



Glasgow City Council

Planning Local Review Committee

Report by Executive Director of Neighbourhoods,
Regeneration and Sustainability

Contact: Sam Taylor Ext: 78654

Purpose of Report:

To provide the Committee with a summary of the relevant considerations in the above review.

Recommendations:

That Committee consider the content of this report in coming to their decision.

Ward No(s): 2 - Newlands/Auldburn

Citywide: n/a

Local member(s) advised: Yes No

consulted: Yes No

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at <http://www.ordnancesurvey.co.uk> "

If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale

1 LOCATION, DEVELOPMENT PLAN DESIGNATIONS AND PROPOSAL

Location

- 1.1 The application site is a detached dwelling villa on Langside Drive in Newlands. The site is in ward 2 (Newlands/Auldburn).
- 1.2 The property is unlisted and it sits in the Newlands Conservation Area.

Proposal

- 1.3 The development proposed is the installation of six rooflights to the existing dwelling. These include four to the conservatory and utility, and two to the west elevation. The type of roof light is the aluminium framed Roof Maker 'Conservation Luxlite' with 1 split bar - as described in the brochure attached to the application.

Further Information

- 1.4 At Local Review Committee (LRC) meeting of 17th March 20256, the LRC requested further information to allow them to consider the review. The proposal did not include an appeal statement after the release of the full report of handling by the authority. The comments requested were:
 - 1.1.1 Noise measurements from sensitive nearby dwellings should be included
- 1.5 An updated appeal statement was received on the 3rd of March 2026. This is summarised and combined with the original statement below under the 4. Appeal Statement.

2 DEVELOPMENT PLAN POLICIES

- 2.1 The relevant National Planning Framework 4 (NPF4) and City Development Plan (CDP) policies and Supplementary Guidance are:
 - **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
- 2.2 The relevant City Development Plan policies and Supplementary Guidance are:
 - **CDP 1 & SG 1:** The Placemaking Principle
 - **CDP 9 & SG9:** Historic Environment
 - **CDP 10 & SG 10:** Meeting Housing Needs

3 REASONS FOR REFUSAL / RELEVANT CONDITION(S)

3.1 The reasons for refusal are set out below:

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.

4 APPEAL STATEMENT

4.1 A summary of the material points raised in both of the appeal statements are given below:

01. The briefing report notes that CDP defines a building line as an elevation fronting a road. This is intended because these are generally the more prominent parts of a building, and any assessment of this on a historic asset should identify the likely visual or physical impact of any proposal for change. The applicant believes that visual impact would be limited.
02. Regarding SG9 location policy, the proposal does not include rooflights on the principal (front) elevation of the villa and not visible at pedestrian level. The two rooflights are positioned on the west-facing side roof slope. While the property occupies a corner plot, this side elevation is not equivalent to a principal façade in architectural or townscape terms.
03. Furthermore, the side boundary is defined by a masonry wall, fence and mature hedge planting. An updated Visual Impact Assessment was submitted to demonstrate winter conditions when deciduous foliage is absent. The hedge provides effective year-round screening from Langside Drive. From pedestrian eye level on the public footway, the rooflights are not visible. In key viewpoints, the existing chimney stack obscures the relevant portion of roof slope. In other positions, the roof overhang prevents a direct line of sight.
04. In terms of design and materials, the proposal had reduced the roof light size, incorporated glazing bars and made a number of other changes in feedback

to the officer. The rooflights do not interrupt the ridge line, project outwards or alter the roof silhouette. This is a modest proposal.

05. The alterations are minor, reversible, sympathetic and do not alter the architectural composition.
06. At the time of submitting the appeal statement, the report of handling was not submitted or made available to the applicant, a request for this has been made.
07. We respectfully submit that the rooflights do not constitute a “detriment to the traditional façade” or introduce an “incongruous element to a key view”. For the reasons set out above, the rooflights are difficult to spot would have a limited impact on the character of the conservation area.
08. The significant coverage of the west elevation by the wall, fence and trees means that the elevation itself isn’t prominently visible from Langside Drive / Corrou Road. This is evidenced by the Photographs submitted by the officer and our architect.
09. We also note the proposed solution of relocating the lights to the rear roof. We discussed this at length with our architect. However, this would mean relocating a bathroom and moving many of the workings of the house, which are located to the rear of the property. This would be a costly exercise and would involve ripping out a perfectly good bathroom to reposition it elsewhere, which would not be an environmentally friendly solution.

5 RELEVANT PLANNING HISTORY

- 5.1 The previous planning application history for the property includes the following:
 - 16/02072/DC – Erection of single storey extension to rear, conservatory to side and replacement windows to dwellinghouse.– Grant Subject to Condition(s).
 - 25/02372/FUL – Installation of rooflights to dwellinghouse. – Refuse

6 REPRESENTATIONS AND CONSULTATIONS

- 6.1 There were no representations received to the application or to the review.

