



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100725800-003

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:	Nicholas Lindsay Architects		
Ref. Number:		You must enter a Building Name or Number, or both: *	
First Name: *	NL	Building Name:	Suite 110, Castle House
Last Name: *	Architects	Building Number:	1
Telephone Number: *		Address 1 (Street): *	Baker Street
Extension Number:		Address 2:	
Mobile Number:		Town/City: *	Stirling
Fax Number:		Country: *	UK
		Postcode: *	FK8 1AL
Email Address: *			

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mrs"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="E"/>	Building Number:	<input type="text" value="126"/>
Last Name: *	<input type="text" value="Pitblado"/>	Address 1 (Street): *	<input type="text" value="Earlbank Avenue"/>
Company/Organisation	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="United Kingdom"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G14 9EA"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="126 EARLBANK AVENUE"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G14 9EA"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="667759"/>	Easting	<input type="text" value="253097"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

Erection of single storey extension to rear and side and external alterations to side of dwellinghouse.

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Please see enclosed 25-040 Appeal Statement

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

25-040 Appeal Statement 25-040 PL-01 Location Plan 25-040 PL-02A Block Plans 25-040 PL-03 Existing Drawings 25-040 PL-04B Proposed Drawings 25-040 SK-100 Visual Impact Study

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

25/02080/FUL

What date was the application submitted to the planning authority? *

08/09/2025

What date was the decision issued by the planning authority? *

02/03/2026

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

A site inspection is required to view the site and understand the restricted view to the side of the dwelling. The application was refused because of this view.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

If there are reasons why you think the local Review Body would be unable to undertake an unaccompanied site inspection, please explain here. (Max 500 characters)

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr NL Architects

Declaration Date: 26/03/2026

Payment Details

Online payment: 107020

Payment date: 26/03/2026 16:43:08

Created: 26/03/2026 16:43



Nicholas Lindsay Architects



Appeal Statement

(To accompany Appeal to Local Review Committee for Householder Application)

