

**Planning Applications Committee****Report by****Executive Director of Neighbourhoods, Regeneration and Sustainability****Item 1(a)****13th January 2026****Contact: Constance Damiani Phone:**
constance.damiani@glasgow.gov.uk**Application Type** Full Planning Permission**Recommendation** Grant, subject to conditions**Application** 23/02330/FUL **Date Valid** 19.09.2023**Site Address** 2 And 92
Clydeview Lane
Glasgow**Proposal** Erection of 3No. Mews Dwellings.**Applicant** Mr Benjamin McGuire
Cotswold Court
3 18 Blackwater Road
Eastbourne
East Sussex
BN21 4JB **Agent** Burnbrae Property
Management Ltd
Hugh Mitchell
277 Burnbrae House
Milngavie Road
Glasgow
G61 3DG**Ward No(s)** 12, Victoria Park **Community Council** 02_012, Broomhill**Conservation Area** Broomhill Conservation Area **Listed** N/A**Advert Type** Affecting a Conservation Area/Listed Building **Published** 13 October 2023
Affecting a Conservation Area/Listed Building**City Plan**

REPRESENTATIONS AND CONSULTATIONS

REPRESENTATIONS

When the initial development proposals were received by the Council on the 19th of September 2023, a total of 16 objections were received against the development which include one objection from Councillor Lana Reid-McConnell and one from the Architecture Heritage Society of Scotland. The grounds of objections have been summarised below:

- Impact on light and privacy for neighbouring tenements
- Impact of the development on the neighbouring trees
- Impact on traffic and parking
- Impact on refuse/ recycling due to increase traffic within the lane
- Design is not appropriate for the surrounding Broomhill Conservation Area
- The height of the mews is inappropriate
- No section drawing submitted showing the relation of the development with the neighbouring tenements
- Ecological survey is lacking

A revised scheme was then submitted to the Council on the 17th of December 2024 and additional information/ documents such as daylight calculations received 23rd of April 2025. Consequently, the application was re-advertised and new neighbour notifications sent out.

Following this new round of consultation, six objections from neighbouring residents were received against the development. The grounds of objection have been summarised below:

- The development will result in overshadowing and loss of privacy for the private gardens of Broomhill Avenue.
- Increase in vehicular traffic along the lane
- Parking spaces may not be useable
- Impact on existing biodiversity with increased noise levels and night light
- Land ownership of the site
- Design not in keeping with Broomhill Conservation Area
- The development will obstruct the private view of a flatted dwelling on Broomhill Avenue
- Details of proposed materials is lacking
- Overlooking with windows of flatted dwellings of Broomhill Terrace
- Overlooking and privacy impact from flatted dwellings on Broomhill Avenue

CONSULTATIONS

Scottish Water – No objection.

SITE AND DESCRIPTION

SITING

The application site is composed of lock-up garages split into three buildings. The buildings have rendered walls, corrugated tin roof and wooden panelled doors. They are now derelict and in a state of disrepair. The site is located on Clydeview Lane, which is a public road accessed from the west side of Broomhill Avenue. The site is bounded to the east by a brick boundary wall bordering the rear gardens from the tenements of Broomhill Terrace and Broomhill Avenue. To the west of the site across the lane lies a former bowling green club house which is now in use as part gym/part dwellinghouse and retains a small portion of the former bowling lawn to its south and west. To the west and south of the former bowling green there is the A814 Clyde Expressway.

The site is in a residential area and sits within Broomhill Conservation Area. It is located in an area with high accessibility to public transport.

PRE-APPLICATION PROCESS

The applicant submitted a pre-application enquiry (23/00802/PRE) for the demolition of the existing garages and the erection of 4No. dwellings. The applicant was advised that the number of units should be reduced and the design strategy revisited. The Planning Authority advised the applicant that the development should carefully consider any impact on the overshadowing and privacy of neighbouring properties and that the design, materiality of the mews dwellings should respect the special character and interest of the surrounding Broomhill Conservation Area.

APPLICATION PROPOSAL

The proposal is for the demolition of the derelict lock-up garages and the erection of three two-storey mews dwellings. The mews dwellings would be finished with blonde brick at ground floor level and grey zinc cladding for the upper storey; the roof will be finished with grey tiles. The front elevation of the mews reads as one and a half storeys with integrated dormer windows while the rear elevation presents as a traditional two storey building. The three buildings are set back from the lane edge and the internal living spaces located at ground floor level are screened with landscaping beds to the front of the properties. The north and south mews buildings return the corner with elevations presenting to both aspects.

The northern and southern edges of the site will be bounded by new brick walls with slot frosted panels. The existing brick boundary wall between the eastern edge of the site and the tenement on Broomhill Avenue will be retained.

Internally, each unit is divided as follows:

Ground Floor – Kitchen, living room, shower room and hallway.

First Floor – Two bedrooms, bathroom and a store.

