

Report of Handling for Application 25/01354/FUL

11th August 2026

ADDRESS:	311 Calder Street Glasgow G42 7NQ
PROPOSAL:	External alterations, with erection of two storey extension to rear.

DATE OF ADVERT:	N/A
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	One objection against the development was received. The grounds of objection have been summarised below: - The extension would cause residential overshadowing <u>Response:</u> Agreed, see 'Other Comments' for a detailed response - Impact on parking provision <u>Response:</u> The application has failed to explain the use of the proposed extension; it is therefore difficult to assess whether the development would have an impact in terms of traffic and parking. - Increase the footprint of the building <u>Response:</u> See 'Other Comments' section of this report for an assessment of the development.
PARTIES CONSULTED AND RESPONSES	None required.
PRE-APPLICATION COMMENTS	No 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	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 the application: Policy 1 Tackling the climate and nature crisis Policy 2 Climate mitigation and adaptation Policy 7 Historic assets and Places Policy 14 Design, quality and place

CITY DEVELOPMENT PLAN POLICIES	The City Development Plan consists of high-level policies with statutory Supplementary Guidance. The following policies were considered when assessing the application: CDP1: The Placemaking Principle CDP2: Sustainable Spatial Strategy CDP9: Historic Environment SG1: The Placemaking Principle Part 2. SG9: Historic Environment
OTHER MATERIAL CONSIDERATIONS	Category 'B' Listed Building
REASON FOR DECISION	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.

Comments

Planning History	Development Management 95/01514/DC Partial demolition of stone boundary wall and rebuilding of wall in facing brick, repairs to wall and demolition of outbuilding (within the curtilage of listed building) Grant, subject to conditions on 24.08.1995 95/01513/DC Partial demolition of stone boundary wall and rebuilding of wall in facing brick, repairs to wall and demolition of outbuilding (within the curtilage of listed building) Grant, subject to conditions on 24.08.1995 99/02334/DC Display of four banners Grant, subject to conditions on 16.11.1999 99/02333/DC Use of offices as community building, internal and external alterations, display of four banners Grant, subject to conditions on 06.12.1999 99/02332/DC Use of offices as community building, external alterations Grant, subject to conditions on 16.11.1999 18/00428/LBA Alterations and extension to existing education centre to form new meeting rooms and associated facilities Refused on 30.05.2018 18/00128/FUL Alterations and extension to education centre to form meeting rooms and associated facilities Refused on 30.05.2018
Site Visits (Dates)	01.10.2025
Siting	The application site consists of a two-storey blonde sandstone former school building, erected circa 1874-1875. The site is category 'B' listed and sits to the north of Calder Street and to the east of Batson Street. There is an existing rear single storey extension.
Design and Materials	The proposal is for a two-storey extension to the rear of the listed building. The extension's front elevation would face Batson Street. No information regarding the function of the extension in relation to the existing building has been submitted and what use it would accommodate. The extension does not adjoin the listed building but is built up to the boundary wall to the rear and joins in the existing single storey extension. It is proposed to have a gable roof, and its building line projects in front of the side building line of the original building. The extension is proposed to be finished with render coloured to match the sandstone of the existing building, the roof is proposed to be covered with concrete roof tiles, and the windows are proposed to be constructed in aluminium. There is very little information submitted on the landscaping and what appears to be ramped access to the front.
Daylight	N/A

Aspect	N/A
Privacy	N/A
Adjacent Levels	N/A
Landscaping (Including Garden Ground)	It appears that works to level and provide ramp access to the front of the extension are proposed, there is however very little details submitted around this.
Access and Parking	N/A
Site Constraints	Category 'B' Listed Building
Other Comments	<u>Assessment of Planning Application</u> 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 NPF4 adopted on the 13th of February 2023 and the Glasgow City Development Plan adopted on the 29th of March 2017. NATIONAL PLANNING FRAMEWORK 4, ADOPTED 2023 <u>Policy 7 – Historic Assets and Places</u> 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. <i>c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.</i> <u>Policy 14 – Design, Quality and Place</u> The policy seeks to encourage, promote and facilitate well design development that makes successful places by taking a design-led approach and applying the Place Principle. Development proposals should be consistent with the six qualities of successful places: healthy, pleasant connected, distinctive, sustainable and adaptable. <u>Officer's Comments</u> The proposal fails to pay attention to details of local architectural styles by proposing an extension foreign to the style of the listed building it is attached to. It does not respect the 'distinctive' quality of place. GLASGOW CITY DEVELOPMENT PLAN, ADOPTED 2017 Policies CDP 1 (The Placemaking Principle) and CDP 2 (Sustainable Spatial Strategy) are overarching policies which, together with their associated Supplementary Guidance, must be considered for all development proposals to help achieve the key aims of the City Development Plan. <u>CDP1 & SG1 Placemaking Principle</u> CDP1 seeks a holistic, design-led approach to development.

Design and Materials (see also SG1 - Placemaking, Part 1 and SG1 Part 2, Detailed Guidance - Building Materials) - Good design improves quality of life. Well-designed homes and neighbourhoods create better and healthier places to live, builds strong communities and can reduce crime, improve energy efficiency and provide homes that keep their value over time. Well-designed environments go further than the minimum. They enhance the sense of well-being, enable healthy lifestyles and create delight. The following guidance applies:

- a) the siting, form, scale, proportions, detailed design and use of materials should be in keeping with the existing building and wider area;*
- b) high quality innovative design is encouraged where it will complement the property;*
- c) extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings; and d) external materials should reflect the character of the original building and the street and the windows and door.*

Privacy and Overlooking

Privacy and Overlooking - The following guidance applies:

- a) there should be no adverse impact on existing or proposed accommodation;*
- b) windows of habitable rooms (see Definition) should not increase direct overlooking into adjacent private gardens or rooms;*
- c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;*
- d) 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. These distances do not apply to rooflights; and*
- e) Obscure glazing in windows of habitable rooms (see Definition) is not considered an acceptable means to mitigate against privacy issues.*

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.