Erection of Single-Storey Rear Extension,

126 Earlbanks Avenue,

Glasgow,

G14 9EA

March 2026

Nicholas Lindsay Architects

Castle House

1 Baker Street

Stirling

FK8 1AL

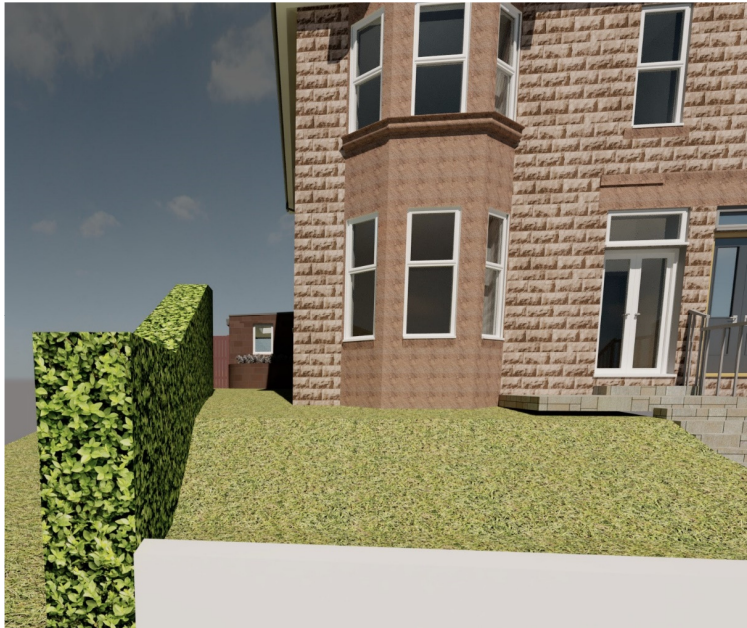
E: studio@nlarchitects.co.uk

W: www.nlarchitects.co.uk

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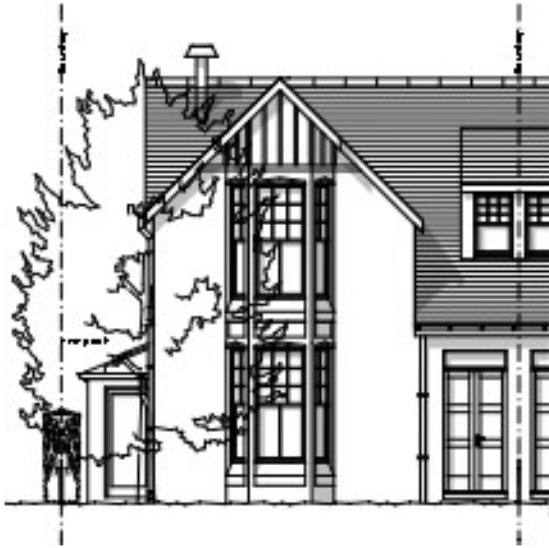
Approach along Earlbank Avenue. Proposed extension is not visible.



View standing directly opposite extension (at pavement level). A small section of the proposed extension is visible.

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Approved Extension at 34 Vancouver Road (with rear extension projecting past the building line)



Refused Extension at 126 Earbank Avenue (with rear extension project past the building line)

1.0 Summary

This appeal is submitted due to the inconsistent nature of the decision by Glasgow City planning authority. The proposed extension has been designed in accordance with Glasgow City Council Conservation Area Guidance and is in accordance with all Policies. Similar extensions have been approved within the Scotstoun Conservation Area and by the same case officer. There are no material differences between the approved extensions, which would cause the proposed extension to be refused.

In summary, the application must be decided on the Glasgow City Council Conservation Area Guidance, recent history and local context surrounding the application site. It is inconsistent that one application should be approved, and the other is not.

We have provided a summary of the reasons to overturn the decision below:

- The proposed extension is in accordance with all policies in the Glasgow City Council Conservation Area Guidance.
- The proposed extension is single storey containing a low impact green living flat roof (in accordance with Glasgow City Council Conservation Area Guidance SG9).
- 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).
- 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.
- 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.
- The proposed extension is a modest size and of a high architectural design.
- The proposed extension is contemporary in nature creating a clearly distinct addition to a traditional dwelling.



Photograph of application site showing mature boundary planting obscuring view to the rear of the dwelling and proposed extension location.



Photograph of application site showing limited view to side of dwelling and proposed extension location.

2.0 Reasons for Refusal

The Decision Notice lists nine reasons for refusal. However, none of the reasons for refusal are supported by any planning policies or planning guidance. As such, the application has been recommended for refusal based on the case officer's opinion, not planning policy. We have provided a summary of our discussions with the council below.

The case officer first noted an issue with the design of the part of the extension projecting beyond the side building line and the material of the flat roof. See email extract below from the case officer James McArdle.

- *"The flat roof design and use of a single-ply rubber membrane finish. If a flat-roof is integral to the overall design, it should have a green/sedum roof."*
- *"The front elevation which fronts onto the street. If the intention is to have the extension protrude beyond the original side building-line, this element of the design requires amendments. Again, the flat roof fronting onto the street is an issue. The window proportions and use of black timber cladding are also incongruous on this elevation."*

The case officer requested the flat roof material was changed to a green roofing system. He also requested the front elevation (projecting past the building line) was revised. Nicholas Lindsay Architects took this feedback on board and in the interest of working with the case officer made alterations to the proposed design. A green roofing system to the flat roof was proposed, and the front elevation was amended to be in keeping with the traditional design of the existing dwelling. The revised front elevation included natural stone walling and a white traditionally proportioned window. However, the amended design was not accepted by the case officer, which was surprising as we had accepted all feedback provided and made the relevant changes to the design.

We also undertook a video call with Mark Thomson, the Team Leader of the Glasgow City Council West Planning Team on 16th February 2026. Mark commented that the only reason for refusal was the projection of the extension past the building line of the existing dwelling. Mark stated if the extension was brought back in line with the building line, the application would be approved. This is in stark contrast to the decision notice which comments on poor design which is detrimental to the Scotstoun Conservation Area. It is clear the reasons in the decision notice are not a fair reflection of the proposed extension.

It is also worth noting that between 3rd December 2025 and 30th January 2026, Nicholas Lindsay Architects contacted Mark Thomson, Andy Dale and Sarah Shaw requesting clarification on the application and the case officer's feedback. We understood the proposed extension was in accordance with all Glasgow City Council Conservation Area Guidance. Unfortunately, no clarification response was received despite numerous phone calls, voicemails and email correspondence.

