



Glasgow City Council  
Planning Local Review Committee

Report by Executive Director of Neighbourhoods,  
Regeneration and Sustainability

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Item 1  
26th May 2026

**26/00018/LOCAL – 126 Earlbank Avenue Glasgow  
Erection of single storey extension to rear and side and external alterations  
to side of dwellinghouse.**

**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): 13 - Garscadden/Scotstounhill  
Citywide: n/a  
consulted: Yes  No   
Local member(s) advised: Yes  No

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## 1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

### *Location*

- 1.1 The application site is a stone finished end-terrace dwellinghouse on the north side of Earlbank Avenue. An unpaved footpath runs past the west of the property.
- 1.2 The property is unlisted, and sits within the Scotstoun Conservation Area. This address has a high public transport accessibility. It is within Ward 13 – Garscadden/ Scotstounhill.

### *Proposal*

- 1.3 The development proposed is the erection of a single storey extension to the rear and west of the property. The proposed extension is 47.4sqm in area, 9.1m wide and 6m deep. The extension is predominantly glazed, typical of a conservatory style extension, but with privacy screening.
- 1.4 The roof has a slight sloping of 3.1m to 2.9m south to north. The extension protrudes 2.7m from the west elevation. The wall of the south west elevation will feature a sash and case window. A stone planter will be erected to the south west front elevation.
- 1.5 The existing extension will be dismantled, with a new window opening added where an Edinburgh press currently sits.
- 1.6 The materials listed include black painted timber cladding and privacy fins, precast stone cill (for the new window opening), Red sandstone ashlar finish to side wall of extension, single ply dark grey membrane with sedum finish roofing, black steel rainwater goods, black aluminium glazing (except to the south west extension, which is white timber sash and case to match existing), and Indian sandstone paving.

## 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 adaptation
  - **Policy 7:** Historic assets and places
  - **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
  - **CDP 9 & SG 9:** Historic Environment
  - Scotstoun Conservation Area Appraisal

### **3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)**

3.1 The reasons for refusal are set out below:

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The development proposal is contrary to Policy 7: Historic Assets & Places, Policy 14: Design, Quality & Place and Policy 16: Quality Homes of the National Planning Framework 4, CDP 1: The Placemaking Principle, CDP 9: Historic Environment, SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) and SG 9: Historic Environment of the Glasgow City Development Plan as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to Policy 7: Historic Assets & Places of National Planning Framework 4 in that the proposed development fails to preserve or enhance the character and appearance of the Scotstoun Conservation Area. Furthermore, the proposed development fails to respect the architectural and historic character of the Scotstoun Conservation Area due to its siting, scale and design.
04. The proposal is contrary to Policy 14: Design, Quality & Place of National Planning Framework 4 in that the proposed development has not been designed to improve the quality of the area. Furthermore, the proposed development has been poorly designed, will be detrimental to the amenity of the area and is inconsistent with the six qualities of successful places due to its siting, scale and design.
05. The proposal is contrary to Policy 16: Quality Homes of National Planning Framework 4 in that the proposed development will have a detrimental impact on the character and environmental quality of the home and the surrounding area in terms of its siting, scale and design.
06. The proposal is contrary to CDP 1 of the City Development Plan in that the proposed development fails to meet the highest standards of design while providing high quality amenity to existing and new residents in the City. Furthermore the proposed development fails to respect the quality and character of the historic environment and does not protect the City's heritage.
07. The proposal is contrary to CDP 9 of the City Development Plan in that the proposed development will erode the character of the building and neighbouring properties and will have a detrimental impact on the character, appearance and special architectural interest of the Scotstoun Conservation Area.
08. The proposal is contrary to SG 1 of the City Development Plan in that the extension, by virtue of its siting, scale and design will visually detract from the character and appearance of the property and would not be in keeping with

the existing end-terrace dwelling and the wider area. The proposed development will prejudice the prevailing architectural character of the property and wider townscape, interrupting the visual continuity of the terrace. The incongruous appearance of the proposed development does not reflect the character of the original building and the locale and does not complement the property. The proposed development will give the appearance of an incongruous and disproportionate addition to the dwelling which would dominate the existing building and the neighbouring dwellings to the detriment of visual and residential amenity and the character of the street scene.

09. The proposal is contrary to SG 9 of the City Development Plan in that the extension, by virtue of its siting, scale and design will visually detract from the character and appearance of the property and the Scotstoun Conservation Area. The proposed development, including the breach of the side (western) building line, will have a negative impact on the historic environment and fails to respect and complement the character and appearance of the historic environment and the special architectural and historic interest of the Scotstoun Conservation Area.