Extensions - *Extensions should generally have a pitched roof, should not project in front of the building line (see Definition), should Relate to the design of the original dwellinghouse, and should be subordinate to the original dwelling house in scale and design. Flat roofs on single storey extensions, if a high-quality modern design, may be considered as long as the scale and design are appropriate for the existing dwelling.*

Officer's Comments

The proposed built form, proportions, detailed design and use of materials are of the proposed extension are not in keeping with the original building and the wider area. The proposed extension would obscure the north-east elevation of the original building which would lead to loss daylight to these windows. To the north of the site, the proposed extension would cause potential overshadowing and loss of daylight to the neighbouring private garden ground.

CDP9 and SG9 Historic Environment

CDP 9 Historic Environment and its supplementary guidance SG9 specifically target the historic environment and alteration to listed buildings. SG9 has specific guidance for the proposed development.

All extensions will, firstly, have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property. In order to safeguard the quality of Listed Buildings and properties in Conservation Areas, the detailed guidance set out below will apply to all buildings in residential, commercial or other uses.

Proposals for the extension of a Listed Building must ensure that:

	a) the scale is subservient to the original building; b) its location, design, scale, massing and proportion protects the building's appearance, character and setting; and c) the detailed design and use of materials complement the building's period, style and character. Developers/applicants should seek advice on materials from the Council; and d) advice is sought at the outset as to whether the project will give rise to any archaeological issues. Extensions should be located to the rear or side of the property. Extensions should not protrude beyond the front elevation of the existing building. The setting back of extensions will be encouraged. Any extensions to a Listed Building, or its ancillary buildings and properties within Conservation Areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the Listed Building and/or Conservation Area and not dominate the original property. Within this context, high quality innovative modern design will be encouraged. Materials should complement those of the existing property in terms of their colour, texture and scale. 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. Roofs should be ridged or mono pitched. Flat roofs should be avoided unless the intention is to provide a green roofing system or the design is integral to an overall approved contemporary design. Extensions should not disrupt the established plot pattern and should preserve or enhance all other key characteristics of the conservation area or site. Officer's Comments The extension was assessed against the relevant policy copied above. The scale of the extension is subservient to the existing building as its roof ridge sits below the one of the listed building. But the extension design is at odds with the character and architectural quality of the listed building. The proposed fenestration references the listed building fenestration at ground floor level but the additional of round/ oval windows is foreign to the symmetrical and rigorous fenestration of the existing building. The proposed roof shape and its orientation does not complement the original building and sits at odds with it. The front building line of the extension facing East protrudes beyond the side building line of the original building. The proposed materials (concrete roof tiles, render and aluminium windows) do not complement the original property and is not acceptable. Natural materials such as stone, brick, wood or natural slate should be considered and are appropriate for an extension to a listed building. The extension would also obscure the north elevation of the listed building which would be detrimental to the special character and interest of the listed building. The extension would be an incongruous addition which would detract from the special character of the listed building and have a negative impact on its setting and character. In relation to b), One letter of objection was received and those matters have been addressed within the report above. There are no other material reasons which would justify an approval in this case. Overall, it is recommended that the application is refused.
Recommendation	Refuse

Date: 02.10.2025	DM Officer	Constance Damiani
Date <u>03/10/2025</u>	DM Manager	Ross Middleton

Reasons

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.
02. The proposed development and the information submitted to assess the application have failed to explain the function and use of the proposed extension in relation to the existing building.
03. The proposed extension would cause the loss of daylight to the windows on the north-east elevation of the original building by completely obscuring them which is not in keeping with Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan.
04. The proposed extension would potentially overshadow the neighbouring private garden ground to the north of the site and acts as a hard boundary as it is not set back from the boundary wall, this is contrary to Policy CDP1 and SG1 Placemaking Principle Part 2 of the Glasgow City Development Plan.
05. The development has failed to be consistent with the six qualities of space (healthy, pleasant, connected, distinctive, sustainable and adaptable) from Policy 14 Design, quality and place from the National Planning Framework 4.
06. By virtue of its design and built form, the proposed extension sits at odds with the listed building and would be an incongruous addition which would harm and negatively impact the special character and interest of the listed building which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.
07. The fenestration and roof profile of the proposed extension are foreign to the character of the listed building and do not relate to the listed building's architectural form which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of The Glasgow City Development Plan.
08. The extension front building line protrudes beyond the building line of the original building which is contrary to Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.
09. The proposed materials (concrete roof tiles, render and aluminium windows) are not appropriate materials for an extension to a listed building as they would negatively harm the special character and interest of the listed building which is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.
10. The proposed extension would obscure the north elevation of the listed building which would be detrimental to the special character and interest of the listed building and is contrary to Policy 7 Historic Assets and Places from the National Planning Framework, Policy CDP9 and SG9 Historic Environment of the Glasgow City Development Plan.

Drawings

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

1. 00 -LOCATION PLAN Received 17 June 2025
2. 02 - GROUND FLOOR PLANS AS PROPOSED Received 17 June 2025
3. 03 - EAST AND WEST ELEVATIONS AS EXISTING AND PROPOSED Received 17 June 2025
4. 05 - ROOF PLAN AS PROPOSED Received 17 June 2025
5. 06 - NORTH ELEVATION AS EXISTING AND PROPOSED Received 17 June 2025

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