



Glasgow City Council

Planning Local Review Committee

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

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Item 1

20th January 2026

**25/00081/LOCAL – 17 Daleview Avenue, Glasgow, G12 0HE
Erection of two storey extension to side, formation of dormer windows to
side and rear of dwellinghouse and external alterations.**

Purpose of Report:

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

Recommendations:

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

Ward No(s): 23 - Partick East/Kelvindale Citywide: n/a

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

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1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

Location

- 1.1 The application site is a two-storey semi-detached dwellinghouse on Daleview Avenue towards Highfield Drive. Within the garden is a detached garage.
- 1.2 The property is unlisted, and this address has a base public transport accessibility. It is within the ward 23 - Partick East/Kelvindale.

Proposal

- 1.3 The development proposed is the erection of a two-storey side extension along with dormers to the west and northern roofs. This includes:
 - Side extension: A two-storey addition to the existing ground floor side entrance comprising of a new staircase and hallway. This has a footprint of 10.2sqm. This is set back from the front elevation by 4.7m.
 - Dormers: New dormers on the side elevation and rear. To the rear, there is a box dormer, 3.2m in width and 2.6m in height. The side dormer measures 3.2m wide, 2.8m in height and projecting 4.4m outwards.
 - New window openings at the extensions, dormers, the existing rear extension (through a skylight) and the rear of the main building on the first floor.
- 1.4 The materials listed include brick and painted roughcast render to match the existing walls, UPVC windows and doors, slate dormers and a stained glass window.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:
 - **Policy 1:** Tackling the climate and nature crises
 - **Policy 2:** Climate mitigation and adaption
 - **Policy 14:** Design, Quality and Place
 - **Policy 16:** Quality Homes
- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:
 - **CDP 1 & SG 1:** The Placemaking Principle

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposal is contrary to National Planning Framework 4 Policies 14 and 16 (adopted February 2023) and CDP1 and the associated supplementary guidance of the Glasgow City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom:
 - By virtue of its siting, scale, built form and design, the proposed development is poorly designed and will have a detrimental impact on the amenity, character and environmental quality of the site and the surrounding area.
 - The proposed side elevation dormer, by virtue of its scale and design, will give the appearance of an incongruous and disproportionate addition to the dwelling which would dominate the existing property and the adjoining dwelling to the detriment of visual amenity and the character of the street scene.
 - The proposed rear elevation dormers, by virtue of their scale, design and materials, will visually detract from the character and appearance of the property and would not be in keeping with the existing semi-detached dwelling and the wider area.
 - The proposed two-storey side extension, by virtue of its inappropriate built form and design, will create an anomalous feature at the property and within the street-scene, to the detriment of the visual amenity of the property and the character of the street scene.

4 APPEAL STATEMENT

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

01. The appeal contends that the proposal is well-integrated, proportionate, and in keeping with the local character of the area.
02. The development is supportive of climate, reducing the need to develop new or additional land for housing.
03. It is supportive of housing objectives as it provides for the needs of a growing family and allows the development of an existing site.
04. This supports design objectives at national level; by which it avoids overdevelopment and is non-injurious to residential amenity, privacy, or the public realm.
05. While it is accepted that the dormers exceed certain dimensional guidance in SG1 (e.g., proportion, distance from ridgeline), this guidance is not

prescriptive and allows for flexibility where appropriate. The appellant provides examples of similar dormer designs in the area.

06. The two-storey side extension is modest in footprint (10.2 sqm), set well back from the principal elevation (4.7m), and maintains a subordinate scale with a reduced ridge height and materials to match the original dwelling. While the case officer criticises the roof form and lower eaves height, these do not materially affect the relationship with the streetscape nor breach SG1's guidance on footprint or front setbacks.

07. No objections have been raised from neighbours.

5 RELEVANT PLANNING HISTORY

5.1 Relevant planning applications for the property are detailed below:

00/02479/DC: Extension to rear of dwellinghouse. – GC

25/00054/PLGA: Erection of two storey extension to side, formation of dormer windows to side and rear of dwellinghouse and external alterations. – Appeal withdrawn

25/00255/FUL: Erection of two storey extension to side, formation of dormer windows to side and rear of dwellinghouse and external alterations. – Refuse

- Committee should note: this application was previously submitted without any alterations under 25/00255/FUL

6 REPRESENTATIONS AND CONSULTATIONS

6.1 There were no representations received the application or to the review.

7 COMMITTEE CONSIDERATIONS

7.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.