Three parking spaces are proposed for each mews dwellings accessed from Clydeview Lane. These comprise a car port style with garden deck above. The parking spaces have a width of 3.5m and an average length of circa 7.5m. The refuse/ recycling area is located to the rear of the parking spaces.

Each mews has its own amenity spaces. The north and south buildings have side gardens and the central building has a rear garden. All three have a terrace located above the parking space accessed internally from first floor level. An opaque glass balustrade is proposed for screening of the terrace. The terrace for the south unit measures 15 sqm while the other two cover an area of 13 sqm.

PLANNING HISTORY

22/01349/FUL | Erection of 4No. Dwellinghouses | Withdrawn on 15.03.2023

23/02322/CON - Complete demolition in a Conservation Area

SPECIFIED MATTERS

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee Report. The remainder of the information and a response to each point to be addressed is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. Environmental Statement

Not applicable to this application

ii. An appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994.

Bat Survey dates January 2024 by Acorna Ecology Ltd. A revised survey was undertaken in May-August 2025 during bat roosting season. The survey determined that no bat roost was present in the garages or in the adjacent trees.

iii. A Design Statement or a Design and Access Statement

This was not submitted.

iv. Any report on the impact or potential impact of the proposed development (for example the Retail Impact, Transport Impact, Noise Impact or Risk of Flooding).

Tree Survey dates November 2024 by Caledon Tree Surveys

B. Summary of the terms of any Section 75 Planning Agreement

Not required

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These regulations enable Scottish Ministers to give directions.

i. With regards to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable to this application

ii. 1 Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

No direction has been made by Scottish Ministers/ Not applicable

2. Restricting the grant of planning permission

No direction has been made by Scottish Ministers/ Not applicable

iii. 1. Requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable to this application

2. Requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered the condition and that it will either impose or need not be imposed.

Not applicable to this application.

POLICIES

NATIONAL PLANNING FRAMEWORK 4

National Planning Framework 4 (NPF4) was adopted on the 13th of February 2023. NPF 4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national development and natural planning policy for Scotland. The relevant policies are:

Policy 1: Tackling the Climate and Nature Crisis

Policy 2: Climate mitigation and adaptation

Policy 7: Historic Assets and Places

Policy 9: Brownfield, vacant and derelict land and empty buildings

Policy 12: Zero Waste

Policy 13: Sustainable Transport

Policy 14: Design, quality and place

Policy 15: Local Living and 20-minute neighbourhoods

GLASGOW CITY DEVELOPMENT PLAN

Glasgow City Development (CPD) was adopted on 29th March 2017. The application is categorised as a 'local development'. The relevant policies and associated supplementary guidance are:

CDP1: The Placemaking Principle
CDP2: Sustainable Spatial Strategy
CDP5: Resource Management
CPD7: Natural Environment and Trees
CDDP7: Water Management
CPD9: Historic Environment
CPD11: Sustainable Transport

SG1: The Placemaking Principle
SG5: Resource Management
SG7: Natural Environment and Trees
SG9: Historic Environment
SG8: Water Management
SG11: Sustainable Transport

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 (As subsequently amended) require that planning applications be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997 requires the Council to pay special regard to any building or other land in a Conservation Area, including the desirability of preserving or enhancing the character of that area.

In terms of this application therefore, the determining issues are considered to be:

- a) whether the proposals accord with the provisions of the Development Plan,
- b) whether the proposals are appropriate having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, and
- c) whether material considerations such as consultations or representations, have been addressed satisfactorily in the assessment of this proposal.

DEVELOPMENT PLAN POLICY CONSIDERATIONS

In respect of a), the Development Plan consists of the National Planning Framework 4 and the adopted Glasgow City Development Plan 2017. The relevant policies are outlined below.

NATIONAL PLANNING FRAMEWORK 4, ADOPTED 2023

Policy 1 – Tackling the Climate and Nature Crisis

Policy 1 is an overarching policy which seeks to encourage, promote and facilitate development that addresses the global emergency and nature crisis. It states that when considering development proposals significant weight will be given to the global climate and nature crisis.

Comment: The proposal is deemed to be accordance with the overall aims of the policy as it does not cause significant harm to the climate and nature crisis.

Policy 2 – Climate Mitigation and Adaptation

The intent of the policy is to encourage, promote and facilitate development that minimises emissions and adapts to the current and future impacts of climate change.

Comment: The proposed development will have minimal associated emissions and is deemed to accord with the overall aims of the policy.

Policy 7 – Historic Assets and Places

The intent of the policy is to protect and enhance the historic environment, assets and places in order to enable positive change as a catalyst for the regeneration of places. In relation to proposals affecting listed buildings, the policy states the following:

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.*

Comment: The existing dilapidated lock up garages do not contribute positively to the existing Conservation Area. The architectural style of the development is not traditional but presents a contemporary version of a typical historical Glasgow mews style housing which is respectful of the surrounding historic context.

