



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration
and Sustainability

Contact: Mohammed Hussain Phone:
mohammed.hussain@glasgow.gov.uk

Item 1(c)

3rd November 2026

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s)

Application	26/01115/FUL	Date Valid	26.05.2026
Site Address	Site Of Former Craigholme School 72 St Andrews Drive Glasgow		
Proposal	Change of use from School (Class 10) to residential dwelling (Class 9) and enlargement of 4no. windows to front (retrospective)		
Applicant	IA Real Estates Ltd 68 St Andrews Drive Glasgow G41 4DH	Agent	OSD Design Solutions Ltd David Aitcheson Prospect House Suite 6, First Floor Hamilton Intl. Business Park Hamilton G72 0BN
Ward No(s)	06, Pollokshields	Community Council	02_077, Pollokshields
Conservation Area	West Pollokshields	Listed	N/A
Advert Type	Affecting a Conservation Area/Listed Building	Published	12 June 2026
City Plan	Urban Area		

Representations/Consultations

The application was subject to the standard neighbour notification process and was advertised in the local press as development affecting a conservation area. A total of 45 representations were received in relation to the application, all objecting to the proposal. This included one objection from a community body, the Trustees of Pollokshields Heritage, one objection from the Architectural Heritage Society of Scotland (AHSS), and one objection from an elected member, Councillor Jon Molyneux.

The key issues raised within the objections can be summarised as follows:

Material Considerations:

- Impact on the character and appearance of the West Pollokshields Conservation Area.
- Design, appearance and materials of the proposed windows.
- Impact of the proposed windows on the host building.
- Adequacy and quality of the landscaping proposals.
- Loss of existing landscape features and trees.
- Impact on neighbouring residential amenity.
- Impact on biodiversity and habitat enhancement.

- Visual impact of boundary treatments and external works.
- Concerns regarding the extent of retrospective works undertaken on site.

Non-Material Considerations:

- Number of objections received.
- Property values.
- Applicant motives.
- Private legal matters.
- Ownership disputes.
- Construction methods not requiring planning permission.

Consultations

No formal consultations were required.

Site and Description

The application site comprises the former Craigholme School located on the north west side of St Andrews Drive within the West Pollokshields Conservation Area. The site occupies a prominent corner position at the junctions with Dalziel Drive and St Andrews Drive and is situated opposite Maxwell Park. The surrounding area is characterised by detached and semi-detached Victorian villas set within generous garden grounds, which are a defining characteristic of the conservation area.

The site comprises two substantial traditional sandstone villas connected by later twentieth century infill structures which were erected during the building's use as a school. The buildings are currently undergoing conversion works associated with a previously approved redevelopment of the site. The property is not listed; however, it is located within the West Pollokshields Conservation Area and is therefore subject to the statutory duty to preserve or enhance the character and appearance of the area.

The wider site includes areas of hardstanding, landscaping, boundary walls, gates and garden ground extending around the buildings on all sides. Mature trees are located within and adjacent to the site and contribute positively to the verdant character of the conservation area. The site is accessed from St Andrews Drive and occupies a highly visible location when viewed from surrounding streets and Maxwell Park.

Site History

20/02192/PRE- Conversion of school to residential. Closed.

20/03143/PRE- Conversion of former school to form residential development (9 units). Closed.

21/01260/FUL- Partial demolition of school and use as residential accommodation (9 units) with associated works, parking etc. Withdrawn.

21/01261/CON- Partial demolition of school and use as residential accommodation (9 units) with associated works, parking etc. Withdrawn.

21/01358/FUL- Conversion of Existing high school buildings back to residential dwellings, demolition of existing Gym hall building to form garden areas and construction of new roof and stone frontage to existing music building to form new dwelling. Withdrawn.

21/01571/CON- Partial demolition of unlisted buildings in a Conservation Area. Withdrawn.

