



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration
and Sustainability

Item 1(b)

3rd November 2026

Contact: Jamie McArdle Phone: james.mcardle@glasgow.gov.uk

Application Type Full Planning Permission
Recommendation Grant Subject to Condition(s)

Application	26/00898/FUL	Date Valid	12.05.2026
Site Address	27 Essex Drive Glasgow G14 9LZ		
Proposal	Erection of two storey extension to side and rear and raised terrace to rear of dwellinghouse.		
Applicant	Mr John Russell 27 Essex Drive Glasgow G14 9LZ	Agent	Karen Parry Architects Martin Myers Suite 3, 1st Floor East Clydeaway House 813 South Street Glasgow G14 0BX
Ward No(s)	12, Victoria Park	Community Council	02_009, Jordanhill
Conservation Area	Not applicable	Listed	Not applicable
Advert Type	Not applicable	Published	Not applicable
City Plan			

Representations and Consultations

REPRESENTATIONS

6 representations, all objecting to the application, have been received. The issues raised are summarised below and are addressed further in the Assessment and Conclusions section of this report.

- This application does not comply with the City Development Plan.
- Potential detrimental impact on residential amenity – loss of daylight and overshadowing to habitable rooms and garden ground of neighbouring properties from proposed extension.
- Potential detrimental impact on residential amenity – loss of privacy caused by overlooking from windows of habitable rooms and the first floor 'Juliet balconies' in the extension.
- The extension is out of character with the street and will have a detrimental impact on the architectural quality and uniformity of Essex Drive and the wider area.
- The extension will be an incongruous and over-dominant addition to the property and the local townscape.
- The use of inappropriate external finishing materials and design features will not be in-keeping with the property or local area.
- The proposed development has not adequately considered the site characteristics. For example, the sloping nature of the site.

- Road safety, traffic and parking issues.
- Impact on the setting of Listed Buildings and Conservation Area.
- There has been no pre-application or post-application engagement from the applicant.
- The siting of bathrooms to the front of the property is not in-keeping with the surrounding area.
- There are discrepancies and inconsistencies in some of the drawings.
- There is no local precedent for an extension of this scale and design at this type of corner site.
- Granting this application will set an unwanted precedent for similar properties in the local area

CONSULTATIONS

No formal consultations were undertaken.

Site and Description

APPLICATION SITE

The application site is an end-terrace dwelling house, located within an established residential area, on the south side of Essex Drive at its junction with Tudor Road. This 2-storey red-sandstone dwelling was constructed in the 1930s and is similar in character to many of the dwellings in the surrounding streets. The application property is the end (easternmost) property within a terrace of 5no dwellings. The site is served by a generous soft-landscaped garden to the front, side and rear, contained within a low-level stone wall and mature hedge/shrubbery. To the rear (south) is a lane and beyond this are similar dwellings on Victoria Park Drive North. There is a large outbuilding within the rear garden which will be permanently removed from site to accommodate the proposed development.

The ground levels drop sharply across the site from north (front) to south (rear). There is a level difference between the application site and the properties to the south on Victoria Park Drive North such that the application site sits higher than its neighbours to the south.

The application site is not within a conservation area and is not a Listed building.

The floor plans submitted with the application show the property currently has at ground floor level an entrance hall, lounge, dining room, kitchen and WC. At first floor level there is a hall, 3no bedrooms, and a bathroom.

PROPOSED DEVELOPMENT

The two-storey extension to the side and rear elevations will have a footprint of 48.9sqM. The extension has a depth of 3295mm at the rear and extends 4000mm from the side elevation of the original house. The roof will be 8.1 metres in height, set-down 910mm from the ridgeline of the original house, and will have an eaves level of 6.5 metres (the same eaves level as the original house). The extension will be set-back 3200mm from the front building line of the original dwelling.

The extension will be finished in materials to match and complement the original house. The external walls of the street-facing elevations will be finished in sandstone to match the colour and texture of the stone on the host dwelling. The rear elevation will be finished in render to match the host dwelling. The roof of the extension will be predominantly pitched and finished in tiles to match the original dwelling. A small section of flat roof will be finished in a membrane to match the colour of the tiles on the extension.