Policy 9 - Brownfield, Vacant and Derelict Land and Buildings

Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.

Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

Development proposals for the reuse of existing buildings will be supported, taking into account their suitability for conversion to other uses. Given the need to conserve embodied energy, demolition will be regarded as the least preferred option.

Comment: The existing brownfield site is composed of poorly maintained buildings which have a negative impact on the surrounding area. Adequate site investigations safeguarded by conditions will ensure that the land will be safe for redevelopment. The site will be brought into residential use which is in keeping with the dominant use in the area and is considered a suitable conversion. Overall, the proposal supports the aims of the policy.

Policy 12 – Zero Waste

Development proposals that are likely to generate waste when operational, including residential, commercial, and industrial properties, will set out how much waste the proposal is expected to generate and how it will be managed including:

- i. provision to maximise waste reduction and waste separation at source, and*
- ii. measures to minimise the cross contamination of materials, through appropriate segregation and storage of waste; convenient access for the collection of waste; and recycling and localised waste management facilities.*

Comment: The proposal involves the demolition of derelict garages. The garages are dilapidated, and the buildings materials are not of a high-quality (render, corrugated zinc roof) which compromises their reuse on site. Adequate refuse/ recycling facilities are provided within the development.

Policy 13 – Sustainable Transport

b) Development proposals will be supported where it can be demonstrated that the transport requirements generated have been considered in line with the sustainable travel and investment hierarchies and where appropriate they:

- i. Provide direct, easy, segregated and safe links to local facilities via walking, wheeling and cycling networks before occupation;*
- ii. Will be accessible by public transport, ideally supporting the use of existing services;*
- iii. Integrate transport modes;*
- iv. Provide low or zero-emission vehicle and cycle charging points in safe and convenient locations, in alignment with building standards;*
- v. Supply safe, secure and convenient cycle parking to meet the needs of users and which is more conveniently located than car parking;*
- vi. Are designed to incorporate safety measures including safe crossings for walking and wheeling and reducing the number and speed of vehicles;*
- vii. Have taken into account, at the earliest stage of design, the transport needs of diverse groups including users with protected characteristics to ensure the safety, ease and needs of all users; and*
- viii. Adequately mitigate any impact on local public access routes.*

e) Development proposals which are ambitious in terms of low/no car parking will be supported, particularly in urban locations that are well-served by sustainable transport modes and where they do not create barriers to access by disabled people.

Comment: The proposal is in an inner urban area, with high accessibility to public transport (including bus, train and subway) and in walking, wheeling and cycling distance of a range of shops, services and facilities. The development will provide cycle storage on site with hall hung bike storage to encourage active travel and sustainable transport.

Policy 14 – Design, Quality and Place

a) Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale.

b) Development proposals will be supported where they are consistent with the six qualities of successful places:

Healthy: Supporting the prioritisation of women's safety and improving physical and mental health.

Pleasant: Supporting attractive natural and built spaces.

Connected: Supporting well connected networks that make moving around easy and reduce car dependency

Distinctive: Supporting attention to detail of local architectural styles and natural landscapes to be interpreted, literally or creatively, into designs to reinforce identity.

Sustainable: Supporting the efficient use of resources that will allow people to live, play, work and stay in their area, ensuring climate resilience, and integrating nature positive, biodiversity solutions.

Adaptable: Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time.

c) Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.

Comment: The development is located in an area with high accessibility to public transport. It is a contemporary interpretation of a mews style housing with natural materials which will contribute positively to the surrounding Conservation Area. The development brings forward the reuse of a

brownfield site in a dense urban area which will provide an improvement to the overall quality of the area.

Policy 15 – Local Living and 20 Minute Neighbourhoods

a) Development proposals will contribute to local living including, where relevant, 20-minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development with the surrounding area, including local access to:

- *sustainable modes of transport including local public transport and safe, high-quality walking, wheeling and cycling networks;*
- *employment;*
- *shopping;*
- *health and social care facilities;*
- *childcare, schools and lifelong learning opportunities;*
- *playgrounds and informal play opportunities, parks, green streets and spaces, community gardens, opportunities for food growth and allotments, sport and recreation facilities;*
- *publicly accessible toilets;*
- *affordable and accessible housing options, ability to age in place and housing diversity.*

Comment: The site is in walking, wheeling and cycling distance of a range of shops, services, facilities and public transport options. It is considered that future residents will be able to meet many of their daily needs in the local area which is well serviced and in an area with high accessibility to public transport.

GLASGOW CITY DEVELOPMENT PLAN

CDP1 and SG1 – Placemaking Principle

CDP 1 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. It advises that in order to be successful, new development should aspire to achieve the six qualities of place as defined in draft Scottish Planning Policy and reinforced by Creating Places and Designing Streets.

- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;
- It is adaptable; and
- It is resource efficient.

CDP 1 also advises that the associated supplementary guidance SG1 Part 1 and Part 2 will provide guidance to promote the overarching Placemaking Principle.