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.

“The proposed development is considered to be, generally, sympathetic to the character of the property itself and the character and appearance of the surrounding conservation area. No issues pertaining to the amenity of neighbouring residential properties would arise as a result of the proposed development.”

Extract from the Handling Report written by James McArdle for approved application at 34 Vancouver Road (21/01323/FUL).

“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.”

Glasgow City Council Supplementary Guidance 9: Historic Environment

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.

Glasgow City Council Supplementary Guidance 9: Historic Environment

“In terms of the design it is considered that the resultant development would represent a visually acceptable addition that would provide an appropriate solution to upgrade the property for modern living. It is considered the proposed extension will have a neutral impact upon the conservation area. The extension will not dominate the appearance of the original dwellinghouse or result in the loss of important original features or detailing, and accordingly would preserve and enhance the character of the Scotstoun Conservation Area.”

Extract from the Handling Report written by James McArdle for approved application at 34 Vancouver Road (21/01323/FUL).

3.0 Justification

The main reason for refusal of this application, was the protrusion of the rear extension past the side building line. However, there are no planning policies or planning guidance which prevent rear extensions from extending past the side building line. Indeed, the Glasgow City Council Conservation Area Guidance supports extensions to the side of dwellings (see clause 2.63 overleaf).

The case officer comments within the Report of Handling that the extension would have an adverse impact on the character of the Scotstoun Conservation Area. However, other extensions have been approved within the Scotstoun Conservation Area with extensions projecting past the side building line, and by the same case officer. The Report of Handling also comments on the design and materials being of poor quality. However, natural stone and natural timber cladding are high quality materials that have been approved on other extensions within the Scotstoun Conservation Area. We have provided examples of approved extensions nearby the application site (around Victoria Park) on page 13, showcasing the standard of design which is deemed acceptable.

The case officer notes the proposed extension will be observable from out with the site boundary. However, this is normal for dwelling extensions and provides no justification for an extension to be refused. The site photographs on page 7 of this document show the restricted view to the side and rear of the dwelling. Additionally, we have prepared a visual impact study proving only a small part of the extension (natural stone South facing elevation) can be seen. This is further reduced by the mature boundary planting providing natural screening to the extension.

We have included comments from the decision notice for the extension at 34 Vancouver Road application overleaf. Please note, this project features a rear extension with side projection past the building line and was determined by the same case officer, James McArdle. The similarities between the approved extension at 34 Vancouver Road and the proposed extension at 126 Earlbank Avenue are shown on the pages prior. It is inconsistent that one application should be approved, and the other is not.

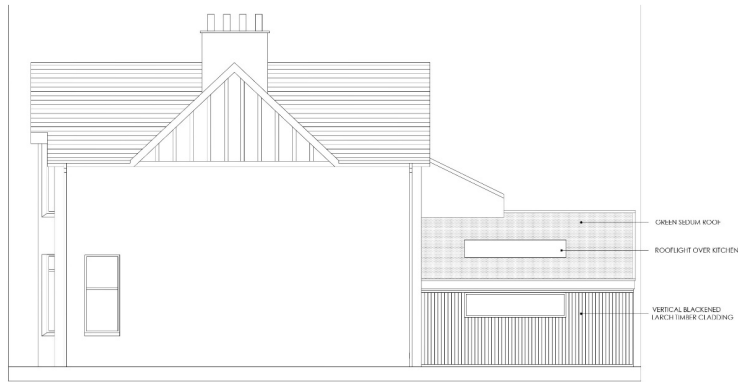
We have listed our responses to the main reasons for refusal below.