21/01572/FUL- Part use of vacant school (Class 10) as 3no. dwellinghouses (Class 9), includes external alterations, car parking, landscaping, access and associated works. Withdrawn.

21/03746/FUL – Alterations and change of use of former school buildings to form residential dwellings, including demolition of later infill structures and associated works. Granted subject to conditions.

21/03747/CON – Conservation Area Consent for demolition of later infill structures. Granted.

24/01600/FUL- Change of use and extension to former school to form dwellinghouse with associated works. Withdrawn.

24/02913/FUL – Change of use from school to residential dwelling and retention of former infill structure. Withdrawn.

25/01463/PRE-Conversion of music hall to form additional residential accommodation. Closed.

Proposal

The application seeks full planning permission for the change of use of part of the former school building to a single dwellinghouse (Class 9), together with the retention of the central infill structure, the enlargement of four window openings within the front elevation of the infill structure, the formation of additional window openings within the front and rear elevation and associated landscaping works.

The proposed dwelling would comprise the two former villas and central infill structure as a single residential unit. Externally, the application proposes the enlargement of four window openings within the front elevation of the infill section facing St Andrews Drive. The proposed windows are designed as vertically proportioned sash and case style windows intended to reflect the proportions and appearance of the windows within the upper floor of the infill structure. The proposal also includes the formation of additional window openings within the rear elevation to serve the proposed residential accommodation.

The application also includes associated hard and soft landscaping works within the site. These comprise areas of hardstanding, new planting, boundary treatments and garden areas surrounding the building. The submitted landscaping proposals include new tree planting, hedging and associated biodiversity measures.

The application is partly retrospective, insofar as the four existing window openings within the front elevation of the central infill structure have already been enlarged. The application seeks retrospective permission for these works, together with the proposed change of use to a dwellinghouse, the formation of additional window openings within the rear elevation and associated works.

Specified Matters

Planning legislation now requires the planning register to include information on the processing of each planning application (a Report of Handling) and identifies a range of information that must be included. This obligation is aimed at informing interested parties of factors that might have had a bearing on the processing of the application. Some of the required information relates to consultations and representations that have been received and is provided elsewhere in this Committee report. The remainder of the information, and a response to each of the points to be addressed, is detailed below.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable to this application.

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable to this application.

iii. a design statement or a design and access statement

Not applicable to this application.

iv. any report on the impact or potential impact of the proposed development (for example the retail impact, transport impact, noise impact or risk of flooding)

B. Summary of the terms of any Section 75 planning agreement

Not applicable to this application.

C. Details of directions by Scottish Ministers under Regulation 30, 31 or 32

These Regulations enable Scottish Ministers to give directions

i. with regard to Environmental Impact Assessment Regulations (Regulation 30)

Not applicable to this application.

ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable to this application.

2. restricting the grant of planning permission

Not applicable to this application.

iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable to this application.

2. requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered to the condition and that it will either imposed or need not be imposed.

Not applicable to this application.

Policies

National Planning Framework 4

- Policy 1 - Tackling the climate and nature crises
- Policy 2 - Climate mitigation and adaptation
- Policy 3 - Biodiversity
- Policy 7 - Historic assets and places
- Policy 13 - Sustainable transport
- Policy 14 - Design, quality and place
- Policy 15 - Local living and 20-minute neighbourhoods

Glasgow City Development Plan

- CDP 1 & SG 1 – Placemaking
- CDP 2 – Sustainable Spatial Strategy
- CDP5 & SG5 - Resource Management
- CPD9 & SG9 - Historic Environment
- CPD11 & SG11 – Sustainable Transport

Assessment and Conclusions

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 indicate otherwise.

In addition, under the terms of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Planning Authority is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The issues to be taken into account in the determination of this application are therefore considered to be:

- a) whether the proposal accords with the statutory Development Plan;
- b) whether the proposal preserves or enhances the character and appearance of the conservation area; and,
- c) whether any other material considerations (including objections) have been satisfactorily addressed.