SG 1 Placemaking Principle Part 1 states placemaking priorities in the Historic Environment are:

- Protecting and enhancing the unique character of historic buildings, structures and settings;*
- Promoting new development of the highest design and material quality which respects and integrates with the existing historic environment.*

SG1 Placemaking Part 2 contains specific guidance relating to the alterations proposed:

Design and Materials (see also SG1 - Placemaking, Part 1 and SG1 Part 2, Detailed Guidance - Building Materials) - *Good design improves quality of life. Well-designed homes and neighbourhoods create better and healthier places to live, builds strong communities and can reduce crime, improve energy efficiency and provide homes that keep their value over time. Well-designed environments go further than the minimum. They enhance the sense of well-being, enable healthy lifestyles and create delight. 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

Comment: The proposed development represents a contemporary reimagining of the traditional Glasgow mews building. It provides definition and activation of the lane which contributes to the placemaking of the surrounding area by creating an attractive edge to the lane and enhancing security along it for pedestrians. The restraint of the building height to one and half storey to the front and two storeys to the rear and the set back of the building line from the lane is appropriate given the lane context. In terms of scale and massing, the proposal is comparable with traditional Glasgow mews style developments found within Glasgow West or Broomhill Conservation Areas.

The finishing materials include a natural brick, zinc cladding and grey roof tiles. The guidance states that development should 'specify high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area'. There is no clear precedent for historic mews style materiality in the lane, although blonde sandstone and white render can be seen locally. The proposed blonde brick is considered appropriate in tone and colour as it is compatible with the surrounding blonde sandstone on the rear of the tenements. The proposed choice for the zinc cladding has no local precedent but would provide a contemporary intervention to the overall design in a manner comparable to traditional lead detailing. No specific roof tiles have been proposed for the roof, but a condition will ensure that natural slate roof tiles are used to be in keeping with the materiality of the surrounding Conservation Area. Further conditions requiring the approval of material samples and the submission of 1:20 elevation drawings will ensure that detailed design quality is achieved in the completed mews.

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.

Exceptions to these distances may be made in situations where windows are at an angle to each other, or, for ground floor rooms, effective permanent screening either exists, or can be erected. Decking is unlikely to be acceptable where, if there is a requirement for the erection of new permanent screening, the screening itself would have a detrimental impact on residential amenity.

Comment: The impact of the development on privacy and overlooking of the surrounding properties has been assessed.

The site is bounded to the north and east by tenemental blocks. The distance between the windows of the north mews at first floor level and the properties at 7 – 9 Broomhill terrace is 20m which is above the recommended 18m distance. There is therefore sufficient distance to prevent privacy issues. To the east the site is the existing brick wall separating the site from the rear of the tenement at 4 to 14 Broomhill Avenue. No windows are proposed to the first floor of the rear of the mews buildings ensuring that there are no privacy issues with the neighbouring tenement. A condition will ensure that this wall remains in situ.

To the west of the site across the lane there is the former bowling club house now in use as a gym. Upon visit of the site, the windows looking on to the street have been boarded up and fenced off. Planning permission was granted on the 26th of March 2025 (REF 24/02735/FUL) for the part use of the gym as a residential dwelling and this planning permission has been implemented. By examining the approved plan, most windows would be off set from other. There are only three windows where the windows of the central mews would directly face windows of the newly converted residential property. These would be approximately 6.7 metres apart. The kitchen dining room window of the mews would face the windows of a bedroom and the windows of the living dining room would face the hall and circulation space. The hall space is not a habitable room where privacy needs to be ensured. The

site is located in a very dense urban area where the 18m window-to-window distance is difficult to achieve in the lane context. The mews have been set back from the lane to minimise their impact on the lane and to increase the window-to-window distance and the proposed landscaping beds located along the lane will act as a privacy buffer for both properties. Overall, it is considered that the privacy issues associated with the proposed development are acceptable.

Daylighting and Sunlight - *Extensions to properties may cast a shadow over a neighbour's house or private garden that reduces their daylight or sunlight, and therefore adversely affect their amenity.*

Extensions should not cause a significant loss of daylight to any habitable room (see Definition) 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.

Where deemed necessary, applicants shall be required to provide the following assessments as detailed within the BRE guide to good practice:

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.

Comment: With respect to the sunlight/ daylighting impacts on neighbouring properties, the applicant was asked to demonstrate the impact of the development on the ground floor windows of the tenements on Broomhill Avenue. A modelling of the daylighting impact has shown the daylight factor for each window of the neighbouring tenements and how they would be impacted by the development through a vertical sky component test. This test establishes the total reduction in the amount of skylight being received at the centre point of an existing window. If the Vertical Sky Component is greater than 27% enough light is reaching the window of the existing building. The model shows that all existing windows at ground floor level have a Vertical Sky Component greater than 27% therefore enough daylight is reaching the centre point of the window.

