

Report of Handling for Application 25/02372/FUL

ADDRESS:	21 Langside Drive Glasgow G43 2EP	Item 3 17th February 2026
PROPOSAL:	Installation of rooflights to dwellinghouse.	

DATE OF ADVERT:	7 November 2025
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	7 neighbour notification letters were issued. The application was advertised in the local press and was included on the Weekly List of Applications. No representation received.
PARTIES CONSULTED AND RESPONSES	None
PRE-APPLICATION COMMENTS	No Formal Pre-Application Advice was sought

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
NPF4 POLICIES	<p>The National Planning Framework 4 (NPF4) is the national spatial strategy for Scotland up to 2045. Unlike previous national planning documents, the NPF4 is part of the statutory development plan and Glasgow City Council as planning authority must assess all proposed development against its policies. The following policies are considered relevant to this application:</p> <p>Policy 1: Tackling the climate and nature crises Policy 2: Climate mitigation and adaption Policy 7: Historic assets and places Policy 14: Design, Quality and Place Policy 16: Quality Homes</p>
CITY DEVELOPMENT PLAN POLICIES	<p>The City Development Plan consists of high-level policies with statutory Supplementary Guidance. The following policies were considered when assessing the application:</p> <p>CDP1 and SG1 (Part 2): The Placemaking Principle CDP9 and SG9: Historic Environment</p>
OTHER MATERIAL	Newlands Conservation Area Appraisal (2019): Newlands Conservation Area Appraisal

CONSIDERATIONS	
REASON FOR DECISION	The proposal is not 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.

Comments	
-----------------	--

Planning History	Development Management			
	Ref	Proposal	Decision Issued	Decision
	16/02072/DC	Erection of single storey extension to rear, conservatory to side and replacement windows to dwellinghouse.	04.11.2016	GC
	17/02468/DC	External alterations to workshop at rear of dwellinghouse including dormer extension and formation of access stairs. ##Withdrawn##	30.10.2017	VW
	17/02887/DC	Erection of single storey extension, conservatory to side and replacement windows to dwellinghouse - amendment to 16/02072/DC to amend conservatory roof material and formation of new access to kitchen.	18.12.2017	GC
	25/02372/FUL	Installation of rooflights to dwellinghouse.		PDE
Site Visits (Dates)	This application was determined using the information supplied with the application and desk-based research.			
Siting	The application site is a large, detached villa situated on a corner plot, with Langside Drive to the west and Newlands Road to the south, located within an established residential area in the Newlands Conservation Area, within Ward 02.			
Design and Materials	<p>It is proposed to install six rooflights: two on the west-facing roof slope of the original villa, and four on the roof of the modern single-storey wraparound extension, on the west and north elevations.</p> <p>All rooflights are proposed to be Roof Maker Conservation Luxlite style, with a central glazing bar.</p>			
Daylight	No issue			
Aspect	No issue			
Privacy	No issue			
Adjacent Levels	NOT APPLICABLE			
Landscaping (Including Garden Ground)	NOT APPLICABLE			
Access and Parking	NOT APPLICABLE			
Site Constraints	The application site is in Newlands Conservation Area.			
Other Comments	Sections 25 and 37 of the Town and Country Planning (Scotland) Act requires that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. In addition, Section 64(1) of the same Act requires the Council to pay special regard to any buildings or other land in a Conservation Area, including the desirability of preserving or enhancing the character or appearance of that 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 or the appearance of the Conservation Area;
- c) 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) and (b) the proposal must be considered against the following policies:

National Planning Framework 4 (NPF4)

NPF4 Policy 1: Tackling the Climate and Nature Crises and Policy 2: Climate Mitigation and Adaptation

NPF4 Policies 1 and 2 are overarching policies that intend to encourage, promote, and facilitate development that addresses the global climate and nature crises, minimises emissions, and adapts to the current and future impacts of climate change.

Case Officer Comment

The proposed development would improve natural daylight into the property, minimising the need to use artificial lighting. As such, the proposal would have minimal impact on the climate and nature crises and would not affect the ability of the site to adapt to or mitigate against the effects of climate change. On this basis, the proposal complies with Policies 1 and 2.

Policy 7: Historic Assets and Places

The intent of the policy is to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places. Development altering listed buildings should preserve its character, special architectural and historic interest. Development affecting conservation areas shall enhance the character and interest of the area by introducing a quality of design, suitable materials and built form/ layout.

Case Officer Comment

The proposed rooflights would be prominently visible on the west-facing roof slope of the original villa and on the roof of the wraparound extension. Their size, design, and positioning would disrupt the unaltered roofline and fail to respect the historic architectural form of the building. As such, the proposal would have a detrimental impact on the character and appearance of the Newlands Conservation Area, contrary to the objectives of NPF4 Policy 7.

Policy 14: Design, Quality and Place

This policy seeks to encourage, promote and facilitate well designed development that makes successful places by taking a design-led approach and applying the Place Principle. It states that 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.

Case Officer Comment

The application is assessed in more detail below, under CDP1/SG1 and CDP9/SG9 of the City Development Plan, however it is considered that owing to the proposals design, scale and positioning it would have a detrimental impact on the character of the dwelling and the character and appearance of the wider conservation area. It is not consistent with the six qualities of successful places. Therefore, the proposal is not compliant with NPF4 Policy 14.

