

2. RESIDENTIAL DEVELOPMENT

Alterations to Dwellings and Gardens

- 2.1 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 and flats 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 e.g. by the excessive reduction of useable private garden space or a loss of privacy. To ensure the visual amenity of residential streets, the Council will also, where it is able, seek to limit the areas of front gardens given over to car parking. For further information regarding the importance of understanding the context of a development, see also SG1 - Placemaking, Part 1 - Integrating Placemaking Within the Development Plan Context.
- 2.2 For dwellings which are listed buildings, or are located inside a conservation area, applicants will have to meet additional requirements, as set out in SG9 - Historic Environment.
- 2.3 **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, build 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 doors in an extension should match those of the existing property.

2.4 **Front to Rear Access** - The following guidance applies:

- a) 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; and
- b) Exceptions may be made where an internal route will be maintained via a garage, a small utility room, or an access from the rear garden on to a path, which is a short direct route to the street at the front of the property. If access is through an internal room other than a garage, a separate passageway will be required.

2.5 **Usable Private Garden Space** - The following guidance applies:

A minimum of 66% of the original useable private garden space (see Definition) should be retained in all house plots after extensions, garages, and outbuildings, etc., have been built, to avoid

over-development of the site. Adequate car parking shall be maintained within the curtilage of the property after any extension or structure is erected.

- 2.6 **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.
- 2.7 Exceptions to these distances may be made in situations where windows are at an angle to each other, or, for ground floor rooms, effective permanent screening either exists, or can be erected. Decking is unlikely to be acceptable where, if there is a requirement for the erection of new permanent screening, the screening itself would have a detrimental impact on residential amenity.
- 2.8 **Daylighting and Sunlight** - 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.

- 2.9 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.
- 2.10 The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice', second edition (PJ Littlefair, 2011) will be used to assess any impact on daylight or sunlight.
- 2.11 Where deemed necessary, applicants shall be required to provide the following assessments as detailed within the BRE guide to good practice:
- a) single storey extensions will be assessed using the 45° test (as shown below). 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;
 - b) two storey extensions, or larger, shall be assessed for their impact on habitable rooms of neighbouring properties using the 'Vertical Sky Component'; and
 - c) 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.
- 2.12 **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.

2.13 **One and a Half and Two Storey Extensions -**

a) 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 be deeper than half the depth of the house should 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 ridge line lower than the ridge of the roof of the house.

A relaxation to the full 1.5 metres setback may be made for extensions to houses where a terracing effect, or unbroken massing, could not arise in the future. These could include houses on a street corner; where the house extension would be adjacent to a non-residential use; or houses with asymmetrical frontages and staggered building lines, and when a proposed ridgeline set-down for the extension creates a subordinate appearance.

b) Rear Extensions

To reduce the dominance of the extension, two storey rear extensions should also have a ridge line well below the ridge of the existing house.

2.14 **Dormers, Roof Terraces and Balconies (including inverted balconies)**

- Dormers should:

- a) be well below the ridgeline of the roof;
- b) be finished to match the materials of the existing roof;
- c) have a front face predominantly glazed;
- d) match the style of any existing dormers present on the roof/adjacent buildings;
- e) be well drawn back from the eaves by at least 300mm;
- f) not extend more than 50% of the width of the roof (two small dormers on the same elevation would be preferable to one larger dormer);
- g) not be over-dominant in relation to the existing scale of the property; and
- h) relate to windows and doors below in character, proportion and alignment.

2.15 Dormers, roof terraces and balconies should not be located where they could infringe the privacy of neighbours, by directly looking into their windows or private gardens (exceptions may be made where the space the dormer serves is clearly non-habitable). Obscure glazing is not considered an acceptable means to mitigate against privacy issues.

2.16 The alteration to the roof should also not have a significant effect on the appearance of the roof. The cumulative effect of dormers and other roof alterations on the appearance of the dwelling will also be taken into account.

2.17 **Porches** - Porches and front extensions should:

- a) not disrupt regular front building lines, to the detriment of the appearance of the building and the street;
- b) be finished to match the materials of the existing dwellinghouse; and

- c) not be over-dominant in relation to the existing scale of the property

2.18 **Conservatories** - Conservatories should:

- a) be at garden level only, with any significant difference in level between the property and the garden taken up by steps within the conservatory, to avoid overlooking of neighbouring properties;
- b) have the base and “fire” walls finished in materials to match the wall of the property to which the conservatory is joined;
- c) include proposals for screening of the garden boundary if no permanent screening exists; and
- d) not rely on obscure glazing to mitigate against privacy issues.