7.2 The following are the relevant policy considerations:

7.3 Climate change and mitigation

National Planning Framework 4: NPF4 Policy 1 Tackling the climate and nature crises and Policy 2: Climate Mitigation and Adaptation states that “when considering all development proposals significant weight will be given to the global climate and nature crises” and that “development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”

Committee should note that:

- The appellant states that this reduces the need for additional housing.

- No other information on how climate issues could be mitigated against, such as the reuse of existing materials, are provided

7.4 Residential amenity and design

NPF4 Policy 14 Design, Quality and Place intends to encourage, promote and facilitate well designed development. These include six qualities of successful places, in particular:

Pleasant: Supporting attractive natural and built spaces.

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

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.

NPF4 Policy 16 Quality Homes: states proposals will be supported unless they 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.

CDP1 & SG1 - The Placemaking Principle (Part 2)

Alterations to Dwellings and Gardens: high quality innovative design is encouraged where it will complement the property; the development must retain more than 66% of the original useable private garden space.

One and a Half and Two Storey Extensions – a) side extensions must incorporate a roof style which carries through the line of the eaves of the existing house and has a ridgeline lower than the ridge of the roof of the house.

2.14 Dormers, Roof Terraces and Balconies (including inverted balconies)

- Dormers should:

- a) be well below the ridgeline of the roof;
- b) be finished to match the materials of the existing roof;
- c) have a front face predominantly glazed;
- d) match the style of any existing dormers present on the roof/adjacent buildings;
- e) be well drawn back from the eaves by at least 300mm;
- f) not extend more than 50% of the width of the roof (two small dormers on the same elevation would be preferable to one larger dormer);
- g) not be over-dominant in relation to the existing scale of the property; and
- h) relate to windows and doors below in character, proportion and alignment.

2.15 Dormers, roof terraces and balconies should not be located where they could infringe the privacy of neighbours, by directly looking into their windows or private gardens (exceptions may be made where the space the dormer

serves is clearly non-habitable). Obscure glazing is not considered an acceptable means to mitigate against privacy issues.

2.16 The alteration to the roof should also not have a significant effect on the appearance of the roof. The cumulative effect of dormers and other roof alterations on the appearance of the dwelling will also be taken into account.

Committee should note that:

- The proposed roof extension to the side does not carry through the line of the eaves, sitting as more like an oversized dormer in terms of proportion. Such a change is contrary to policy as they do not sit above the ridge level.
- The predominantly glass dormer materials do not match the existing roof, is not drawn back by the eaves by at least 300mm and extends more than 50% of the existing roof, being over dominant to the existing property in scale. This is contrary to policy in terms of design.
- The extension will not continue the existing red-brick pattern along the ground floor side elevation, creating a visual break from the existing and proposed development. This runs counter to similar properties in the area which continue the red brick course to the edge of the rear elevation.
- No issues have been identified regarding the intensity of development on the garden ground and a diagram has been provided to the satisfaction of authority illustrating the level of garden preserved.

Committee should consider whether:

- They are satisfied that the dormers prominence and design, in departure from policy, would not erode the character of the area and the existing building?
- Considering the absence of the brick pattern to the side elevation, the six qualities of design, particularly around distinctiveness and pleasantness, are considered in this design?

7.5 Neighbouring Privacy and Amenity

SG1 Placemaking Guidance (Part 2)

2.6 Privacy and Overlooking - The following guidance applies:

- a) there should be no adverse impact on existing or proposed accommodation;
- 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

Committee should note that:

- The proposed rear dormer features a large window to the north, facing the side elevation, which is less than 18m (16m) from a habitable window and less than 10m (8.5m) from habitable windows at 16 Highfield Drive, contrary to policy on privacy and overlooking.

Committee should consider whether:

- They are satisfied this departure from policy regarding privacy and overlooking would not erode the amenity of the neighbouring habitable room.

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

8.2 *Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997* requires that reasoning behind why the local review body has been decided be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

9 Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

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

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

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

Climate Impacts:

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

n/a

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

n/a

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

n/a

Privacy and Data Protection Impacts:

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

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

10 RECOMMENDATIONS

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