

Suggested 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 proposed development, would be contrary to NPF 4: Policies 14 and 16 and CDP 1 - The Placemaking Principle and corresponding Supplementary Guidance SG 1 - Placemaking, Part 2 Residential Development of the Glasgow City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom.

- 03.** The proposed dormers due to their scale, design and positioning would have a detrimental impact on the character of the existing building and on the appearance of the wider area.

- 04.** The proposed dormers would not be well below the existing roof ridgeline and do not relate well with the character and alignment of the existing windows or doors at the front, rear, or side elevation.

- 05.** The proposed dormers would not relate to the character, scale, and design of those found on the neighbouring property and would be inappropriate to the character of dormers found within the surrounding area.

- 06.** The proposed side dormer would be located within 9 metres of the side boundary and would impact on the privacy of neighbours or create the perception of being overlooked to the detriment of neighbouring amenity.