The proposed drawings show that a terrace will be erected, to form a raised level platform, adjacent to the rear elevation of the proposed extension. Its purpose is to provide a landing for safe access to the sloping rear garden and as a patio for outdoor amenity. The proposed terrace will have a footprint of 43.5sqM, of which 31sqM is within the rear garden, and has an activity level which is a maximum of 1000mm above ground level. The terrace will be located 3.9 metres from the adjoining boundary to the east (29 Essex Drive) and 10.5 metres from the boundary to the south. A planning condition will ensure that screening to a height of 1.8 metres shall be erected to ensure that there are no amenity issues.

Specified Matters

Planning legislation 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.

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

Not applicable.

iii. A design statement or a design and access statement

Not applicable.

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)

Not applicable.

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

Not applicable.

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.

ii.

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

Not applicable.

2. Restricting the grant of planning permission

Not applicable.

iii.

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

Not applicable.

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.

Policies

The Development Plan comprises National Planning Framework 4 and the Glasgow City Development Plan. National Planning Framework 4 (NPF4) was adopted on 13 February 2023. NPF4 is the national spatial strategy for Scotland. It sets out spatial principles, regional priorities, national developments and national planning policy for Scotland. NPF4 contains two overarching policies, Policy 1 and Policy 2, which must be considered for all development proposals, giving weight to the climate and nature crises, with development designed to minimise emissions and adapt to current and future impacts of climate change. The following policies from NPF4 are considered to be relevant to the application assessment:

Policy 1: Tackling the climate and nature crises

Policy 2: Climate mitigation and adaptation

Policy 14: Design, quality and place

Policy 16: Quality homes

The Glasgow City Development Plan was adopted on 29 March 2017. The City Development Plan's overarching policy: CDP1: The Placemaking Principle, must be considered in relation to all development proposals. Other policies provide more details on specific land uses or environments which contribute to meeting the requirements of the overarching policies. The following policies are considered to be relevant to the application assessment:

Policy CDP 1: The Placemaking Principle

Supplementary Guidance SG 1: Placemaking, Residential Development – Alterations to Dwellings & Gardens

Assessment and Conclusions

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997 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:

- a) whether the proposal accords with the statutory Development Plan;
- 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 29th March 2017. In order to assess (a) the proposal must be considered against the following policies:

Policy 1: Tackling the climate and nature crises, Policy 2: Climate mitigation and adaption, Policy 14: Design, Quality and Place and Policy 16: Quality Homes of NPF4; and CDP 1: The Placemaking Principle and SG 1: Placemaking, Residential Development – Alterations to Dwellings & Gardens of the Glasgow City Development Plan.

NATIONAL PLANNING FRAMEWORK 4 (NPF 4)

Policy 1: Tackling the climate and nature crises

Policy 2: Climate mitigation and adaption

Comment: The development proposal is for an extension to an existing dwellinghouse within an established residential area. As such, this is considered to be a sustainable location for this type of householder development. The proposed development is minor in scale, would have a relatively low environmental impact and does not directly address the global climate emergency and nature crises. The proposal generally complies with Policies 1 and 2 of NPF4.

Policy 14: Design, Quality and Place

The intent of Policy 14 (Design, Quality & Place) is *to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals will be designed to improve the quality of an area whether in urban or rural locations and regardless of scale. Development proposals that are poorly designed, detrimental to the amenity of the surrounding area or inconsistent with the six qualities of successful places, will not be supported.*

Policy 16: Quality Homes

Policy 16 states that *householder development proposals will be supported where they do not have a detrimental impact on the character or environmental quality of the home and the surrounding area in terms of size, design and materials.*

Comment: The two-storey extension has a suitable subordinate design and will be finished in materials to match and complement the original property. Therefore, it is assessed that the proposed development will have a neutral impact on the quality of the area. The proposed development has been sympathetically designed, will not be detrimental to the amenity of the area and is consistent with the six qualities of successful places due to its appropriate siting, scale and design. Additionally, the proposed development will not have a detrimental impact on the character and environmental quality of the home and the surrounding area.

This application is considered to be consistent with the relevant policies of NPF4.

