



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 100732554-003

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:	DL Architectural Consultants		
Ref. Number:	<input type="text"/>	You must enter a Building Name or Number, or both: *	
First Name: *	David	Building Name:	<input type="text"/>
Last Name: *	Laing	Building Number:	82
Telephone Number: *	<input type="text"/>	Address 1 (Street): *	Berkeley Street
Extension Number:	<input type="text"/>	Address 2:	<input type="text"/>
Mobile Number:	<input type="text"/>	Town/City: *	Glasgow
Fax Number:	<input type="text"/>	Country: *	United Kingdom
		Postcode: *	<input type="text"/>
Email Address: *	david@dlarchitecturalconsultants.com		

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="Mr"/>	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="Blair"/>	Building Number:	<input type="text" value="5"/>
Last Name: *	<input type="text" value="McIntyre"/>	Address 1 (Street): *	<input type="text" value="Greentrees Drive"/>
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="G69 7UW"/>
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="5 GREENTREE DRIVE"/>
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="G69 7UW"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="663155"/>	Easting	<input type="text" value="266735"/>
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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 two storey extension 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.

It is respectfully requested that the Local Review Body overturn the decision of Glasgow City Council and grant planning permission. The proposal represents a proportionate, policy-compliant extension to a detached dwelling, designed to respect both the host property and the wider streetscape. We would also like to add that there are several addresses which we have supplied that have flush 2 storey extensions built within the estate.

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)

Planning Review Statement Example evidence of similar extensions

Application Details

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

25/02596/FUL

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

11/11/2025

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

17/02/2026

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

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

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 David Laing

Declaration Date: 06/03/2026

Payment Details

Online payment: 459384

Payment date: 06/03/2026 13:58:48

Created: 06/03/2026 13:58

NOTICE OF REVIEW SUBMISSION

Local Review Body Submission
Proposed Two-Storey Extension to Detached Dwelling
Application Ref: 25/02596/FUL
Site Address: 5 Greentree Drive Glasgow G69 7UW

EXECUTIVE SUMMARY

This Notice of Review relates to the refusal of planning permission by Glasgow City Council for a two-storey side extension to a detached dwelling located on a corner plot.

The refusal is founded on an assertion that the proposal conflicts with CDP1/SG1 'Placemaking' on the basis that it is not sufficiently set back, does not have a sufficiently reduced ridge height, and would result in an overdominant form detrimental to visual amenity.

It is respectfully submitted that this conclusion is not supported by the facts of the case or a proper contextual application of policy.

The proposal incorporates:

- A 300mm ridge step-down;
- A 300mm façade step-in;
- Proportionate scale relative to a generous corner plot;
- No loss of spacing or terracing effect;
- No demonstrable harm to streetscape character.

The dwelling remains clearly detached, visually balanced and subordinate in form. When assessed objectively against CDP1 and SG1, the proposal accords with the Development Plan.

The Applicant therefore seeks that the Local Review Body overturn the decision and grant planning permission.

1. Introduction

This submission is made to the Local Review Body in respect of the refusal of planning permission by Glasgow City Council for a two-storey side extension to a detached dwelling on a corner plot.

The appointed officer concluded that the proposal:

- Was contrary to CDP1/SG1 'Placemaking';

- Was not subordinate due to insufficient setback and ridge reduction;
- Would result in an overdominant building to the detriment of visual amenity;
- Was not in accordance with the Development Plan.

It is respectfully submitted that this conclusion does not reflect a balanced or policy-led assessment of the proposal.

2. Policy Position

The proposal falls to be assessed against:

- **CDP1 – Placemaking**
- **SG1 – Placemaking and Design (Part 2: Residential Development)**

SG1 requires extensions to:

- Be subordinate to the host dwelling
- Respect scale and character
- Avoid overdevelopment
- Safeguard streetscape quality

The policy does not prescribe fixed dimensional standards for ridge reduction or façade setback. Subordination is a matter of design judgement in context.

3. Subordination and Design Response

The extension incorporates clear design measures to ensure subordination:

- **300mm step-down at ridge level**
- **300mm step-in from the principal elevation**
- Matching materials and roof form
- Proportionate footprint relative to plot size

These measures establish a clear visual hierarchy. The original dwelling remains the dominant built form.

The officer's assertion that the ridge is not "sufficiently lower" is not supported by any quantitative policy benchmark within SG1.

4. Corner Plot and Streetscape Context

The property is a **detached dwelling on a corner plot**, which is a material planning consideration.

Critically:

- There is no adjoining property to the side of the extension.
- No terraced effect can arise.
- No established spacing pattern is eroded.
- The building remains clearly detached.

SG1 concerns regarding terracing and overdominance typically arise where spacing between properties is removed. That circumstance does not exist here.

The extension does not project forward of the established building line and does not disrupt the rhythm of development.

5. Overdominance and Visual Amenity

The proposal:

- Does not overwhelm the host dwelling;
- Does not fill the plot;
- Retains generous private amenity space;
- Does not materially alter the character of the streetscape.

Given the detached nature of the dwelling and open corner setting, the assertion of overdominance is not supported by demonstrable harm.

The resultant building remains proportionate and visually balanced.

6. Development Plan Compliance

When properly assessed against CDP1 and SG1:

- The extension is subordinate;
- The scale is proportionate;
- The streetscape is preserved;
- No policy harm has been identified.

The refusal appears to apply a rigid interpretation of “sufficiently lower” and “set back” without reference to context, contrary to the design-led intent of SG1.

7. Section 25 – Statutory Determination

Under **Section 25 of the Town and Country Planning (Scotland) Act 1997**, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

In this case:

- The proposal accords with CDP1 and SG1.
- No adverse material considerations have been identified.
- No demonstrable planning harm has been substantiated.

Accordingly, there is no lawful or policy basis for refusal.

8. Conclusion

For the reasons set out above, it is respectfully requested that the Local Review Body overturn the decision of Glasgow City Council and grant planning permission.

The proposal represents a proportionate, policy-compliant extension to a detached dwelling, designed to respect both the host property and the wider streetscape.

We would also like to add that there are several addresses which we have supplied that have flush 2 storey extensions built within the estate.