

Report of Handling for Application 25/02080/FUL

26th May 2026

ADDRESS:	126 Earlbank Avenue Glasgow G14 9EA
PROPOSAL:	Erection of single storey extension to rear and side and external alterations to side of dwellinghouse.

DATE OF ADVERT:	13 October 2025
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	23 neighbour notification letters were issued, the application was advertised in the local press and was included on the Weekly List of Applications. No representations have been received.
PARTIES CONSULTED AND RESPONSES	None.
PRE-APPLICATION COMMENTS	<p>The applicant and agent did not seek pre-application advice or discussions with Glasgow City Council prior to submission of this application. Therefore, the Planning Service was unable to provide pre-application advice on whether the proposed development complied with the relevant Policy and Guidance of the National Planning Framework 4 (NPF4) and the Glasgow City Development Plan.</p> <p>The Council has formalised the means for obtaining pre-application advice of this type in order to make this stage of the Planning process more accessible and efficient for applicants, agents and Planning staff. The Council welcomes pre-application discussions between the applicant, their agent(s) and its planning staff in advance of making an application for any scale of development. As stated above, the applicant failed to avail themselves of this service.</p> <p>During the assessment of this application, the case officer contacted the agent to advise that the proposed development was at variance to the development plan and would be recommended for refusal. The case officer advised that amendments could be made to the proposed development in order that it complied with the development plan and be recommended for approval. Revised drawings have subsequently been submitted. Unfortunately, the revised drawings do not address the fundamental issues with the application. Therefore, despite negotiation and discussion, the application is still at variance to the development plan and will be recommended for refusal.</p>

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory development plan and Glasgow City Council as planning authority

	<p>must assess all proposed development against its policies. The following policies are considered relevant to this application:</p> <p>Policy 1: Tackling the climate and nature crises</p> <p>Policy 2: Climate mitigation and adaption</p> <p>Policy 7: Historic assets and places</p> <p>Policy 14: Design, Quality and Place</p> <p>Policy 16: Quality homes</p>
CITY DEVELOPMENT PLAN POLICIES	<p>CDP 1: The Placemaking Principle</p> <p>CDP 9: Historic Environment</p> <p>SG 9: Historic Environment</p> <p>SG 1: Placemaking, Residential Development – Alterations to Dwellings & Gardens</p>
OTHER MATERIAL CONSIDERATIONS	<p>Scotstoun Conservation Area Appraisal (approved 9th June 2005)</p>
REASON FOR DECISION	<p>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.</p>