The impact of the proposed development on the rear garden of the Broomhill Avenue tenement has been demonstrated using the 'Calculation of Sun on the Ground' test according to the policy guidelines. The models have shown a limited impact of the development on the neighbouring garden ground which is considered acceptable.

Overall, the development complies with the daylight and sunlight guidelines and would not create any adverse impact on the existing residential amenity of neighbouring properties.

Residential Development in Lanes – *Proposals for residential development in lanes will require to meet all of the following criteria:*

- a) the established building lines of the lane should be respected;*
- b) access along the lane for residents, refuse lorries and emergency vehicles should not be adversely affected;*
- c) private garden space with sufficient space for clothes drying and sitting out must be provided;*
- d) existing boundary walls with the adjoining backcourt/garden should be retained and repaired with any gaps rebuilt to match;*
- e) the scale and massing should be in the style of mews housing, up to a maximum height of 2-storeys, or 1 and a half-storey with dormers in lanes with no existing mews properties;*
- f) high quality design and materials require to be used (in Conservation Areas see additional guidance in SG9 – Historic Environment); g) existing formal parking provision for residents of adjacent buildings, which is removed as a result of the development, must be replaced;*
- h) potential issues of noise and air pollution that could arise in developments between tall tenement blocks should be avoided, see also SG1 – Placemaking, Part 2, Detailed Guidance – Noise Management and Air Quality; and*

i) Many lanes are subject to public access rights (for pedestrians and cyclists). The introduction of gates across lanes that restrict legitimate public access will not be supported where this would have a negative impact on connectivity. Where gates are approved, a stopping up order may be required.

Comment: The proposal is considered to meet the general standards for residential development in lanes as set out by the policy above insofar as:

- There are no other historic mews within the lane and there is therefore no established building line. The building has been set back from the lane to ensure there is sufficient distance between the mews dwellings and the former bowling club house across the lane.
- Access along the lane for residents, refuse lorries and emergency vehicles would not be adversely affected (though this will need to be carefully considered and agreed with other owners during the construction phase);
- A private garden space for each mews dwelling has been provided with sufficient space for clothes drying.
- The existing boundary wall to the rear of the site remains in situ.
- The proposed materiality and the acceptability of the materials have been discussed earlier in this report.
- While in principle the demolition of the lock-up garages would result in a loss of off-street parking provision in the area, it is understood that the garages are not currently in use as car parking and are derelict.
- Potential issues of noise and air pollution that could arise in developments between tall tenement blocks have been avoided through the proposed design.

Waste Storage, Recycling & Collection

All new developments must include appropriate and well-designed provision for waste storage, recycling and collection which meets the City's wider placemaking objectives, see also SG 1 – Placemaking, Part All waste/recycling areas must be located discreetly, so as to have no adverse visual impact or cause traffic/noise nuisance to neighbours. Applicants must provide full details of the provision for waste storage, recycling and collection in the initial submission for planning permission.

Housing developers should provide all refuse bins, of a design acceptable to the Council, prior to the occupation of any dwelling, with recycling bins being provided by the Council. Provision should be made such that where bins are to be located temporarily for kerbside collection, there remains adequate space for continued use of the footway/road.

Comment: As required by SG 1, the proposal includes appropriate refuse and recycling storage provision located behind the parking space for each dwelling. NRS Cleansing has advised that the refuse lorries are no longer entering the lane due to health and safety concerns and that the bins would have to be wheeled and presented to Broomhill Avenue for collection. Therefore, the proposed development is considered to generally comply with the overall aims of CDP1 and SG1 Placemaking Principle.

CDP2 – Sustainable Spatial Strategy

This states that the council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable city. In doing so, the Council will support new development proposals that, among other things: • Utilise brownfield sites in preference to greenfield sites; • Prioritise the remediation and reuse of vacant and derelict land; • Contribute to the development of vibrant and accessible residential neighbourhoods; • Support higher residential densities in sustainable locations; • Protect and enhance the integrity and character of the city's historic and natural environment. • Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;

Comment: The proposal meets the overall aims of the CDP2 as it will provide residential accommodation in a suitable location while enhancing the character of the surrounding historic environment.

CDP5 and SG5 – Resource Management

Policy SG5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials. A Statement on Energy will be required to support all applications to which this policy applies.

Comment: The applicant has submitted a Statement on Energy which advises that the proposal will incorporate measures to meet the Gold Standard of the Technical Handbook plus 55% carbon dioxide emissions abatement through the use of low and zero carbon generating technologies. This is the level of detail that can reasonably be expect at planning stage.

The applicant proposes to use photovoltaics and air source heat pumps. A condition is proposed to ensure that the formal confirmation of the constructed development's compliance with the Statement on Energy, carried out by a suitably qualified professional, is obtained by the Planning Authority as the development goes through the Building Warrant process.

The proposal is therefore considered to comply with Policy CDP5 and SG5 Resource Management.

CDP7 and SG7 – Natural Environment

CDP7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded, wherever possible, enhanced through development.