#### **4 APPEAL STATEMENT**

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

01. The proposed extension presents a high quality of design and detailing. The contemporary nature of the extension contrasts visually with the existing dwelling allowing it to be read as an obvious addition to the existing dwelling.
02. The proposed extension is single storey containing a low impact green living flat roof (in accordance with Glasgow City Council Conservation Area Guidance SG9).
03. The proposed extension is at the rear of the dwelling with a small projection to the side (in accordance with Glasgow City Council Conservation Area Guidance SG9).
04. The proposed extension is modest in scale and simple in form. It is not readily visible to the public and does not detract from the Conservation Area.
05. The planning decision is not in accordance with the Glasgow City Council Conservation Area Guidance and is inconsistent with the previously approved extensions at 34 Vancouver Road, 1356 Dumbarton Road, 2 Verona Avenue and 27 Norse Road. There are no material differences between these extensions, which would cause the proposed extension to be refused.
06. Several extensions have been approved within the Scotstoun Conservation Area with the same materials and siting – see images overleaf showing proposed extension and recently approved extension at 34 Vancouver Road.
07. The proposed extension is a modest size and of a high architectural design.

08. The proposed extension is contemporary in nature creating a clearly distinct addition to a traditional dwelling.

## **5 RELEVANT PLANNING HISTORY**

5.1 There are no relevant planning applications for the property.

## **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 property will feature a green roof (sedum finish).
- No other information on how climate issues could be mitigated against, such as the reuse of existing materials, are provided.

### **7.4 Heritage**

NPF4 Policy 7: Historic assets and places *The intent of Policy 7 (Historic assets and places) is to protect and enhance historic environment assets and places. Policy 7 states that 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.*

### SG9: Historic Environment

2.61 Proposals for the extension of a Listed Building must ensure that:

- a) the scale is subservient to the original building;

- b) its location, design, scale, massing and proportion protects the building's appearance, character and setting; and
- c) the detailed design and use of materials complement the building's period, style and character. Developers/applicants should seek advice on materials from the Council; and
- d) advice is sought at the outset as to whether the project will give rise to any archaeological issues.

2.62 In accordance with the principles of 'New Design in Historic Settings', (2010) - it may be acceptable for additions to be different and distinguishable from the existing building, in terms of design. The use of high quality materials which complement the main building will be required together with innovative modern design that is appropriate to its context. In some cases however it may be appropriate to match the new proposals to the existing, in which case the new materials should be carefully specified in response to those of the original property.

2.63 Extensions should be located to the rear or side of the property. *Extensions should not protrude beyond the front elevation of the existing building. The setting back of extensions will be encouraged.*

2.64 Any extensions to properties 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.

2.65 Materials should complement those of the existing property in terms of their colour, texture and scale.

2.66 In the case of a traditionally designed extension - windows should match those of the existing property however alternative fenestration may be considered appropriate in the case of contemporary designs.

2.67 Roofs should be ridged or mono-pitched. Flat roofs should be avoided unless the intention is to provide a green roofing system or the design is integral to an overall approved contemporary design.

2.68 Extensions should not disrupt the established plot pattern and should preserve or enhance all other key characteristics of the conservation area or site.

#### Scotstoun conservation area appraisal

The cottage flats, (four in each of five buildings) known as Montgomerie Gardens which are located within the street block bounded by Norse Road, Lennox Avenue, Earlbank Avenue and Vancouver Road were built at the same time as the terraces in the main grid. Their brick construction and extensive gardens on either side of the buildings provide a contrast to the surrounding rigid terraces whose front gardens, by comparison, are small.

Due to the rigid street pattern and predominantly terraced building type, the Conservation Area can be clearly identified when approached from all directions. All boundaries with the exception of that located to the east and at Northland Lane follow the centre line of the street.

Committee should note:

- The street pattern of the conservation area follows a well-defined grid predominantly terraced type.
- The side extension would protrude outwards by 2.7m, disrupting the established plot pattern and contrary to policy.

Committee should consider whether:

- They are satisfied the protrusion toward the side elevation would not form an incongruous element to the street frontage of a conservation area?
- The proposed development sufficiently preserves or enhances the conservation area?
- The modern design of this building is complimentary to the conservation area?

## 7.5 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:

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)

**2.12 Extensions** - Extensions should generally have a pitched roof, should not project in front of the building line, should relate to the design of the original dwellinghouse, and should be subordinate to the original dwelling house in scale and design. Flat roofs on single storey extensions, if a high quality modern design, may be considered as long as the scale and design are appropriate for the existing dwelling.

**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.

Committee should note that:

- Of the 306m<sup>2</sup> of original usable private rear garden space, 47.4m<sup>2</sup> is proposed to be used. This equates to retaining 80.1% of the usable garden ground, once the shed is factored in.
- The roof has a slight pitch, potentially contrary to policy due to its difference with the main dwelling.
- The extension will protrude beyond the side (west) elevation by 2.7m, beyond the building line and contrary to policy.

Committee should consider whether:

- Considering the design of the roof pitch, is an almost flat roof acceptable in this instance?
- Considering the protrusion out through the building line, if the impact on the street scene and uniformity of the street block rhythm of a conservation area has been sufficiently considered in the design?

## 7.6 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;
- b) windows of habitable rooms (see Definition) 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

Committee should note that:

- The extension has a glazing over the entirety of the side elevation. This faces onto the neighbouring garden
- The proposal has a screening of 1.8m through mature hedge planting existing on site.
- The impact of construction of the extension, due to its proximity to the hedge, could impact the screening.
- Planning could not control for the removal of the hedge in the future.

Committee should consider whether:

- They are satisfied this regards policy on privacy and overlooking?

## 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* n/a

*result of this proposal?*

*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.