Comments

Planning History	None.
Siting	<p>The application site is a traditional end-terrace dwelling on the north side of Earlbank Avenue and is within the Scotstoun Conservation Area. The property is located in an established residential area within Ward 13.</p> <p>Scotstoun Conservation Area has a strongly defined grid-style street pattern with a standard terraced layout. As with the wider conservation area, the application site and the rest of this terrace, possess a strong sense of uniformity in terms of design, style, scale and materials. This uniformity creates a collection of cohesive, well-defined terraces and street-blocks that enhance the built-form, character and appearance of the conservation area.</p>
Design and Materials	<p><u>Contrary to City Development Plan</u> (Please also refer to 'Other Comments' section below for a comprehensive assessment of the proposed development).</p> <p><u>Existing:</u> The application property is a traditional end-terrace dwelling. The exterior is finished in stone to the front and side elevations with a roughcast render to the rear. The roof of the original house is finished in natural slate. As with all the other dwellings in the terrace, the site has a pedestrian access from the street and is served by a typical soft-landscaped garden to the front and side, contained within a low-level stone wall and, in this instance, an iron railing atop. To the side and rear of the property is an access lane.</p> <p><u>Proposed:</u> The proposed development comprises the erection of a single-storey extension to the rear (north) and side (west) of the dwellinghouse. The extension has a substantial footprint of 47.4sqM, a width of 9.1 metres and a depth of 6 metres (at its deepest). The roof is predominantly flat with an eaves of 2.9 metres and an overall height of 3.1 metres. The extension will protrude beyond the side (west) elevation by 2700mm. In terms of external finishes, the extension will have a sedum/green roof. The front elevation will be finished in stone to match the original house. The side and rear elevations will be finished in black timber cladding and glazing. As an end-terrace dwelling, any works to the front and side elevation will be more readily observable from the street than, for example, a mid-terrace property. Consequently, it is considered that, due to the site's prominence, any development which breaches the side building-line at this location will have a significant impact on the conservation area. The proposed drawings also show a new window aperture will be formed at ground floor level on the side elevation of the original house. This aspect of the proposed works is not considered to be contentious.</p>
Daylight	As the proposed development is a single-storey extension and the adjoining dwelling to the east has an extension of a similar depth, the proposed extension will not impact on any windows of habitable rooms in the neighbouring dwelling. Therefore, a 45-degree daylight assessment is not required.
Aspect	The front elevation of the property faces south.
Privacy	The windows on the rear elevation of the proposed extension, which serve habitable rooms, are not orientated to face the neighbouring residential properties and are a sufficient distance from the boundary. The windows on the side (west) elevation face towards the lane. There are suitable boundary treatments between the application site and the dwellings to the west to prevent any overlooking. Therefore, it is assessed there will be no adverse impact on residential amenity in terms of the proposed glazing.
Adjacent Levels	The application site slopes from back (north) to front (south). Consequently, the proposed extension will sit at an elevated level and will be observable from outwith the

	<p>site boundary. It should be noted that the boundary planting shown in the agent's Visual Impact Study, which is claimed may mitigate the impact of the extension, cannot be controlled by a Planning condition.</p>
<p>Landscaping (Including Garden Ground)</p>	<p>Garden Ground SG 1 of the City Development Plan states: <i>A minimum of 66% of the original useable private garden space should be retained in all house plots after extensions, garages, and outbuildings, etc., have been built, to avoid over-development of the site. Usable garden space is defined as land, under the exclusive control of the applicant, including decking, to a dwelling before the erection of any extensions or garages, etc. that has been adequately screened, usually to the rear and side of the property, but excludes the driveway, garage and any parking space.</i></p> <p>Original Usable Private Rear Garden Space: 306sqM Proposed Extension: 47.4sqM Existing Shed: 13sqM</p> <p>Case Officer Comment: This equates to the development of 19.7% of the usable private rear garden ground. This is less than the 34% maximum permissible. Therefore, this aspect of the proposal accords with the development plan in this regard. Nevertheless, the 34% maximum should not be viewed as a target to be aimed for at properties that benefit from a, relatively, large amount of private garden ground. It should also be noted, that the City Development Plan Guidance also states: <i>"the siting, form, scale, proportions and detailed design of an extension should be in keeping with the existing building and wider area. Extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings"</i>.</p> <p>Whilst it is acknowledged that the proposed development will not result in the development of more than 34% of the private rear garden, when assessed in conjunction with all the relevant development plan guidance, the resultant extension, protruding beyond the side building-line and being wider than the original house, is considered to be of an inappropriate siting, scale and design and would be an incongruous addition to the property and the conservation area.</p>
<p>Access and Parking</p>	<p>The proposed drawings show there will be suitable front to rear access.</p>
<p>Site Constraints</p>	<p>The application site is in the Scotstoun Conservation Area.</p>
<p>Other Comments</p>	<p>Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, under the terms of Section 59 of the Planning (Listed Building and Conservation Areas)(Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. Section 64 of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that area.</p> <p>The issues to be taken into account in the determination of this application are therefore considered to be:</p> <ol style="list-style-type: none"> Whether the proposal accords with the statutory Development Plan; Whether the proposal preserves or enhances the character or the appearance of the Conservation Area; Whether any other material considerations (including objections) have been satisfactorily addressed. <p>In respect of (a) and (b), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted 29th March 2017.</p> <p>National Planning Framework 4 (NPF 4) Policy 1: Tackling the climate and nature crises Policy 2: Climate mitigation and adaption. Policies 1 and 2 are overarching policies which must be taken into consideration for all development proposals: <i>when considering all development proposals significant weight will be given to the global climate and nature crises.</i></p> <p>Case Officer Comment: The proposed development does not directly address the</p>

global climate emergency and nature crises. The proposed development will necessitate the use of new building materials as the proposals involve significant physical works to the property. It is not clear if any original materials will be re-used in the proposed development.