GLASGOW CITY DEVELOPMENT PLAN

CDP 1: The Placemaking Principle

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the City Development Plan. CDP 1 states that: *new development should aspire towards the highest standards of design while providing high-quality amenity to existing and new residents in the City.*

Comment: The proposed extension is of an appropriate design and will be subservient to the existing building in scale, height, massing and will protect its proportions and setting. Furthermore, the proposed development will not have a detrimental impact on residential amenity in terms of privacy, daylight and overdevelopment. Consequently, the proposed development is considered to meet an acceptable standard of design while providing a neutral impact on amenity to existing and new residents in the City, and is, therefore, in accordance with CDP 1.

SG 1: Placemaking, Residential Development – Alterations to Dwellings & Gardens

This guidance sets out the planning requirements for alterations to dwellings and gardens for particular types of householder developments, such as extensions. It outlines the criteria that must be met in relation to, for example design and materials, privacy and overlooking and daylighting and sunlight. It seeks to ensure that extensions and alterations to houses are carefully designed, so that the visual amenity of residential buildings and areas is not adversely affected by over-dominant extensions and that residential amenity is not reduced, for example, by the excessive reduction of useable private garden space or a loss of privacy. In relation to the issues raised in this application, SG 1 states the following guidance:

Design and Materials

- *The siting, form, scale, proportions, detailed design and use of materials should be in keeping with the existing building and wider area;*
- *Extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings; and*
- *External materials should reflect the character of the original building and the street and the windows and doors in an extension should match those of the existing property.*

Two-Storey Extensions

Specifically for two-storey 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.*

To reduce the dominance of the extension, two-storey rear extensions should also have a ridgeline well below the ridge of the existing house and should not generally be deeper than half the depth of the house”.

Comment: With regards to SG1, this extension will not double the footprint of the host dwelling, and it will be in keeping with the character of the existing building and the wider area. The overall design of the extension and its footprint of 87% of the original house ensures the proposed development will not dominate the existing building or neighbouring dwellings. The extension has a complementary design and will be subservient to the existing building in scale, height, massing and will protect its proportions and setting. The two-storey extension is set down from the ridgeline of the roof of the house and is set-back significantly more than the required 1500mm from the front building-line. The two-storey extension at the rear is not deeper than half the depth of the original house. This results in an extension which is subordinate in appearance and will not dominate the original dwelling or neighbouring properties.

The external finishing materials of good quality stone to the front and gable elevations and render to the rear elevation, and grey roof tiles match complement the host dwelling and the overall design of the extension. It is considered that the resultant extension will have a neutral impact on the streetscape. Therefore, it is asserted that the proposed extension will not be introducing an incongruous feature to this site or the locale.

Front to Rear Access

SG 1 of the City Development Plan states: *Extensions should not be built up to a common boundary thereby blocking off the only route around the house for garden equipment and refuse bins. All extensions, garages, etc., should be set back from the side property boundary by at least 900 mm to allow external movement of refuse bins, garden equipment etc from the front to the rear of the*

property.

Comment: There will be adequate front to rear access at the application site, around the side of the house, following the development of the extension. The property also benefits from direct access onto the lane at the rear.

Usable Private Garden Space

SG 1 states: *A minimum of 66% of the original useable private garden space should be retained in all house plots after extensions, garages, and outbuildings, etc., have been built, to avoid over-development of the site. Usable garden space is defined as land, under the exclusive control of the applicant, including decking, to a dwelling before the erection of any extensions or garages, etc. that has been adequately screened, usually to the rear and side of the property, but excludes the driveway, garage and any parking space.*

Comment: The proposed drawings show the existing garage will be removed from site. Therefore, this will reinstate the original usable private garden space of 266sqM (i.e. the rear garden). The proposed extension will develop 28.5sqM of the rear garden. This equates to the development of 10.7% of the usable private garden space. This is within the 34% maximum permissible. Therefore, no development plan issues in this regard.

Privacy and Overlooking

SG 1 states: *"...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".*

Comment: The glazing in the rear elevation of the extension is orientated to face the rear garden of the application site and is 15 metres from the boundary. The upper floor glazing is 35 metres distant from the rear elevation of the dwellings on Victoria Park Drive, which it directly faces. There is no glazing in the side (west) elevation of the extension which faces towards the adjoining dwellinghouse (29 Essex Drive). The glazing in the east (gable) elevation is at ground floor level and does not raise any privacy issues. Given the window to window distances above there should be no privacy or overlooking issues. The proposed extension is not at variance to the development plan in terms of privacy.

