



Glasgow City Council  
Planning Local Review Committee

**Item 1**

9th June 2026

Report by Executive Director of Neighbourhoods, Regeneration  
and Sustainability

Contact: Tim Moss Ext: 70632

**26/00013/LOCAL – 5 Greentree Drive, Glasgow, G69 7UW  
Erection of two storey extension to side of dwellinghouse.**

**Purpose of Report:**

To provide Committee with the new information supplied as requested at the Local Review Committee meeting on 12th May regarding the requirement of a BRE Daylight Assessment and clarity on tree planting at the site.

**Recommendations:**

It is recommended that Committee consider the additional information provided in the determination of the review.

Ward No(s): 20 – Baillieston

Citywide: N/A

Local member(s) advised: Yes  No

consulted: Yes  No

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## 1 ITEM FOR LOCAL REVIEW COMMITTEE OF 9 June 2026

- 1.1 At the Local Review Committee (LRC) meeting of 12<sup>th</sup> May 2026, the LRC requested further information to allow them to consider a review for the erection of a two storey extension to the side of a dwellinghouse at 5 Greentree Drive (reference 26/00013/LOCAL).
- 1.2 The proposal required further information regarding the potential loss of daylight to the habitable rooms of the neighbouring 3 Greentree Drive. The Committee also asked for additional information regarding the status of trees to the southern boundary of the site. These comments requested:
  1. A Vertical Sky Component to measure the impact of any habitable rooms and neighbouring gardens that could incur a loss of daylight or sunlight. Please refer to Section 2.11 (page 24) of this policy for further details: SG1: The Placemaking Principal (Part 2) Supplementary Guidance and BRE publication: Site Layout Planning for Daylight and Sunlight (PJ Littlefair, 2011). Number 3 Greentree Drive was noted as having potential for loss of daylight in the morning.
  2. A written statement detailing the status of the trees and tree planting for the area to the south of the extension. Committee noted a number of mature trees and wished to know whether any were proposed for removal as part of the construction process.
- 1.3 The Vertical Sky Component was provided by the appellant and deemed appropriate by the officer, who accepted the lack of overshadowing or significant loss of daylight.
- 1.4 In response to the request for a written statement requested by the officer to clarify the status of the trees, the applicant obtained a tree survey report which made the following points:
  - 1.4.1 The large tree surveyed is a Scots Pine which is 50ft tall and regarded as in 'good' condition.
  - 1.4.2 The arborist stated the tree was 'too close to the wall, roots blocking drains, roots pulling up driveway' and has recommended this for removal
- 1.5 While the status of all of the other trees to the southern boundary is unclear, it is clear that the large mature tree has been recommended for removal by the appellant. This veracity of the report was accepted by the authority.
- 1.6 Committee continued the review information provided. This information is included in the review papers for the Committee to consider.

## 2 Policy and Resource Implications

### Resource Implications:

*Financial:* None

*Legal:* None

*Personnel:* None

*Procurement:* None

**Council Strategic Plan:** Specify which theme(s) and outcome(s) the proposal supports

**Equality and Socio-Economic Impacts:** N/A

*Does the proposal support the Council's Equality Outcomes 2017-21* N/A

*What are the potential equality impacts as a result of this report?* (no significant impact, positive impact or negative impact)  
N/A

*Please highlight if the policy/proposal will help address socio economic disadvantage.* N/A

### Sustainability Impacts:

*Environmental:* N/A

Social, including opportunities under Article 20 of the European Public Procurement Directive N/A

*Economic:* N/A

**Privacy and Data  
Protection impacts:  
N/A**

### **3 Recommendations**

- 3.1 It is recommended that Committee consider the additional information provided in the determination of the review.