



Planning Applications Committee

Report by
Executive Director of Neighbourhoods, Regeneration
and Sustainability

Item 1(b)

18th August 2026

Contact: Madison Safdari **Phone:** madison.safdari@glasgow.gov.uk

Application Type Full Planning Permission

Recommendation Grant Subject to Condition(s)

Application	26/01163/FUL	Date Valid	02.06.2026
Site Address	12 Kinalty Road Glasgow G44 3DE		
Proposal	Erection of a single storey extension to rear of existing dwellinghouse.		
Applicant	Ms Michelle Letowska 12 Kinalty Road Glasgow G44 3DE	Agent	Per Soderqvist Architect Ltd Per Soderqvist 49 Raeswood Crescent Glasgow G53 7HE
Ward No(s)	02, Newlands/Auldburn	Community Council	02_103, Cathcart, Merrylee & Muirend
Conservation Area	N/A	Listed	N/A
Advert Type	N/A	Published	N/A
City Plan	Urban Area		

Representations/Consultations

The application was subject to the standard neighbour notification process and did require to be advertised. No representations were received.

Consultations

No external or statutory consultations were required or sought for this application.

Whilst no representations or objections from statutory consultees were received, under the Terms of the Scheme of Delegation the application requires to be determined by Planning Committee.

Site and Description

The application site is a semi-detached dwellinghouse located on the north side of Kinalty Road within an established residential area of Glasgow. The surrounding area is predominantly residential in character and is characterised by two-storey semi-detached and detached dwellinghouses set within individual residential plots with private front and rear garden ground.

The existing property is a semi-detached dwellinghouse with a front garden and enclosed rear garden. The dwelling is adjacent to residential properties to the west, north and east. The neighbouring properties at Nos. 10 and 16 Kinalty Road are of a similar scale and character.

The rear garden is generally level and includes areas of hardstanding, trees, raised planting structures and grass. There is a free-standing garden shed. It is enclosed by boundary structures including hedges and fencing.

Access to the application site remains as existing. There is no proposed change to vehicle parking.

The site is not located within a conservation area, is not subject to any specific landscape designation, and the property is not listed.

Planning History

There is no planning history for this application site.

Proposal

The application seeks full planning permission for the erection of a single storey extension on the rear of the dwellinghouse.

The proposed extension would have a footprint of 37.5 sqm (7.7m width x 5.1m depth) and project from the existing rear elevation by 5.17m, from the side elevation of the dwellinghouse by 1.59m and extends across the majority of the width of the existing rear elevation 6.8m in width. Once constructed it would provide an enlarged living room together with a utility room and a shower room.

The proposed extension would be single storey with a dual-pitched roof extending to a ridge height of 4.16m and an eaves height of 3.27m above ground level. The roof would incorporate four rooflights.

The rear (north) elevation of the extension would have a single door, 2no. horizontal window openings, a set of double-glazed doors providing access to the rear patio and garden and accompanying by a full-height glazed side panel.

The side (west) elevation of the extension, which overlooks the private garden area, would have a large window opening serving the proposed living room. There is also a new window opening on the existing dwellinghouse.

The front (south) elevation of the extension would have a door opening providing access to the living room from the garden.

There are no window or door openings on the proposed extension's east elevation which is adjacent to the boundary shared with the attached dwellinghouse at 10 Kinalty Road.

Existing boundary treatments are to be retained. No trees would be affected by the proposed development.

The proposed extension would be finished in materials to match the existing dwellinghouse. External walls would be finished in render to match the type and colour of the existing property and would incorporate a facing brick plinth to match the existing dwellinghouse. Window cills, window and door frames, roof tiles, rainwater goods, fascia boards and eaves details are all proposed to match the existing dwellinghouse. The materials are shown on the submitted elevations and schedule.

The proposal includes the formation of two raised platforms, one at the south and another at the north. Both would have a height less than 0.5m and would therefore benefit from Permitted Development.

This assessment refers to the proposed extension, only.

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.