Daylighting and Sunlight

SG 1 states: *Extensions to properties may cast a shadow over a neighbour's house or private garden that reduces their daylight or sunlight, and therefore adversely affect their amenity. 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. The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', (PJ Littlefair) will be used to assess any impact on daylight or sunlight.*

Single storey extensions will be assessed using the 45° test. Failure on both the elevation and plan would result in a significant loss of daylight to the habitable rooms in the neighbouring house and will not be acceptable.

The impact of extensions on private garden ground should be assessed, where considered necessary, using the 'Calculation of Sun on the Ground' test. Applicants should submit this information where requested using three points in time: 9a.m, 12midday and 3pm, for the Spring Equinox. The impact of the original dwellinghouse must be shown at these times as well as the impact of the proposed extension, to see whether the proposed extension will significantly increase the effect on neighbouring property.

Comment: A 45-degree skylight (daylight) assessment was undertaken to measure the impact of the proposal with regards overshadowing of neighbouring properties. The test was performed in accordance with The Building Research Establishment document - 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', as stipulated in the Glasgow City Development Plan. This is the accepted industry standard for these types of assessments.

45-Degree Assessment (29 Essex Drive): The 45-degree assessment is the most common test for this type of application and evaluates extensions that are perpendicular to a window in a neighbouring property. The 45-degree test measures if there will be a significant loss of diffuse skylight (daylight) to windows of any habitable room of neighbouring properties from the construction of an extension. Failure in both the plan and elevation 45-degree test would result in a significant loss of daylight to the habitable room in the adjoining house.

Based on the information available, the proposed extension passes the plan test with regards the

glazing at 29 Essex Drive which is nearest to the adjoining boundary with the application site. Therefore, the proposed extension passes the 45-degree daylight test.

Sun-on-Ground Assessment: With regards the garden ground at the adjoining property (29 Essex Drive), the aforementioned 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' states: *"It is recommended that for it to appear adequately sunlit throughout the year, at least half a garden should receive at least two hours of sunlight on the Spring Equinox. If, as a result of a new development, an existing garden does not meet the above, and the area which can receive two hours of sun on the Spring Equinox is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable"*.

The 9am test shows that the proposed extension will cast a shadow over 15sqM (13.2%) of the rear garden of 29 Essex Drive. The 12midday and 3pm tests show that the extension will not cast any shadow over the rear garden of the adjoining property.

Whilst it is acknowledged that the shadow cast by the proposed extension will slightly increase the current levels of overshadowing, the increase is marginal and is not considered to significantly exacerbate the existing impact of overshadowing from the existing dwelling. In other words, the vast majority of the shadow cast by the proposed development will be encompassed within the shadow already cast by the existing dwelling house. Additionally, at least half of the private rear gardens of the adjoining properties will continue to receive in-excess of two hours of sunlight on the Spring Equinox. Therefore, the proposed extension passes the relevant daylight and sunlight assessments.

Decking (Terrace)

SG 1 states: *Decking is only likely to be acceptable where there is no overlooking of neighbouring windows or gardens, or where suitable permanent screening exists or can be erected. Proposals for screening should not have an adverse impact on the visual/residential amenity of the application property or neighbouring properties.*

Comment: With regards the terrace, a degree of suitable privacy screening, in the form of a mature hedge/shrubbery, exists on site. The proposed drawings show a 1800mm high privacy screen on the surface of the terrace along its westernmost edge. The decking will be 3900mm from the western boundary with 29 Essex Drive. A safeguarding condition(s) will ensure that the 1800mm high screening on the surface of the terrace along its western edge, as shown on the proposed drawings, will remain in-situ permanently to prevent any overlooking issues. The screening will not be of a height that it will have an adverse impact on the visual/residential amenity of the application property or neighbouring properties.

This application is considered to be consistent with the relevant policies and supplementary guidance of the Glasgow City Development Plan.

MATERIAL CONSIDERATIONS

With regard to b), whether any material considerations have been raised during the application process that would outweigh the provisions of the statutory Development Plan, the representations received for this application are a material consideration.