In respect of (a) and (b), the Development Plan comprises NPF4 adopted on the 13th of February 2023 and the CDP adopted on the 29th March 2017 as well as associated supplementary guidance which supports both plans.

Having regard to the provisions of the Development Plan, the main issues in the determination of this application are whether the proposed development is acceptable in principle and whether its design, scale and operation would have an acceptable impact on the character of the area, neighbouring residential amenity, accessibility, biodiversity and environmental quality.

Principle of Development

The application site comprises the former Craigholme School and benefits from an extant planning permission for the change of use and conversion of the former school buildings to residential use. The principle of residential use at the site has therefore already been established through previous planning permissions.

The current application seeks planning permission for the change of use of part of the former school building to a single residential dwellinghouse (Class 9), the enlargement of four window openings within the front elevation of central infill structure, the formation of additional window openings within the rear elevation and associated landscaping works. The proposal does not seek to introduce a new residential use to the site but instead proposes an alternative form of residential development within a site where residential conversion has already been accepted in principle.

Policy 16 of NPF4 supports the delivery of good quality homes in appropriate locations and seeks to ensure that residential development contributes positively to local living and sustainable communities. The application site is located within an established residential area, and the continued residential use of the property is considered compatible with the surrounding character and pattern of development.

The principal issues in this case therefore do not relate to the acceptability of residential use itself, but rather the impact of the proposed front and rear window alterations, and the associated landscaping works on the character and appearance of the West Pollokshields Conservation Area, together with any associated impacts on residential amenity and biodiversity. These matters are considered in detail below.

Accordingly, the principle of the proposed development is considered acceptable and accords with Policy 16 of NPF4, subject to compliance with other relevant policies relating to design, heritage, landscaping, biodiversity and residential amenity.

Layout, Siting and Design

Policy 14 of NPF4 seeks to encourage, promote and facilitate well designed development that contributes positively to its surroundings and responds appropriately to local character and context. Similarly, CDP1 and SG1 promote a design-led approach to development and require proposals to respect the scale, form, character and appearance of the surrounding area. In addition, Policy 7 of NPF4 and CDP9/SG9 are relevant given the site's location within the West Pollokshields Conservation Area.

The application site occupies a prominent position on St Andrews Drive within the West Pollokshields Conservation Area and comprises two traditional villas connected by a later twentieth century infill structure. The application seeks permission for the enlargement of four window openings within the front elevation and three windows at the rear of the infill structure together with associated landscaping works. The siting, scale and overall massing of the building would remain unchanged.

The proposed windows are located within the existing front elevation of the infill section and do not alter the established footprint, height or overall form of the building. As such, the proposal would not materially alter the building's relationship with surrounding properties, streets or open spaces. The works are relatively limited in physical terms and are confined to the adaptation of an existing elevation.

In design terms, the proposed front windows adopt a vertically proportioned form intended to better reflect the proportions and rhythm of the windows found within the upper floor of the central infill structure. Whilst the infill structure remains clearly identifiable as a later addition, the proposed alterations introduce a more ordered and domestic appearance to the frontage facing St Andrews Drive. The proposal therefore represents an improvement over the existing boarded and inactive frontage and is considered more appropriate to the continued residential use of the overall complex.

The proposed rear windows are more limited in visual prominence and would be principally experienced within the private rear garden environment. They are considered necessary to provide acceptable levels of daylight and outlook for the proposed residential accommodation and would integrate satisfactorily with the existing appearance of the rear elevation. Overall, the proposed window alterations are considered proportionate to the scale and character of the retained infill structure.

The associated landscaping proposals would provide defined garden areas, tree planting, hedging and associated soft landscaping around the building. Whilst further details are required regarding species selection, biodiversity measures and tree protection, these matters can be satisfactorily addressed through planning conditions.

Overall, the proposal is considered acceptable in terms of its layout, siting and design and accords with Policy 14 of NPF4 and CDP1 and SG1 of the City Development Plan, subject to appropriate conditions.