7 COMMITTEE CONSIDERATIONS

- 7.1 Committee should consider if the following are in accordance with NPF4, the relevant City Development Plan policies and Supplementary Guidance, and if there are material considerations which outweigh the Development Plan considerations.
- 7.2 The following are the relevant policy considerations:

7.3 Climate change and mitigation

National Planning Framework 4: NPF4 Policy 1 Tackling the climate and nature crises and Policy 2: Climate Mitigation and Adaptation states that “when considering all development proposals significant weight will be given to the global climate and nature crises” and that “development proposals to retrofit measures to existing developments that reduce emissions or support adaptation to climate change will be supported.”

Committee should note that:

- The proposal is considered to be neutral to this policy.

7.4 Protection of Heritage Assets and Design

NPF4 National Planning Framework
Policy 7: Historic assets and places

Aim: to protect and enhance historic environment assets and places.

Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials

Policy 14 Design, quality and place

Development proposals will be supported where they are consistent with the six qualities of successful places: These include **Healthy, Pleasant** (Supporting attractive natural and built spaces), **Connected, Sustainable** and **Adaptable** (Supporting commitment to investing in the long-term value of buildings, streets and spaces by allowing for flexibility so that they can be changed quickly to accommodate different uses as well as maintained over time).

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 10 Quality Homes

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;

Newlands Conservation Area Appraisal

Langside Drive is one of the oldest roads of the Conservation Area, seen in early 19th century mapping. In the townscape character assessment, views Northwards from the Langside Drive and Newlands Road junction are regarded

as an important view for the area, and 21 Langside Drive is regarded as an 'unlisted building of townscape merit.'

Article 4 Directions: Class 1 The enlargement, improvement or other alteration of a dwelling house.

Committee should note:

- The function of an Article 4 Direction removes permitted development rights for certain classes of development.

CDP9/SG9: Historic Environment

The council supports high quality design that respects and complements the character and appearance of the historic environment and the special architectural interest of its conservation areas. The Council is unlikely to support development that would have a negative impact on the historic environment

- 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.
- 2.50 Where new windows can be justified, this will generally mean installation to match the original (taking account of any safety etc requirements). uPVC is not considered an acceptable window frame material for Listed Buildings
- 2.66 In the case of a traditionally designed extension - windows should match those of the existing property however alternative fenestration may be considered appropriate in the case of contemporary designs

Committee should note that:

- The materials were consulted on by the council and deemed acceptable.
- The City Development Plan defines a building line as "The elevation fronting a road, not including elements such as the front of any porches, canopies, garages or bay windows."
- Rooflights are proposed to be introduced to an elevation fronting the road, contrary to policy.
- The rooflights of the upper roof are visible from Langside Drive at the traffic lights and at Corrou Road. This is seen in the photos attached.
- The planning officer had offered a solution of relocating these to the rear roof, and had in compromise accepted those proposed on the conservatory and utility on the first floor. This was refused by the agent.

Committee should consider whether:

- The introduction of a new rooflight to this elevation would constitute a detriment to the traditional façade of the front elevation which would erode the character of the conservation area?
- The introduction of an incongruous element to a key view of the conservation area would affect heritage amenity of the area?
- The highest standards of design and amenity are considered in this design?

8 COMMITTEE DECISION

8.1 The options available to the Committee are:

- a. Grant planning permission, with or without conditions;
- b. Refuse planning permission; or
- c. Continue the application for further information.

8.2 *Section 43A(12)(a) of the Town and Country Planning (Scotland) Act 1997* requires that reasoning behind why the local review body has been decided be supplied in the decision notice. Should committee be minded to grant planning permission, material considerations that justify a departure from the plan would require to be identified.

Policy and Resource Implications

Resource Implications:

Financial: n/a

Legal: n/a

Personnel: n/a

Procurement: n/a

Council Strategic Plan: n/a

Equality and Socio-Economic Impacts:

Does the proposal support the Council's Equality Outcomes 2021-25? Please specify. n/a

What are the potential equality no significant impact

impacts as a result of this report?

Please highlight if the policy/proposal will help address socio-economic disadvantage. n/a

Climate Impacts:

Does the proposal support any Climate Plan actions? Please specify: n/a

What are the potential climate impacts as a result of this proposal? n/a

Will the proposal contribute to Glasgow's net zero carbon target? n/a

Privacy and Data Protection Impacts:

Are there any potential data protection impacts as a result of this report
N

If Yes, please confirm that a Data Protection Impact Assessment (DPIA) has been carried out

9 RECOMMENDATIONS

9.1 That Committee consider the content of this report in coming to their decision.