REPRESENTATIONS

6no representations objecting to the proposal were received. Grounds of objection are summarised, with appropriate comment, as follows:

- *This application does not comply with the City Development Plan.*

Comment: As stated above, the assessment of the proposed development against the development plan demonstrates that the extension is not at variance to NPF 4 or the Glasgow City Development Plan.

- *Potential detrimental impact on residential amenity – loss of daylight and overshadowing to habitable rooms and garden ground of neighbouring properties from proposed extension.*

Comment: As stated above, a daylight and overshadowing assessment to measure the impact of the proposal was undertaken. The tests were performed in accordance with The Building Research Establishment (BRE) document - 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', as stipulated in the current Development Plan (Glasgow City Development Plan). This is the accepted industry standard for these types of assessments. The assessment demonstrates that the proposed development is not at variance to the development plan in terms of daylight or

overshadowing.

- *Potential detrimental impact on residential amenity – loss of privacy caused by overlooking from windows of habitable rooms and the first floor 'Juliet balconies' in the extension.*

Comment: SG 1 of the City Development Plan states: "...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. Windows of habitable rooms should not increase direct overlooking into adjacent private gardens or rooms".

The glazing in the rear elevation of the extension is orientated to face the rear garden of the application site and is more than 10 metres away from the rear boundary (15 metres). This is the same orientation as the existing upper floor windows. The upper floor glazing in the extension is also more than 18 metres away from the properties to the south on Victoria Park Drive North (35 metres away approx.). The proposed extension does not increase direct overlooking into neighbouring windows and gardens in terms of the distances stipulated in the City Development Plan. The proposed development is not at variance to the development plan in terms of privacy and overlooking.

The representations have described the upper floor windows as "Juliet balconies". A balcony has a platform projecting outside from the wall of a building that can be stepped onto, with a rail, balustrade or parapet. By contrast, a 'Juliet balcony' does not protrude out of the building, has no platform and, therefore, no external access. It is usually situated on an upper floor, with a balustrade or a metal barrier placed in front of a high window or doors which can only be opened inwards. Therefore, a 'Juliet balcony' is not a balcony as it has no external floor or platform to step out onto. To reiterate, the glazing at upper floor level does not increase direct overlooking into neighbouring windows and gardens in terms of the distances and orientation stipulated in the City Development Plan.

- *The extension is out of character with the street and will have a detrimental impact on the architectural quality and uniformity of Essex Drive and the wider area.*
- *The extension will be an incongruous and over-dominant addition to the property and the local townscape.*

Comment: The proposed development at this site is not considered to detract from the visual amenity of the dwelling and will not have a detrimental impact on the residential amenity of adjoining properties. This extension is of an appropriate design and will be subservient to the existing building in scale, height, massing and will protect its proportions and setting. The proposed extension is traditional and complementary in design and materials. The basic form is considered to be appropriate, and the use of traditional materials and detailing provides continuity with the overall elements of the proposal. This is in accordance with the development plan guidance of creating new development which complements the original property

The siting, form, scale, proportions and design of the proposed extension is in keeping with the existing dwelling and wider area. The extension is of a suitable height, set down from the ridgeline of the original house and is aptly sited. The external finishes match the host dwelling in accordance with the development plan. The extension will not dominate the existing building or neighbouring dwellings. The extension complies with the development plan and will not create an incongruous feature in the street-scene. Therefore, it will have a neutral impact on the character of the area.

The proposed development is a two-storey extension that is subordinate in scale and complementary in design to the original dwelling. The extension is appropriately located to the side and rear of the original house and will have a neutral impact on the streetscape. The footprint of the original house is 56.3sqM (approx.), whereas the extension is 48.9sqM. This is 87% of the footprint of the original house and, in accordance with SG 1 of the City Development Plan, does not double the footprint of the original house.

The proposed extension will develop 10.7% of the usable private garden space within the rear garden. This is significantly within the 34% maximum permissible. Therefore, the extension does not constitute overdevelopment and there are no development plan issues in this regard.

- *The use of inappropriate external finishing materials and design features will not be in-keeping with the property or local area.*

Comment: The proposed drawings originally submitted with this application showed the use of aluminium cladding and a decorative louvre on the rear elevation. These elements have since been omitted and the proposed drawings show that the external finish for the rear elevation will be render to match the existing house.