Siting

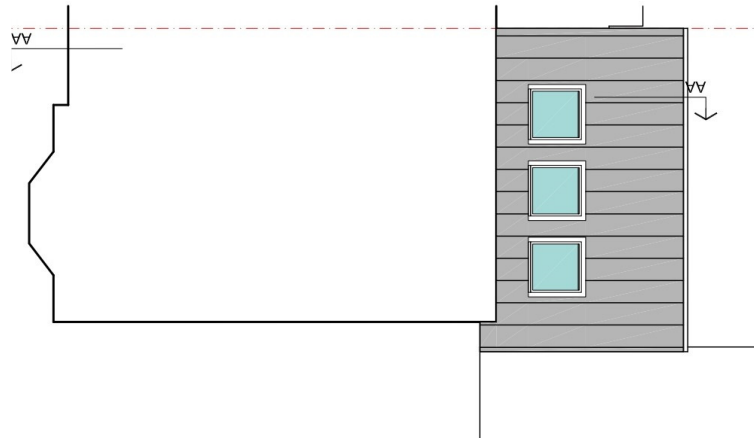
The proposed extension is sited to the rear of the dwelling with a small projection past the side building line. This is in accordance with the recently approved extensions within the Scotstoun Conservation Area at:

- 1356 Dumbarton Road, Glasgow G14 9EX (17/00760/DC)
- 34 Vancouver Road, Glasgow, G14 9HR (21/01323/FUL)
- 27 Norse Road, Glasgow, G14 9HW (11/00185/DC)

Therefore, the principle of extending past the side building line within the Conservation Area has been established. Additionally, the Glasgow City Council Supplementary Guidance 9, states extensions must be sited to the rear and side. Therefore, the siting of the proposed extension is in accordance with the Glasgow City Council Conservation Area guidance and recently approved extensions within the Scotstoun Conservation Area.



Approved extension at 2 Verona Avenue using the same materials as the proposed extension in this application.



Approved extension at 1356 Dumbarton Road showing rear extension projecting past the building line of the existing dwelling.

Design

The design features a modest single storey rear extension and flat roof with green roofing system. The Glasgow City Council Supplementary Guidance 9, states extensions with flat roofs must be provided with a green roofing system. Therefore, the design of the proposed extension is in accordance with the Glasgow City Council Conservation Area guidance.

The floor area of the extension has been designed to create essential additional living space for a growing family. The family have lived in this area for 12 years, their children attend local schools, and they wish to make a small addition to the house so they may continue to live there. The cost of moving to a new house is excessive in the current housing market and the family do not want to relocate to a new area. The proposed extension provides modest additional space and the minimum required for the family. It is not an indulgent extension; it is vital for the family. In order to avoid negatively impacting the adjacent dwelling at 124 Earlbank Avenue, the proposed extension cannot be extended further to the rear. This is to avoid overlooking and overshadowing their neighbour. The flat roof is necessary to ensure the first-floor windows on the existing dwelling are not impacted by the extension. It is therefore necessary to form the extension in the design, shape and location proposed.

Materials

The proposed extension features a mixture of black timber cladding, natural stone cladding and a green roofing system. This is in accordance with the recently approved extension within the Scotstoun Conservation Area at:

- o 2 Verona Avenue, Glasgow, G14 9DZ (24/02978/FUL)

The extension at 2 Verona Avenue (image overleaf), features black timber cladding, a green roof and dark grey metal window frames. The dwelling is a similar end of terrace with back lane to the side. The boundary planting is low resulting in the extension and materials being readily visible to public view. There are therefore no material differences between the two extensions, which would cause the proposed extension to be refused.

Public Comments:

There were no neighbour objections or public consultation objections submitted to the application.



4.0 Conclusion

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. We believe the proposed extension is in accordance with all local authority policies and the Glasgow City Council Conservation Area Guidance and wish to make the following statements:

- 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).
- The proposed extension is a modest single storey extension, and it is not visible to the public eye from either of the North, East or West elevations. A small section of the extension is visible to the South elevation; however, we have designed this elevation of the extension with traditional materials (natural stone) to be in-keeping with and sympathetic to the traditional character of the existing building.
- The existing mature boundary planting prevents views of the extension from the public domain.
- This proposed extension cannot be sited in another location as it will negatively impact the adjacent dwelling at 124 Earbank Avenue.
- The proposed extension is single storey containing a low impact green living flat roof (in accordance with Glasgow City Council Conservation Area Guidance SG9).
- Several extensions have been approved within the Scotstoun Conservation Area with the same materials and siting.

We believe we have demonstrated through this Appeal Statement and the detailed drawings, that the refusal decision by the planning authority is inconsistent with recent applications within the Scotstoun Conservation Area and Glasgow City Council Conservation Area Guidance and should be overturned.

Nicholas Lindsay Architects

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