Comment: A bat roost survey has been carried out. The survey concluded that there were no bats present on the site and bat activity was only observed out with the red line boundary. Suitable conditions to control the landscaping proposals are recommended to ensure that the proposed landscape strategy introduces a number of hedges and shrubs and creates opportunities for habitat.

The proposal is considered to comply with CDP7 and SG7 Natural Environment.

CDP8 and SG8 – Water Environment

CDP8 and its supplementary guidance provide guidance on Floor Risk Assessments and Drainage Strategies for new development.

Comment: The scale of development is below the policy threshold for flood risk assessment or drainage impact assessment. The site is not in a high-risk area for flooding. A suitable safeguarding condition is proposed requiring details of the detailed design.

The proposal is considered to comply with CDP8 and SG8 Water Environment.

CDP9 and SG9 Historic Environment

CDP9 aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will protect, conserve and enhance the historic environment in line with Scottish Planning Policy. The Council is unlikely to support development that would have a negative impact upon the historic environment.

Proposals for infill developments in Conservation Areas should maintain or enhance the character and appearance of their historic context by using high quality design and materials. Subject to the Plan's development and design policies and development guides, proposals for infill or gap development in Conservation Areas should reinforce local distinctiveness and historic character and seek to:

- a) respect the established building lines of the street where this is an identified feature;*
- b) ensure that the scale and massing respects and responds to the existing adjacent properties; and*
- c) harmonise external finishes with those of existing adjacent properties (while natural stone is the preferred option in areas of traditional construction, alternative materials may be acceptable dependent on the quality of the architectural design and the context of its setting).*

Comment: The existing lock-up garage buildings are of poor quality in both materials and design, and do not contribute positively to the townscape quality or character of the Broomhill Conservation Area. Their removal is therefore welcomed. The scale, massing and design of the proposed mews dwellings are comparable to those found elsewhere within the city. The proposal would introduce a contemporary interpretation of a mews dwelling that would be complimentary to the surrounding townscape and contribute positively to the character of this part of the conservation area.

CDP11 and SG11 Sustainable Transport

CDP 11 and SG 11: Sustainable Transport CDP 11 aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel. SG 11 includes detailed guidance on vehicle and cycle parking standards as well as electric vehicle charging standards for new development.

Car Parking

One parking space per dwelling has been proposed which is in keeping with the policy guidance.

Cycle Parking

SG 11 advises that Cycle parking provision should be provided at a minimum standard of 1 space per unit. All of the houses private courtyards and gardens where cycles can be accommodated therefore the proposal complies with this policy. A condition will safeguard details for cycling parking.

Electric Vehicle Charging

In order to comply with this policy requirement, a suitable condition is attached requiring a minimum of one passive electric vehicle charging space per dwelling.

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) (SCOTLAND) ACT 1997

With respect to b), the impact of the proposal on the visual amenity of the surrounding conservation area has been assessed in a) through the proposal accordance with NPF4 Policy 7 – Historic Assets and Places and CDP9 & SG9 Historic Environment. As such the character of the surrounding Conservation Area will be enhanced by the removal of the lock-up garages.

MATERIAL CONSIDERATIONS

With regards to c), whether any material considerations have been raised during the application process that would outweigh the provisions of the statutory Development Plan, the representations and consultations received for this application are material considerations and have been summarised below.

OBJECTIONS RECEIVED IN OCTOBER/ NOVEMBER 2023

- Impact on light and privacy for neighbouring tenements
Comment: This was addressed in the revised submission with a daylight analysis which demonstrated that the proposal complied with the BRE Guidance.
- Impact of the development on the neighbouring trees
Comment: A tree survey was carried out and submitted. It recommended that tree root protection fencing be installed prior to construction work starting. A planning condition will ensure these are erected.
- Impact on traffic and parking
Comment: Each dwelling will have a dedicated parking space in line with the policy recommendations to mitigate traffic within the lane. No objection from NRS Transport Planning.
- Impact on refuse/ recycling due to increase traffic within the lane
Comment: No refuse lorries will enter the lane. The refuse/ recycling collection will be from Broomhill Avenue.
- Design is not appropriate for the surrounding Broomhill Conservation Area
Comment: The design has been revised to be more appropriate and respectful of the special character and interest of the surrounding Conservation Area.
- The height of the mews is inappropriate
Comment: The mews have been reduced to one and half storey which is typical of Glasgow mews buildings and complies with this aspect of SG1 Placemaking
- No section drawing submitted showing the relation of the development with the neighbouring tenements
Comment: Section drawing has been submitted in the revised proposal.
- Ecological survey is lacking
Comment: A Bat survey was subsequently submitted.