Impact on the Character and Appearance of the Conservation Area

Policy 7 of NPF4 and CDP9 and SG9 seek to ensure that development within conservation areas preserves or enhances their character and appearance. In addition, Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on the Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The application site occupies a prominent position within the West Pollokshields Conservation Area and forms part of the former Craigholme School complex. Whilst the buildings are not listed, they make a positive contribution to the character of the conservation area through their scale, materials and relationship to the surrounding villas and landscaped setting.

The principal heritage considerations relate to the visual impact of the proposed window alterations and landscaping works.

The proposed front window alterations are located within the elevation of the central infill structure facing St Andrews Drive. The replacement windows are vertically proportioned and are intended to reflect the character and proportions of the windows within the upper floor of the infill structure. Whilst the infill remains identifiable as a later addition, the revised fenestration introduces a more domestic appearance which is considered appropriate to the building's residential use. The alterations would not detract from the architectural character of the adjoining villas and would not result in an incongruous feature within the streetscape.

The proposed rear windows would be located on elevations that are considerably less publicly visible. These alterations are modest in scale and are considered necessary to provide an acceptable standard of residential accommodation. Given their location and limited visual prominence, they are not considered to adversely affect the character or appearance of the conservation area.

Many representations advocate the demolition of the central infill structure and restoration of the original detached villas. Whilst these views are acknowledged, the Planning Authority is required to determine the application before it and assess whether the development proposed preserves or enhances the character and appearance of the Conservation Area. The existence of an alternative consented scheme which included demolition of the infill structure does not provide justification for refusing a different proposal. Furthermore, there is no requirement within planning legislation for an applicant to implement an extant planning permission, nor can the Planning Authority compel the demolition of the infill structure solely because a previous consent proposed its removal.

The assessment must therefore focus on the acceptability of the development currently proposed.

In visual terms, the proposal would be viewed in the context of the wider building complex and surrounding mature landscaping. The enlargement of the four front window openings would not significantly alter the appearance, scale or prominence of the infill structure when viewed from St Andrews Drive or surrounding areas. Similarly, the proposed rear windows would have a limited visual presence within the wider conservation area. The proposal is therefore not considered to result in any adverse impact on the character or appearance of the conservation area and potentially result in enhancement due to improvements to the existing school hall.

The landscaping proposals would introduce additional planting, hedging and garden areas around the site. Planning conditions are proposed to control planting species, biodiversity enhancement measures and tree protection arrangements. Subject to these safeguards, the landscaping proposals have the potential to enhance the setting of the building and contribute positively to the verdant character which is a defining feature of the West Pollokshields Conservation Area.

Overall, having regard to the scale and nature of the proposed works, it is considered that the proposal would preserve the character and appearance of the West Pollokshields Conservation Area and accords with Policy 7 of NPF4 and CDP9 and SG9 of the City Development Plan.

Sustainability

The proposal has been assessed against Policies 1, 2 and 3 of NPF4 together with CDP7 and SG7 Natural Environment. Policies 1 and 2 seek to encourage development that responds appropriately to the climate and nature crises, whilst Policy 3 seeks to protect and enhance biodiversity.

The application relates primarily to the enlargement of four window openings within the existing building and associated landscaping works. The proposal does not involve any significant new built development and reuses an existing building within the urban area. As such, the proposal represents an efficient use

of existing buildings and infrastructure and avoids the environmental impacts associated with substantial new construction.

Overall, the proposal represents the continued reuse and adaptation of an existing building and, subject to appropriate landscaping and biodiversity measures, is considered to accord with Policies 1, 2 and 3 of NPF4 and CDP7 and SG7 of the City Development Plan.

Landscape and Biodiversity

Policy 3 of NPF4 and CDP7 and SG7 of the Glasgow City Development Plan are of most relevance in assessing the landscape and biodiversity impacts of the proposal. These policies seek to safeguard existing landscape features, protect and enhance biodiversity, and ensure that development contributes positively to the quality of the natural environment.