Policy 16: Quality Homes

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

Case Officer Comment

The application is assessed in more detail below, under CDP1/SG1 and CDP9/SG9 of the City Development Plan, however it is considered that owing to the proposals design, scale and positioning it would have a detrimental impact on the character of the dwelling and the character and appearance of the wider conservation area. It is not consistent with the six qualities of successful places. Therefore, the proposal is not compliant with NFP4 Policy 16.

GLASGOW CITY DEVELOPMENT PLAN, ADOPTED 2017**CDP1 & SG1 Placemaking Principle**

These policies are considered for all development proposals, advising new development should aspire towards the highest standards of design and placemaking while providing high quality amenity to existing and new residents in the City. New development should respect the environment by responding to its qualities and character, while protecting the City's heritage.

CDP9 and SG9 Historic Environment

CDP 9 and its supplementary guidance SG9 aims to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. SG9 provides information on repairing, altering or extending unlisted buildings in Conservation Areas. It seeks to protect and enhance the character and appearance of Glasgow's Conservation Areas.

SG9 provides specific guidance relevant to the development.

2.41 Roof Lights - The use of conservation style roof lights is the preferred solution in the creation of additional roof space. Where acceptable, these should be on the rear elevation of a building or within the valley of an M shaped roof. New roof lights should not be introduced on the front elevation of Listed Buildings or unlisted building in a Conservation Area.

2.42 New roof lights should replicate traditional roof lights in design, low profile framing and structural glazing bars, and be coloured to blend in with the roof finish and be flush fitted. The number of roof lights proposed will also be taken into consideration.

Case Officer Comment

In respect of (b), in terms of whether the proposal preserves or enhances the character or appearance of the Conservation Area, it is considered that the proposal would not do so for the following reasons:

- Being a corner plot the building has two main frontages. The installation of rooflights on the west (front) elevation of the property would represent a significant intervention to the slated roof and would be visible from the street. The siting of these rooflights on the front elevation would have an unacceptable impact on this prominent elevation and is contrary to the guidance outlined above.
- Furthermore, the proposed rooflights do not have the flush-fitted feature characteristic of traditional conservation rooflights. The proposal projects approximately 50mm above the roof plane, and the submitted drawings confirm that the rooflights are not flush-fitted in line with policy guidance. No information regarding the frame colour has been provided; the submission only notes a "neutral, recessive colour palette to minimise visual impact and complement the tones of the existing slate roof."

	<p><u>Conclusion</u></p> <p>The development, by virtue of its siting, design, and visual impact, fails to preserve the character and appearance of the Newlands Conservation Area and is contrary to the relevant provisions of the statutory development plan, including NPF4 Policy 7, CDP9, and SG9: Historic Environment. The introduction of rooflights to the front elevation of this unlisted property would be prominent from the street, detracting from the roofline and the wider streetscape, and there are no material considerations that outweigh this conflict. Accordingly, the proposal is not in accordance with policy guidance for the historic environment.</p> <p>In respect of (c), there are no further material considerations. No letters of representation have been received for this proposal which require to be addressed prior to the determination of this application but that does not demonstrate acceptability of the proposal. Planning has sought to negotiate a solution that would have seen the rooflights on the main villa being located on the rear roof plane with those on the existing one storey extension being retained (albeit not fully compliant with policy), but instead the applicant has requested that the application be determined as it stands. The applicant has provided a supporting assessment which aims to justify the proposal on the basis of limited short range views due to existing evergreen hedging however this hedge could be removed at any point and the remaining deciduous trees would not fully screen the development. More medium views from the south and west also offer a clearer view of the roofline in winter months. On this basis there is no other reason in which to justify a departure from statutory guidance.</p> <p>Overall, and for the reasons listed above, it is recommended that the application is refused.</p>
Recommendation	Refuse

Date: 03.02.2026	DM Officer Manasa Kappadi Channabasavaiah
Date <u>06/02/2026</u>	DM Manager Ross Middleton

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 development proposal is contrary to NPF 4, Policy 7: Historic assets and places and CDP 9: The Historic Environment and SG9: Historic Environment of the City Development Plan (adopted March 2017) as specified below, and there is no overriding reason to depart therefrom.
03. The proposal is contrary to NPF 4, Policy 7: Historic assets and places and CDP9 and SG9: Historic Environment of the City Development Plan due to the location proposed for the rooflights and their design and materials. The rooflights proposed on the west (front) elevation would introduce an anomalous intervention in a prominent location that fails to respect and complement the period, style and architectural character of the building and would detract from the appearance of this building and wider conservation area.

Drawings

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

1. 2504_202_A FIRST FLOOR PLAN PROPOSED Received 10 December 2025
2. 2504_203_A SECOND FLOOR PLAN PROPOSED Received 10 December 2025
3. 2504_204_A ROOF PLAN PROPOSED Received 10 December 2025
4. 2504_401_A ELEVATION SOUTH PROPOSED Received 10 December 2025
5. 2504_402_A ELEVATION WEST PROPOSED Received 10 December 2025
6. 2504_403_A ELEVATION NORTH PROPOSED Received 10 December 2025
7. 2504_101 A LOCATION PLAN Received 14 October 2025