OBJECTIONS RECEIVED IN MAY 2025

- The development will result in overshadowing and loss of privacy for the private gardens of Broomhill Avenue.
Comment: The impact of the development on privacy and daylight has been addressed earlier in this report and there are no significant impacts which would warrant refusal of the application.
- Increase in vehicular traffic along the lane
Comment: Clydeville Lane is privately owned and not adopted. Dedicated car parking spaces have been provided within the development to avoid traffic congestion and reduce parking issues.
- Parking spaces may not be useable
Comment: The size of the proposed parking spaces complies with the guidance from the Residential Design Guide with a width of 3.5m and a length of circa 7.5m.
- Impact on existing biodiversity with increased noise levels and night light
Comment: Noise levels generated from the development will be controlled via a dedicated condition. Impact on the biodiversity has been assessed through the Bat Survey.
- Land ownership of the site
Comment: Land ownership is not a material planning consideration and the applicant has confirmed ownership of the land.
- Design not in keeping with Broomhill Conservation Area
Comment: The development while contemporary in style uses materials which are compatible with the special character of this part of the surrounding Conservation Area.
- The development will obstruct the private view of a flatted dwelling on Broomhill Avenue
Comment: Private views are not a material planning consideration.
- Details of proposed materials is lacking
Comment: A dedicated condition will ensure that appropriate material samples are submitted for the written approval of the Planning Authority prior to being used on site.
- Overlooking with windows of flatted dwellings of Broomhill Terrace
Comment: the impact of the development on privacy and daylight has been addressed earlier in this report and there is not significant impact which would warrant refusal of the application.
- Overlooking and privacy impact from flatted dwellings on Broomhill Avenue
Comment: The impact of the development on privacy and daylight has been addressed earlier in this report and there is not significant impact which would warrant refusal of the application.

CONCLUSIONS AND RECOMMENDATIONS

The existing site comprises dilapidated garages, which contribute negatively to the character of this part of the Conservation Area. Approval of this scheme would see the reuse of a brownfield site within a sustainable and highly accessible location in an area where housing is in high demand. The new dwellings would create an active and attractive edge to the lane and measures to protect the existing trees during construction have been proposed.

The proposed erection of three mews dwellinghouses with associated parking/ landscaping has been assessed against and found to be in accordance with NPF4 and the relevant policies and supplementary guidance of the adopted Development Plan. The impact of the proposal on the setting of the Conservation Area and adjacent buildings has been assessed, and the development will have a positive impact on the setting of this part of Broomhill Conservation Area at this location.

Other material considerations, including the points raised in the letters of objections, have been considered but do not outweigh the Development Plan.

It is therefore recommended that planning permission is granted, subject to the following conditions.

SUGGESTED 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 interests 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, a comprehensive site investigation report shall be submitted for the written approval of the Planning Authority. Site investigations shall be conducted and reported in accordance with current and recognised codes of practice such as British Standards Institution "The investigation of potentially contaminated sites - Code of Practice" and BS ISO 18400 Series of Standards. The investigation reports shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, a remediation strategy shall be prepared that sets out all the measures necessary to bring the site to a condition suitable for the intended use and must be agreed with the Planning Authority in writing prior to work starting on the development. The remediation strategy shall also include a timetable and phasing plan where relevant. The approved remediation scheme shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Planning Authority. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the execution of the completed remediation works in accordance with the approved remediation scheme shall be completed by a suitably qualified Engineer and submitted for approval in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

03. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease unless otherwise agreed by the Planning Authority in writing. A comprehensive contaminated land investigation and assessment shall be conducted to determine the revised contamination status of the site and a remedial strategy where required shall be prepared and agreed in writing with the Planning Authority before work recommences on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

04. Before any work on the site is begun, details of any proposed surface water drainage system shall be submitted to and approved in writing by the Planning Authority. Thereafter the approved drainage scheme shall be implemented in full prior to the occupation of the approved building. For the avoidance of doubt the design of any proposed surface water drainage system shall ensure that the root protection area of retained trees on site are not disturbed.

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

Reason: To minimise the risk of flooding and its adverse effects

05. When submitting the required Building Warrant application for this development an updated Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 20% cut in CO2 emissions and how the Gold Hybrid Standard is to be met, as per City Development Plan policy CDP 5: Resource Management & accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be

submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient and utilises cleaner and more renewable sources of energy and to comply with City Development Plan policy CDP 5: Resource Management.

06. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

07. Prior to commencement of construction works on site, a method statement/site management plan, to include:

- (a) measures for the control of dust, vibration and noise
- (b) hours of operation (Monday to Friday 8am to 6pm, Saturday 8am to 1pm, no working on Sunday or Bank Holidays)
- (c) areas for the delivery and storage of equipment and materials
- (d) management of site traffic in a manner that minimises disruption to the local community and associated road network and maintains the safe movement of pedestrians and traffic,
- (e) measures to protect the adjacent listed buildings and walls during construction works, shall be submitted to and approved in writing by the planning authority and thereafter implemented in the approved manner." The applicants shall implement the consent in accordance with the details set out in the method statement.

