

Report of Handling for Application 25/02596/FUL

ADDRESS:	5 Greentree Drive Glasgow G69 7UW
PROPOSAL:	Erection of two storey extension to side of dwellinghouse.
DATE OF ADVERT:	No advert required.
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	13 neighbour notification letters were issued, and the application was included on the Weekly List of Applications. No objection has been received.
PARTIES CONSULTED AND RESPONSES	None.
PRE-APPLICATION COMMENTS	No formal pre-application discussion recorded on Uniform.
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	<p>National Planning Framework 4 (NPF4) was adopted on 13th February 2023 and is the national spatial strategy for Scotland. Glasgow City Council, as planning authority, must assess all proposed development against its policies. The following policies are considered to be relevant to this application:</p> <p>Policy 1: Tackling the Climate and Nature Crises Policy 2: Climate Mitigation and Adaptation Policy 14: Design, quality and place Policy 16: Quality homes</p>
CITY DEVELOPMENT PLAN POLICIES	<p>CDP 1: The Placemaking Principle SG 1: The Placemaking Principle (Part 2), Section 2 - Residential Development: Alterations to Dwellings and Gardens</p>

OTHER MATERIAL CONSIDERATIONS	None
REASON FOR DECISION	The proposal is considered not to be in accordance with the Development Plan, and there are no material considerations that outweigh the deviation from the Development Plan.

Comments	
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Planning History	Development Management			
	Ref	Proposal	Decision Issued	Decision
	89/01980/DC	Erection of domestic garage.	18.08.1989	GC
	25/02596/FUL	Erection of two storey extension to side of dwellinghouse.		PCO
Site Visits (Dates)	The application site is a two-storey detached property located on the west of Greentree Drive. The property is located within a well-established residential area in Ward 20 – Baillieston.			
Siting	<p>The applicant proposed to erect a two-storey extension to side of dwelling house. The extension will create an additional space in the form of a lounge and kitchen on the ground floor. It will also create a bedroom, and an ensuite on the first floor.</p> <p>Design (Approximate measurements):</p> <p>The proposed extension has a length of approx. 8.4 m, protrudes from the side elevations by approx. 4.0 m, and has a total floor area of approx. 32.3 sqm. The proposed side extension will have a maximum height of approx. 7.7 m.</p> <p>Materials:</p> <p>Windows and Doors colour and style to match existing. UPVC rainwater goods colour white. External brick to match existing. Roof tiles - colour to match existing.</p>			
Design and Materials	The proposal would not have any impact on the adjoining property.			
Daylight	The proposed extension would be to the side (east) of the property.			
Aspect	No issue.			
Privacy	No issue.			
Adjacent Levels	The land slopes from North to South.			
Landscaping (Including Garden Ground)	No issue.			
Access and Parking	No issue.			
Site Constraints	Protected Species - Water Voles.			
Other Comments	<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. The issues to be taken into account in the determination of this application are therefore considered to be:</p> <p>a) whether the proposal accords with the statutory Development Plan; and</p>			

b) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a), the Development Plan comprises of NPF4 adopted 13th February 2023 and the Glasgow City Development Plan adopted on the 29th March 2017.

National Planning Framework 4

The proposed development generally complies with the abovementioned policies of NPF4. The proposed development will extend the life of the existing dwelling by improving a residential property to meet the needs of current and future residents. The proposed development will not have a detrimental impact on the amenity of neighbouring properties, particularly in relation to daylight and privacy. However, the extension does not appear subservient to the main dwelling house.

City Development Plan

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. The Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels. CDP 1 states that new development should provide high quality amenity to existing and new residents and respect the environment by responding to its qualities and character.

SG 1 The Placemaking Principle (Part 2) outlines guidance for Alterations to Residential Dwellings and Gardens

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. These distances do not apply to rooflights; and
- e) Obscure glazing in windows of habitable rooms (see Definition) is not considered an acceptable means to mitigate against privacy issues.

2.9 Extensions should not cause a significant loss of daylight to any habitable room (see Definition) of neighbouring properties, or significantly block sunlight to adjacent private gardens. There should be no significant adverse impact on either existing adjacent properties, or the proposed accommodation.

2.12 Extensions - Extensions should generally have a pitched roof, should not project in front of the building line (see Definition), 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.

2.13 One and a Half and Two Storey Extensions –

a) Side Extensions To ensure extensions are subordinate to the existing house and avoid a terracing effect, 1.5 and 2-storey side extensions should generally:

- not double the footprint of the house;
- be set back a minimum of 1.5 metres from the building line; and
- 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.

A relaxation to the full 1.5 metres setback may be made for extensions to houses where a terracing effect, or unbroken massing, could not arise in the future. These could include houses on a street corner; where the house extension would be adjacent to a non-residential use; or houses with asymmetrical frontages and staggered building lines, and when a proposed ridgeline set-down for the extension creates a subordinate appearance.

Comment

The proposed extension is generally consistent with some of the criteria as set out above, and an amended drawing with a slightly lower ridge line has been submitted. However, implementing the design during construction would be difficult and barely noticeable. This is evident at 15 Oakhill Avenue, where the extension was not implemented in accordance with the approved drawings that have a lower ridgeline.

The extension is not set back from the front building line, and does not appear subsidiary to the main building. The resultant building is overdominant.

No precedent has been set for such work on the street, and the example referenced at 15 Oakhill Avenue, which was referenced by the applicant, has not been implemented in accordance with the approved drawings.

Therefore, to ensure that the extension is subordinate to the existing house, as highlighted in (2.13) above, the officer attempted to negotiate for a setback, which would complement the existing garage at the location. However, all the attempts were futile, and the extension is considered unacceptable at the location.

Conclusion

In consideration of the above, the proposed extension is considered not to be in accordance with the City Development Plan. The extension has not been set back from the building line, and it does not appear subservient to the main dwelling house.

On this basis it is recommended that this application for planning permission be refused.

Recommendation	Refuse
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Date: 11/02/2026	DM Officer	Abiodun Johnson
Date	DM Manager	

REASONS FOR REFUSAL

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 CDP1/SG1 'Placemaking' of the Glasgow City Development Plan in that the proposed extension has not been set back from the front building line or have a ridge line sufficiently lower than the ridge line of the existing house. The extension is not subordinate to the existing house, and the resultant building is overdominant, to the detriment of visual amenity of the property itself and the surrounding streetscene.

Drawings

The development shall not be implemented in accordance with the approved drawing(s)

1. 1777-25-001 A LOCATION PLAN - Received 11 November 2025
2. 002B PLANS AS EXISTING AND PROPOSED – 09 January 2025

As qualified by the above condition(s), or as otherwise agreed in writing with the Planning Authority.