- *The proposed development has not adequately considered the site characteristics. For example, the sloping nature of the site.*

Comment: The ground levels drop sharply across the site from north (front) to south (rear). There is a significant level difference between the application site and the properties to the south on Victoria Park Drive North. Nevertheless, as outlined above, the proposed extension is subordinate in scale to the original house and will not dominate nor raise significant amenity issues to the existing building or neighbouring dwellings.

- *Road safety, traffic and parking issues.*

Comment: This is a householder application for an extension to an existing dwellinghouse. It does not constitute the creation of a new planning unit(s) or a change of use. This application is not of a type or scale which would generate a significant increase in vehicular movements or a demand for on-street parking. Essex Drive and the local area around the application site is not within a Restricted Parking Zone and there are no constraints in terms of on-street parking. All traffic will be subject to the traffic regulations and existing waiting and loading restrictions and any future amendments to same. Any concerns regarding parking issues within the area should be reported to the Council's Parking Enforcement Team or Police Scotland.

- *Impact on the setting of Listed Buildings and Conservation Area.*

Comment: The application site is not a Listed Building, is not within the setting of a Listed Building and is not within a conservation area.

- *There has been no pre-application or post-application engagement from the applicant.*

Comment: The proposed development is a householder application. There is no statutory requirement for the applicant to undertake any formal pre-application or post-application engagement with the local community for this scale of development. The Council issued 18no neighbour notification letters, and the application was included on the Weekly List of Applications.

- *The siting of bathrooms to the front of the property is not in-keeping with the surrounding area.*

Comment: There are no Planning restrictions on siting bathrooms to the front of the property. This is not a material Planning consideration.

- *There are discrepancies and inconsistencies in some of the drawings.*

Comment: The drawings submitted by the agent are considered to be accurate and appropriate for the assessment of the proposed development.

- *There is no local precedent for an extension of this scale and design at this type of corner site.*
- *Granting this application will set an unwanted precedent for similar properties in the local area.*

Comment: While there is a need to maintain consistency in the consideration of points of merit, this is not the same as a precedent. Every application for Full Planning permission is assessed on its own merits in accordance with the current development plan. This takes account of the overall design, scale and siting of the proposed development and the characteristics of the application site and surrounding area. It is noted that there have been two-storey extensions to similar end-terrace properties on Essex Drive (e.g. 17 Essex Drive, 63 Essex Drive, 65 Essex Drive, 101 Essex Drive, 104 Essex Drive, 111 Essex Drive and 147 Essex Drive).

CONCLUSION

In conclusion this application has been assessed against and found to comply with the policies of the Development Plan (NPF4 and the Glasgow City Development Plan). Other material considerations, such as information submitted by the applicant and the representations, have all been considered. However, these do not outweigh the proposal's accordance with the Development Plan. The proposed development is considered to meet a suitable standard of design while providing a neutral impact on both visual and residential amenity. Based on the foregoing, it is recommended that the application for planning permission be granted subject to the following drawings and suggested conditions.

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. No window openings additional to those shown on the approved drawings shall be formed without the prior written approval of the planning authority.

Reason: In order to safeguard residential amenity.

03. Screening, to a height of 1.8 metres, shall be erected in the following location(s): on the surface of the raised decking, along the western edge of the decking, between the application site and 29 Essex Drive. The screening shall be erected prior to the occupation of the development hereby approved, shall be maintained in situ and shall not be removed without the prior written approval of the planning authority.

Reason: In order to safeguard residential amenity.

04. The front and gable elevation of the extension shall be finished in natural stone to match the original house in texture and colour.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

05. The rear elevation of the extension shall be finished in render to match the original house in colour.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

06. The roof of the extension, where applicable, shall be finished in tiles to match the original house in colour.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

07. For the avoidance of doubt any external fixtures or fittings such as vents or flue shall not be located on the Essex Drive elevation. Full details of any required fittings shall be submitted for the written approval of the Planning Authority prior to their installation on site and thereafter implemented in the approved manner.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

DRAWINGS

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

1. 01 Location Plan Received 29 April 2026
2. 02A Block Plan Received 29 April 2026
3. 07B Proposed Site Plan Received 12 May 2026
4. 08A Proposed Plans Received 29 April 2026
5. 09B Proposed Elevations Received 24 June 2026

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

Advisory Notes to Applicant

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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