasgow City Development Plan. The Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels. CDP 1 states that new development should aspire towards the highest standards of design and should respect the environment by responding to its qualities and character.

Supplementary Guidance SG 1 (Part 2): Placemaking

This guidance sets out the planning requirements for alterations to dwellings and gardens for particular types of householder developments, such as extensions. It outlines the criteria that must be met in relation to, for example design and materials, privacy and overlooking and daylighting and sunlight. It seeks to ensure that extensions and alterations to houses are 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, for example, by the excessive reduction of useable private garden space or a loss of privacy. In relation to the issues raised in this application, SG 1 states the following guidance:

Design and Materials

- The siting, form, scale, proportions, detailed design and use of materials should be in keeping with the existing building and wider area;*
- High quality innovative design is encouraged where it will complement the property;*
- Extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings; and*
- 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.*

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With regards to SG1, the proposed development is considered to be subservient to the existing building in terms of scale, height, massing and will protect its proportions and setting. The design and finishing materials of the roof and windows are not in keeping with the existing building nor the surrounding area.

The proposed development will not have a detrimental impact on residential amenity in terms of privacy, sunlight, access and overdevelopment.

Supplementary Guidance SG 9: Historic Environment

Proposals for alterations, or extensions, to unlisted buildings in Conservation Areas must:

- a) respect and complement the period, style and architectural character of the building;*
- b) in the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;*
- c) follow the further detailed guidance contained in this SG for repairs, alterations and extensions;*
- d) avoid the loss of existing traditional features of value; and not erode the character of the building or Conservation Area by the use of inappropriate design details or poor quality materials (developers/applicants should seek advice on materials from the Council).*

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.*

Extensions - *Any extensions within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Listed Building and/or 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.*

The rooflights are positioned on the side and rear elevations. As these are conservation style low profile units these will be suitable for this Conservation Area and will be in-keeping with the traditional design and will sit flush with the pitch of the roof. As such the rooflights comply with SG1.

The extension replaces an existing sunroom which has been an earlier addition to this period building. The new design provides a revised design, with a membrane flat roof, full height aluminium glazing and black tiled underbuild. In this instance, the proposed material of the windows is not considered appropriate within the conservation area. Timber should be used for windows in line with SG9. The extension incorporates a flat roof design with membrane finish. SG9 states that flat roofs should be avoided unless the intention is to provide a green roofing system. A green roof has not been proposed, therefore, the design of the roof does not accord with SG9. In addition, the finishing material of the roof is not considered to compliment the existing property nor the conservation area. Overall, it is considered that the design and finishing materials of the extension do not fully comply with SG9.

The raised terrace is positioned to the rear of the extension and does not have a detrimental impact on the character of the Conservation Area.

Material Considerations

Historic Environment Scotland Managing Change in the Historic Environment: Extensions states:

- *An addition or extension should play a subordinate role. It should not dominate the original building as a result of its scale, materials or location, and should not overlay principal elevations.*

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	<ul style="list-style-type: none">• <i>Where an extension is built beside a principal elevation it should generally be lower than, and set back behind, that facade.</i>• <i>An extension that would unbalance a symmetrical elevation and threaten the original design concept should be avoided.</i>• <i>An extension should be modestly scaled and skillfully sited.</i> <p>The development is subordinate to the original dwellinghouse and would not dominate the original building as a result of its scale or location. The extension is positioned at the rear, therefore, would not disturb any principal elevations. The flat roof design and finishing material would detract from the character of the original building. In addition, the proposed material of the windows is not considered appropriate within the conservation area.</p> <p>Historic Environment Scotland Managing Change in the Historic Environment: Roofs states: <i>The addition of new features to principal or prominent roof slopes should generally be avoided. New dormers and rooflights should be appropriately designed and located with care.</i></p> <p>The proposed rooflights are positioned on the side and rear elevations and are not highly prominent. The rooflights are of an appropriate scale and are conservation style, therefore, would not detract from the character of the property nor the Conservation Area.</p> <p><u>Conclusion</u></p> <p>In respect of (b) other material considerations include the views of statutory and other consultees and the contents of letters of representations. No representations have been received.</p> <p>This application has been assessed against NPF4 and the City Development Plan whilst taking into account any other material considerations. The proposed development is considered to comply with NPF4 Policies 1 and 2, however, does not comply with Policies 7 and 16 of NPF4 and Policies 1 and 9 of City Development Plan and Supplementary Guidance 1 and 9. As such, for the reasons outlined in the assessment above, it is recommended that this application for Full Planning permission be refused.</p>
RECOMMENDATION	Refuse

Date: 10/11/2023	DM Officer	Laura Johnston
Date: <u>17/11/2023</u>	DM Manager	Ross Middleton

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