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.*

Policy 14: Design, Quality and Place

The intent of Policy 14 (Design, Quality & Place) is *to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle*. *Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale*. *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*.

Policy 16: Quality Homes

Policy 16 states that *householder development proposals will be supported where they do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials*.

Case Officer Comment: It is assessed that the proposed development fails to preserve or enhance the historic character and appearance of the Scotstoun Conservation Area. Furthermore, the proposed development fails to respect the architectural character and established built form of the Scotstoun Conservation Area. It is also assessed that the proposed development has not been designed to improve the quality of the area. 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. Additionally, the proposed development will have a detrimental impact on the character and environmental quality of the home and the surrounding area due to its siting, scale, and design. In particular, the incongruity of the proposed extension's siting, protruding beyond the side building-line, and the resultant loss of the historic uniformity of the terrace, will have a negative impact on the historic character of the Scotstoun Conservation Area. **The proposal is not considered to be consistent with the aims of Policy 7, Policy 14 and Policy 16 of NPF4.**

Glasgow City Development Plan

CDP 1: The Placemaking Principle

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the Glasgow City Development Plan. CDP 1 states that *new development should aspire towards the highest standards of design while providing high quality amenity to existing and new residents in the City*. *New development should respect the environment by responding to its qualities and character, while protecting the City's heritage*.

Case Officer Comment: The proposed development, by virtue of its inappropriate siting, scale and design, will detract from the character and appearance of the property and the Scotstoun Conservation Area. The proposed works would have a negative impact on the historic environment and fail to respect and complement the character and appearance of the City's heritage and the special architectural and historic interest of the Scotstoun Conservation Area. Consequently, 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 environment and does not protect the City's heritage. **The proposal is considered to be contrary to CDP 1.**

Policy CDP 9: Historic Environment

This Policy aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by providing clear guidance to applicants. The Council will assess the impact of proposed developments and support high quality design that respects and complements the character and appearance of the historic environment and the special architectural interest of its conservation areas. The Council is unlikely to support development that would have a negative impact on the historic environment.

Case Officer Comment: The proposed development by virtue of its inappropriate siting, scale and design would not preserve and enhance the character and appearance of the Scotstoun Conservation Area. The proposed development would have a negative impact on the historic environment. Original and traditional design details, such as the established plot pattern and built-form, make a valuable contribution to the quality of the Scotstoun Conservation Area and contribute to its cohesive character. It is assessed that this proposed development fails to respect the period, style and architectural character of the application property and the terrace. Consequently, the proposed development, by protruding beyond the side building-line, will erode the character of the building and neighbouring properties and will have a detrimental impact on special architectural interest of the Scotstoun Conservation Area. **The proposal is considered to be contrary to CDP 9.**

Supplementary Guidance SG 9: Historic Environment

SG 9 provides detailed guidance on alterations to unlisted buildings within conservation areas. It seeks to preserve and enhance the character and appearance of Glasgow's conservation areas. It should be noted that Conservation Area status does not necessarily mean that new development is always unacceptable, but it does mean that great care should be taken to ensure that any new development will preserve or enhance the character and appearance of the area. In terms of this proposed development, **SG 9** states that all works must be carried out in a way which safeguards the quality of conservation areas. In terms of specific guidance for extensions and alterations, **SG 9** states:

- *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.*
- *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.*
- *Any extensions to properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Conservation Area and not dominate the original property. Within this context, high quality innovative modern design will be encouraged.*
- *Materials should complement those of the existing property in terms of their colour, texture and scale.*
- *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.*
- *Extensions should not disrupt the established plot pattern and should preserve or enhance all other key characteristics of the conservation area or site.*

Case Officer Comment: This proposed development will detract from the period, style and architectural character of the property and the historic character of the Scotstoun Conservation Area. The accumulation of unsuitable design details such as the siting of the extension, the over-dominant scale and the failure to respect the established built-form and plot pattern will have a significant detrimental impact on the architectural integrity of the property, the unity of the terrace and the special historic character of the wider conservation area. **The proposal is considered to be contrary to SG 9.**

Supplementary Guidance SG 1: Placemaking (Part 2), Alterations to Dwellings and Gardens

This guidance sets out the planning requirements for alterations to dwellings and gardens for particular types of householder developments, such as extensions. It seeks to ensure that extensions and alterations to houses are carefully designed, so

that the visual amenity of residential buildings and areas is not adversely affected by over-dominant extensions and that residential amenity is not reduced. The following is an extract of the guidance that applies to all extensions:

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

Case Officer Comment: The proposal is considered to be contrary to SG 1 in that the extension, by virtue of its inappropriate 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 siting of the proposed extension does not reflect the special historic character of the original building and the terrace. 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 beyond the side building-line does not reflect the character of the original building and the locale and does not complement the property or the terrace. The proposed development will give the appearance of 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. **The proposal is considered to be contrary to SG 1.**

In terms of (c), other material considerations include the views of statutory and other consultees and the contents of letters of representations. No consultations or representations were received.

Case Officer Conclusion: The assessment of this application has taken into account the characteristics of the application site and the wider area. The application site is not a Listed Building but is within a conservation area. The application property and other similar terraced dwellings in the conservation area, make a valuable contribution to the townscape quality of the area and contribute to its cohesive historic character. The application property sits within a terrace which possess a strong sense of uniformity in terms of design, style, scale and materials. Original architectural details and consistency make a defining contribution to the character and appearance of the conservation area. Their retention is, therefore, an important aspect of the maintenance, preservation and enhancement of the conservation area. In contrast, the proposed inappropriate siting, scale and design of this development will, in part, erode the historic character of the property, the terrace and the wider conservation area. The proposed development will detrimentally impact on the architectural integrity of the property, the terrace and the unity of the conservation area's townscape. It is considered that the proposed development would be an incongruous addition and would fail to respect the period, style and historic architectural character of the application property and the wider conservation area.

Every application for Planning permission is assessed on its own merits against the current Development Plan. This also takes into account the characteristics of the application site and the wider area. While there is a need to maintain consistency in the consideration of points of merit, this is not the same as a 'precedent'. No two Planning applications are the same and each proposal must be determined on its own merits against the current development plan.

To reiterate, the applicant and their agent failed to seek pre-application discussions with GCC Planning. As outlined above, any extension which protrudes beyond the side elevation of this dwelling would create an incongruous feature to the significant detriment of the special historic and architectural character of the Scotstoun Conservation Area. If an alternative scheme is submitted for pre-application discussions/guidance, it is probable that an appropriate development could be agreed upon. For example, if the siting, size and scale of the proposed extension was reduced in order that it did not protrude beyond the side building-line, it is the assessment of the case officer that a suitable development could be achieved.

	<p>The proposed development is not considered to be sympathetic to the character of the property itself nor the character and appearance of the surrounding conservation area. The proposed development will be an incongruous addition that significantly erodes the special character of the Scotstoun Conservation Area. It is considered, for the reasons outlined in the report above, that this application is not in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan. On the basis of the foregoing, it is recommended that this application for Full Planning permission be <u>refused</u>.</p>
Recommendation	Refuse

Date: 24.02.2026	DM Officer	Jamie McArdle
Date <u>02.03.2026</u>	DM Manager	Mark Thomson