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

National Planning Framework 4 (NPF4)

Policy 1: Tackling the Climate and Nature Crises

Policy 2: Climate Mitigation and Adaptation

Policy 14: Design, Quality and Place

Policy 16: Quality Homes

City Development Plan (CDP) Policies

CDP1 and SG1 (Part 2): The Placemaking Principle

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 dictate otherwise.

The issues to be considered 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.

Each development proposal will be considered on its individual merits and must respond to its setting appropriately to ensure protection and enhancement of amenity in the area.

In respect of (a) the Development Plan comprises the National Planning Framework 4 adopted 13th February 2023 and the Glasgow City Development Plan 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 its scale, design, impact on the character of the areas and amenity.

Design, appearance and scale

The proposed development generally complies with Policies 1 and 2 of NPF4 as it is minor in scale and does not directly address the global climate emergency and nature crises.

Policies 14 and 16 of NPF4 are similar in intent to CDP1 and SG1 (Part 2) in seeking to ensure development is appropriately designed and protects residential amenity.

More specifically SG1 (Part 2) paragraph 2.3 requires alterations and extensions to respond positively to the character and appearance of the host dwelling and surrounding area. The proposed extension adopts a simple domestic form with a dual-pitched roof and matching external materials. The scale, design and detailing are considered compatible with the existing dwellinghouse and the surrounding residential character. The proposal would remain subordinate to the host property and would not appear visually dominant.

The application site benefits from approximately 437.8sqm of usable private garden ground. The proposed extension would have a footprint of approximately 37sqm, resulting in 400.8sqm of usable private garden ground remaining. Approximately 91.6% of the original usable private garden area would therefore be retained. This comfortably exceeds the minimum 66% requirement contained within SG1 (Part 2) paragraph 2.5.

Overall, the scale, siting and design of the extension is appropriate for its context and would be an acceptable addition to the property.

Residential Amenity

The proposed extension would principally overlook the applicant's own rear garden. The rooflight serving the shower room would have obscure glazing to protect the privacy of the applicant.

Given the position, orientation and relationship with neighbouring properties, the proposed openings are not considered to result in unacceptable overlooking or loss of privacy. A condition would be applied to ensure that no additional windows on the east elevation could be formed. The proposal therefore complies with SG1 (Part 2) paragraph 2.6.

The extension would be located on the north-west side of the dwellinghouse and would be single storey in scale. Given the orientation of the site, relationship with neighbouring properties and submitted daylight assessment, it is not considered that the proposal would result in significant loss of daylight, sunlight or unacceptable overshadowing. The proposal therefore complies with SG1 (Part 2) paragraphs 2.8–2.11.

On this basis neighbouring amenity would be maintained.

In regard to issue (a) the above demonstrates that the proposed development complies with the relevant policies of the Development Plan, subject to conditions.

In respect of (b) other material considerations include the views of consultees and the contents of letters of representations. No representations were received; no objections were received from consultees and there are no other material considerations which would justify refusal of the proposal.

Conclusion

Overall, the assessment demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations 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

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

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

1. G/01 LOCATION PLAN Received 02 June 2026
2. G/40 SITE PLAN AS PROPOSED Received 01 June 2026
3. G/41 SITE PLAN CLOSE UP AS PROPOSED Received 01 June 2026
4. G/50 GROUND FLOOR PLAN AS PROPOSED Received 01 June 2026
5. G/51 ROOF PLAN AS PROPOSED Received 01 June 2026
6. G/70 SOUTH/FRONT ELEVATION AS PROPOSED Received 01 June 2026
7. G/71 WEST/SIDE ELEVATION AS PROPOSED Received 01 June 2026
8. G/72 NORTH/REAR ELEVATION AS PROPOSED Received 01 June 2026
9. G/73 EAST ELEVATION AS PROPOSED Received 01 June 2026
10. G/80 SECTION A-A AS PROPOSED Received 01 June 2026
11. G/81 SECTION B-B AS PROPOSED Received 01 June 2026

Conditions and Reasons

1. 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.

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

Reason: To protect the privacy of neighbouring residential properties.

for Executive Director of Neighbourhoods, Regeneration and
Sustainability

DC/MSA/16/07/2026