The application site forms part of the grounds of the former Craigholme School and contains areas of established landscaping which make a positive contribution to the setting of the building and the wider West Pollokshields Conservation Area. Mature trees, landscaped boundaries and areas of open space contribute to the verdant character of the site and are frequently referenced within representations received in relation to the application.

It is, however, important to recognise the historic pattern of development across the site. The grounds have not historically comprised solely landscaped open space and have accommodated a range of buildings, ancillary structures and extensive areas of hardstanding associated with the operation of the former school. A number of these outbuildings and hard surfaced areas have since been demolished and cleared. Consequently, the proposal is not introducing development into an untouched or wholly undeveloped landscape setting but rather relates in part to areas that have previously accommodated built development and associated infrastructure.

The proposed development incorporates a landscape strategy which seeks to retain and reinforce the site's established landscape framework whilst providing new planting and biodiversity enhancements. Significant areas of landscaping would be retained throughout the site and supplemented by additional tree planting, shrubs and soft landscaping measures. The proposals therefore seek to balance the introduction of new development with the protection and enhancement of the site's landscape character.

A substantial number of representations raise concerns regarding the extent and quality of landscaping within the development and seek additional planting and greening measures. These concerns are material considerations and have been carefully considered as part of the assessment. Given the prominence of landscaping within the site and its contribution to the character and appearance of the conservation area, it is considered appropriate that detailed landscaping proposals are secured through planning conditions.

Subject to this safeguard, it is considered that the development would retain the key landscape characteristics of the site, reinforce its established green setting and provide opportunities for biodiversity enhancement. The proposal is therefore considered to accord with Policy 3 of NPF4 and CDP7 and SG7 of the Glasgow City Development Plan.

Parking, Access and Servicing

Policy 13 (Sustainable Transport) and Policy 15 (Local Living and 20 Minute Neighbourhoods) of NPF4, together with CDP11 and SG11 of the Glasgow City Development Plan, are of most relevance in assessing the proposal in terms of accessibility, movement and parking. These policies seek to ensure that development is appropriately connected, accessible by sustainable modes of transport and does not give rise to unacceptable impacts on the surrounding road network.

The application site occupies the former Craigholme School within an established residential area of Glasgow. The site benefits from an existing access arrangement and has historically accommodated a school use which generated significant daily movements by pupils, staff, visitors, servicing vehicles and associated transport activity.

The proposed development would reutilise a previously developed site and associated infrastructure and would not require the formation of new vehicular access points. Existing access arrangements are considered capable of serving the proposed development and appropriate provision is made for pedestrian access throughout the site.

A few representations raise concerns regarding traffic generation, parking pressure and the potential impact on surrounding residential streets. These concerns are acknowledged and have been carefully considered as part of the assessment. However, it is notable that the site previously operated as a

substantial educational establishment and historically accommodated significantly greater levels of activity than those associated with the proposed residential use.

The proposal does not raise any significant road safety concerns. Furthermore, the site is located within an accessible urban area with good connections to public transport, walking and cycling networks, reducing reliance on private car travel. Much like many villas in the area, residents parking will be contained within the site boundary.

Overall, having regard to the previous use of the site, the existing access arrangements and the accessible location of the development, the proposal is considered to provide an acceptable level of accessibility and would not result in unacceptable impacts on parking, road safety or the operation of the surrounding transport network. The development is therefore considered to accord with Policies 13 and 15 of NPF4 and CDP11 and SG11 of the Glasgow City Development Plan.

Residential Amenity

Policies 14 and 23 of NPF4, together with CDP1 and SG1 of the Glasgow City Development Plan, seek to ensure that development does not give rise to unacceptable impacts on the amenity of existing or future occupants. Matters including privacy, overlooking, daylight, sunlight, outlook, noise and general residential amenity are therefore material considerations in the assessment of this application.