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

08. During the construction period, wheel washing equipment shall be provided at all egress points and kept in operation during all times when vehicles are leaving the site. Before any work on the site is begun, details of the type of equipment shall be submitted to and approved in writing by the planning authority.

Reason: To ensure, in the interests of traffic and pedestrian safety, that mud from the site is not carried onto any road.

09. The external materials shall be brick and grey zinc cladding for the external walls, natural slates for the roof and timber or aluminium for the windows and doors. Samples of the proposed materials shall be submitted for the written approval of the Planning Authority prior to being used on site and thereafter the approved samples shall be used on site.

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

Reason: To safeguard the character of the surrounding conservation area

10. Before the commencement of construction works, detailed marked-up elevation and typical section drawings of the dwellinghouse elevations at a scale of 1:20 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.

11. No vents, flues, aerials or other such external fittings are approved on the external elevations. Before any work on the site is begun, full details of the design and location of external rainwater goods, external vents, flues and any other similar fixings to the building shall be submitted to and approved in writing by the planning authority. Where reasonably practical it is expected that all requirement for vents, flues and similar fittings shall be accommodated via rising internal service ducts which terminate at roof level.

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

12. Boundary treatments to the height of 1.8m shall be provided to the north, south and east of the site. Full details of the proposed boundary treatment including material samples shall be submitted for the written approval of the Planning Authority and thereafter implemented in the approved manner.

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

13. For the avoidance of doubt, the existing brick boundary wall with the rear of the Broomhill Avenue Tenement to the east of the site shall remain in situ. If the boundary wall is damaged following the demolition of the lock-up garages, it shall be repaired with matching brick and reinstated.

Reason: To safeguard the surrounding residential amenity.

14. Before any work on the site is begun full details of any tree works shall be submitted for the written approval of the Planning Authority, including the submission of an Arboricultural Impact Assessment, method statement, design details of hard surfacing within the Root Protection Area and an accompanying schedule including information on species, height, canopy spread, base level and condition. A detailed plan shall be submitted which shows the exact location of all existing trees at the site and the location and details of a method of tree protection, to comply with BS 5837:2012 Trees in relation to design, demolition and construction, for the written approval of the planning authority. The approved protection shall be in place prior to the commencement of any work on the site and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

15. Before any work on the site is begun, a detailed plan which shows the root protection area (RPA), the location and details of a method of tree protection and temporary works, including scaffolding and access routes, to comply with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations shall be submitted to and approved in writing by the planning authority. The approved protection shall be in place prior to the commencement of any work on the site, shall be inspected by the Planning Authority and shall be retained in place until completion of the development.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

16. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, measures to enhance biodiversity net gain and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

17. Before any work on the site is begun, a programme for the implementation/phasing of the landscaping in relation to the construction of the development shall be submitted to and approved in writing by the planning authority.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

18. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

19. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

20. Any trees or plants 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 landscaping scheme/open space to the landscape quality and biodiversity of the area.

21. Provision shall be made in the design of the development for the parking of cycles. Full details of safe, secure and sheltered provision for each dwelling shall be submitted for the written approval of the Planning Authority and thereafter implemented on site in the approved manner.

Reason: To ensure that cycle parking is available for occupiers/users of the development

22. A sample of the proposed surface material for the parking spaces shall be submitted for the written approval of the Planning Authority and thereafter implemented in the approved manner. For the avoidance of doubt, an area of 1m hardstanding is required at all end car parking spaces.

Reason: To safeguard the special character and interest of the surrounding Conservation Area

23. Each dwelling within the development shall have a minimum of one off street car parking space designed and constructed as a passive electric vehicle charging space, ensuring 20% capacity in the electricity network, providing individual fuse boxes for each space, and designing in ducting for future cabling.

Reason: To support the provision of electric vehicle charging infrastructure and thus accord with the aims and requirements of City Development Plan policy CDP 11: Sustainable transport, and supplementary guidance SG11: Sustainable Transport.

24. The parking space(s) shall be used only for the parking of private cars and not for the parking of commercial vehicles.

Reason: In order to safeguard residential amenity.

25. The developer shall provide suitable lighting to public areas before any of the housing units there are occupied. Before any work on the site is begun, details of positions and types of lighting, and of maintenance and management arrangements shall be submitted to and approved in writing by the planning authority.

Reason: To enhance safety and security during hours of darkness.

26. Clear delineation is required between the private areas and all adopted roads.

Reason: To ensure that no issues of public right of passage arise

Advisory Notes to Applicant

01. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration and Sustainability Services (Transport Planning) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development. Approval under Section 56 of the Roads (Scotland) Act 1984 will be required.

02. The applicant should contact Waste Management & Recycling regarding the collection of bins from the proposed residential development.

03. All servicing of the proposed development will be subject to traffic regulations and existing waiting and loading restrictions and any future amendments to same.

04. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.

None

for Executive Director of Neighbourhoods, Regeneration and Sustainability DC/CDAM/20/10/2025

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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