The application site is located within an established residential area and is surrounded by a variety of residential properties. As such, careful consideration has been given to the relationship between the proposed development and neighbouring occupiers.

Several representations raise concerns regarding overlooking, loss of privacy, visual impact, disturbance during construction and the general effect of the development on the amenities currently enjoyed by surrounding residents. These concerns are acknowledged and have been fully considered as part of the assessment process.

In terms of privacy, the proposed development principally comprises alterations to an existing building. The proposed front windows would face St Andrews Drive and would not give rise to any materially different overlooking relationship than currently exists. The proposed rear windows would provide outlook towards the private garden area associated with the dwelling. Having regard to the separation distances involved, the existing mature landscaping and the established residential context of the site, it is not considered that the proposal would result in unacceptable overlooking or a significant loss of privacy to neighbouring properties.

Regarding daylight, sunlight and outlook, no extension or increase in the scale, height or footprint of the building is proposed. The introduction of additional front and rear windows would improve the amenity of future occupants of the dwelling without giving rise to any significant adverse impacts on neighbouring residential properties.

In visual terms, while the development will alter aspects of the existing infill structure, the proposed changes are limited to window alterations and associated landscaping works. The proposal would not introduce an uncharacteristic form of development and is not considered to result in an overbearing relationship with neighbouring properties.

Construction-related impacts would be temporary in nature and can be appropriately controlled through separate legislation and standard site management practices.

Overall, having regard to the scale, siting and design of the proposal, it is considered that the development would not result in any unacceptable impacts on residential amenity. The proposal therefore accords with Policies 14 and 23 of NPF4 and CDP1 and SG1 of the Glasgow City Development Plan.

Summary

Overall, it is considered that the applicant has provided sufficient information to demonstrate that the proposed development can be accommodated on the site without giving rise to unacceptable planning impacts.

In terms of issues (a) and (b), the proposal is considered to accord with the Development Plan, having regard to the relevant policies relating to design quality, heritage, sustainability, landscape, biodiversity, accessibility and residential amenity as assessed above.

In respect of (c) other material considerations include the views of consultees and the contents of letters of representations. In this case, a total of 45 representations, all objecting to the development. The material points of objection within these representations are summarised and addressed as follows:

Impact on the Character and Appearance of the Crosshill Conservation Area

Response:

While the proposal would result in alterations to the building and wider site, it is noted that the former school grounds historically accommodated a range of ancillary buildings, structures and areas of hardstanding associated with the educational use of the site. The development therefore does not introduce built form into a wholly undeveloped setting.

Having regard to the scale, siting, design and materiality of the proposed works, together with the retention of the infill building and significant landscape features, it is considered that the proposal would preserve and enhance the character and appearance of the conservation area. The development would continue the active use of the site while maintaining the qualities that contribute to its conservation area designation.

Retention of Infill Development

Response:

A significant number of representations raise concerns regarding the retention of sections of infill development within the former Craigholme School complex. In particular, objectors note that a previously approved redevelopment of the wider site included the demolition of substantial areas of modern infill connecting the original villas.

It is acknowledged that planning permission 21/03746/FUL approved a redevelopment strategy which involved the removal of much of the modern infill and ancillary accommodation in order to re-establish a number of individual villas within separate plots. However, that permission related to the wider Craigholme site as a whole. Since the granting of that consent, the site has been subdivided into separate ownerships and development parcels, with parts of the approved development now being progressed independently. The applicant has already removed one section of modern infill in accordance with the wider regeneration strategy but advises that retention of the remaining infill element is necessary to create a practical and functional family home which meets contemporary living requirements. In these circumstances, the retention of this limited element of infill is considered acceptable and would not undermine the overall objective of revealing and preserving the historic villa.

Whilst the planning history of the site is a material consideration, the current application must be assessed on its own planning merits and in the context of the site's present circumstances. The existence of an earlier permission does not require that development to be implemented, nor does it preclude the consideration of an alternative approach.

Furthermore, it is important to note that the principal purpose of the current application is the change of use of the former school building to residential use. The retained infill elements already form part of the established building and, for the reasons set out elsewhere in this report, their retention is not considered to result in unacceptable impacts on the character or appearance of the conservation area. Accordingly, the retention of these elements does not justify refusal of the application.

Design, Appearance and Materials of the Proposed Windows

Response:

Concerns regarding the design and appearance of the proposed windows are acknowledged. The proposed windows have been assessed as part of the overall design of the development and are considered acceptable in the context of the building and surrounding conservation area. Conditions are recommended to secure final material and finish details where appropriate.

Impact of the Proposed Windows on the Host Building

Response:

A number of representations raise concerns regarding the proposed replacement and additional windows and the effect these may have on the character and appearance of the host building. These concerns have been carefully considered as part of the assessment.

The proposed windows have been assessed in the context of the building as it currently exists and having regard to the varying ages and architectural character of its component parts. In this respect, a distinction has been drawn between the original villa elements and later additions, allowing for an approach that reflects the differing character of these parts of the building. The proposed alterations are considered proportionate to the scale of the building and would not undermine its overall architectural character. Accordingly, it is not considered that the proposed windows would adversely affect the character or appearance of the host building, nor would they give rise to any

Adequacy and Quality of the Landscaping Proposals

Response:

A substantial number of representations raise concerns regarding the adequacy of the proposed landscaping scheme, including the extent of planting, retention of existing landscape features, long-term maintenance arrangements and the overall contribution of the proposals to the character of the site.

These concerns have been carefully considered as part of the assessment. The landscaped setting of the former Craigholme School is an important characteristic of both the site and the wider conservation area and significant weight has been afforded to this matter in the determination of the application. The application is supported by detailed landscaping and biodiversity proposals which include new tree planting, replacement hedging, habitat enhancement measures and the retention of a significant proportion of the site's existing landscape framework.

It is also important to recognise that the site has historically accommodated not only the former school building itself but also a range of ancillary structures, extensions, access roads and areas of hardstanding associated with the school's operation. The site therefore does not comprise a wholly undeveloped landscaped area and has undergone significant change over time. The current proposal provides an opportunity to reinforce the landscape structure of the site whilst facilitating the continued beneficial use of the building.

Furthermore, the previously approved redevelopment of the wider Craigholme site included a comprehensive landscape strategy involving substantial new tree planting, restoration of hedging, biodiversity enhancements and long-term management arrangements. Whilst that consent related to a wider site area, it demonstrates the importance historically attached to landscaping at this location.

Loss of Existing Landscape Features and Trees

Response:

The impact on existing landscape features and trees has been assessed within this report. Subject to appropriate protection measures and replacement planting where required, the proposal is not considered to result in an unacceptable impact on the landscape character of the site.

Impact on Neighbouring Residential Amenity

Response:

The proposal has been assessed in terms of privacy, outlook, daylight and general residential amenity. Having regard to the scale and siting of the development, it is not considered that unacceptable impacts would arise.

Impact on Biodiversity and Habitat Enhancement

Response:

Biodiversity considerations have been assessed as part of the application. Subject to the proposed landscaping measures and biodiversity enhancements, the proposal is considered capable of delivering positive effects for biodiversity.

Visual Impact of Boundary Treatments and External Works

Response:

The visual impact of the proposed boundary treatments and associated external works has been considered within the assessment. Subject to conditions securing detailed design and material specifications, these elements are considered acceptable.

Concerns Regarding the Extent of Retrospective Works Undertaken on Site

Response:

Several representations raise concerns regarding the extent of works undertaken prior to the determination of the current planning application, including the installation of windows and other alterations to the building.

Whilst it is regrettable that elements of the development have been carried out in advance of planning permission being granted, the retrospective nature of works does not, in itself, determine whether development is acceptable in planning terms. The Planning Authority is required to assess the development on its planning merits, having regard to the Development Plan and other material considerations.

Scottish Government guidance makes clear that the purpose of planning enforcement is to resolve planning issues rather than punish mistakes and that enforcement action should be proportionate to the nature and planning consequences of any breach. The guidance also recognises that where development may be acceptable in planning terms, it can be appropriate to seek the submission and determination of a retrospective planning application rather than immediately pursue formal enforcement action.

In this case, a planning application has been submitted which enables the Planning Authority to fully assess the acceptability of the works undertaken. The impact of the proposed windows and associated alterations on the building, neighbouring amenity and the character and appearance of the conservation area has been considered as part of this report. Having undertaken that assessment, it is not considered that the works give rise to planning harm that would justify refusal of the application or that formal enforcement action would otherwise be expedient at this time.

Accordingly, whilst the concerns raised by objectors are acknowledged, the retrospective nature of certain works does not provide a basis for refusing planning permission.

Conclusion

The application principally seeks the change of use of part of the former Craigholme School from its established educational use to residential use, together with associated alterations and ancillary works.

The proposal would involve the continued use and adaptation of an existing building and, whilst retaining elements of infill development, it is considered that the development would preserve the character and appearance of the conservation area, retain and reinforce the site's landscape framework, and provide an acceptable standard of amenity for neighbouring residents.

Overall, the assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations, including representations, have informed this assessment; however, these do not outweigh the proposal's accordance with the Development Plan.

Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following drawings and suggested conditions.

Reason(s) for Granting this Application

01. The proposal was considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's accordance with the Development Plan.

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. A LOCATION PLAN Received 26 May 2026
2. LANDSCAPING PLAN Received 16 October 2026
3. GRND FLOOR PLANS Received 26 May 2026
4. FIRST FLOOR PLANS Received 26 May 2026
5. ROOF PLANS Received 26 May 2026
6. ELEVATIONS Received 26 May 2026

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

Conditions and Reasons

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Within 3 months of the date of this decision detailed drawings of all new windows shall be submitted for the written approval of the Planning Authority. Such details shall include elevations at a scale of 1:20 and sections through the frame, glazing bars, cills, edging/sand mastic and opening elements at a scale of 1:5 and shall confirm materials, finish, colour and method of opening. Where permanent window ventilation is required, this shall be of concealed design. If agreed the windows shall be installed in accordance with the approved details and retained as such.

Reason: To safeguard the character of the surrounding conservation area.

03. Within 3 months of the date of this decision final details, including planting schedules, of all

existing and proposed trees, shrubs, hedges, areas of planting, grassed areas, boundary treatments, areas of hard surfacing, finished ground levels, potential biodiversity improvements and a programme for implementation as shown in approved drawing, Landscaping Plan received 16 October 2026, shall be submitted for the written approval of the Planning Authority. If agreed the development shall be carried out in accordance with the approved scheme and agreed timescale.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

04. No walls, fences, railings, gates, bollards or other means of enclosure shall be erected within the site unless details of their design, height, materials, finish and location have first been submitted to and approved in writing by the Planning Authority. If agreed all boundary treatments shall be implemented in accordance with the approved details.

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

Reason: To safeguard the character of the surrounding conservation area.

05. Notwithstanding the details shown on the approved drawings, no external wall finishes, facing materials, render, stone cladding, paint finishes, roof finishes, rainwater goods, window surrounds, doors, boundary walls, coping stones, hard landscaping materials, kerbs or surfacing materials shall be installed until details and samples have been submitted for the written approval of the Planning Authority. If agreed the development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard the character of the surrounding conservation area.

06. Any trees, shrubs or hedges that die, are removed or become seriously damaged or diseased within a period of five years from planting shall be replaced in the next planting season with specimens of similar species and size, unless otherwise approved in writing by the Planning Authority.

Reason: To safeguard the character of the surrounding conservation area.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.