2.19 **Decking** - 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.

2.20 **Extensions and Alterations to Flats** - Extensions to flats, such as 4-in-a-blocks and subdivided villas, pose particular difficulties because of the proximity of properties and the complexity of land ownership. Although flat dwellers have less privacy in their rear garden than house dwellers, as they are directly overlooked by their immediate neighbours, this situation should not be exacerbated by a proposed extension. Good architecture and design should be able to negate any overlooking issues. The following guidance applies:

- a) extensions should not have any windows or doors immediately adjacent to garden areas outwith the ownership of the applicant/application property or in common ownership; and

- b) any overlooking should be mitigated by screen facing, and in certain cases, obscure glazing.

2.21 **Access from Flats to Communal Backcourts and Gardens** - Many tenements, and houses subdivided into flats, share a communal backcourt/ garden that is accessed via a common back door. Forming a new door to provide owners of ground floor flats with a private access to the backcourt/ garden will lead to an unacceptable informal annexation of the area of the backcourt/garden immediately adjacent. This, in turn is likely to lead to a marked reduction of the garden area available to neighbouring residents and prove detrimental to their residential amenity. The forming of such accesses will not be supported.

2.22 **Re-Roofing** - Planning permission is not generally required for re-roofing in unlisted buildings outwith Conservation Areas as long as the materials used for any roof covering are as similar in appearance to the existing roof covering as is reasonably practicable. The following guidance applies:

- a) stone built tenements, should be re-roofed with either grey slate or flat grey tiles to ensure continuity of appearance in the street block;
- b) re-roofing of post war flats and 4-in-a block flats, should provide consistency of colour and materials and minimise any contrast with existing unaltered roofs;
- c) re-roofing of terraced houses (including any porches), should match the colour of the standard for the block; and
- d) detached and semi-detached houses should be re-roofed to blend in with neighbouring properties.

2.23 **Conversion of Garages to Living Accommodation** - In general, planning permission is not required to convert garages to habitable rooms. However, in some developments garage conversions are not permitted and householders should check with the planning

authority to see whether planning permission will be required in their particular case. The following guidance applies where planning permission is required:

- a) the loss of garage space should not reduce the need for appropriate car parking provision on site;
- b) the frontage alterations should reflect the character and appearance of the house;
- c) conversion of the garage should not block access from the front to the rear of the house (see section 2 above); and
- d) the potential cumulative impact on on-street parking should also be considered.

2.24 **Free-standing Garages** - Garages should:

- a) be set a minimum of 6 metres back from the rear edge of the public/common footpath, except in private lanes where they may be set on the boundary;
- b) have a pitched roof, unless well screened from public view;
- c) not extend in front of the established building line (see Definition); and
- d) be finished in materials to match the original house.

2.25 **Front Garden Parking (outwith Conservation Areas, in flatted development and in properties where permitted development rights have been removed)** - As car ownership rises, particularly in flatted areas, owners are increasingly forming parking space within their front gardens. These areas, however, have a vital role to play in the creation of pleasant residential streets, which would be severely affected if there was a concentration of hard surfaced front gardens used for car parking.

2.26 When such development is considered acceptable:

- a) The vehicular access should:
 - be a minimum of 2.5 metres wide; and

- be at right angles to the road.

If gates are proposed, they should only open inwards.

b) The parking area should:

- have a maximum gradient of 10%;
- have its first 2 metres hard paved across its entire width, to prevent gravel spilling on to the public footpath/road;
- be a minimum of 5 metres in length and 2.5 metres in width; and
- take up no more than 50% of the front garden area, and not fragment the garden into small unusable spaces.

2.27 Development is unlikely to be supported where:

- a) the proposed access is located within 25 metres of a major traffic junction;
- b) the Council's Road's Authority has recommended refusal for traffic reasons;
- c) the proposed vehicular public footpath crossing would create more than two driveways side by side;
- d) in tenement properties, front gardens have a vital role in the preservation of townscape and residential amenity; and
- e) the formation of the driveway would involve the removal of, have an adverse effect on, any mature tree in either the garden or on the public footpath.

2.28 In terms of other legal requirements, regardless of whether planning permission is required or not, applicants may also require a Footway Crossing Permit from the Council's Road's Authority. When parking provision is made in the front garden area, 50% of the original front garden should be retained

2.29 **Access Ramps** - Adaptation of homes with the addition of external access ramps is becoming common. As these are usually in the front gardens of homes, they can be prominent structures and can detract from the visual amenity of the street. The following guidance applies:

- a) the base walls of a ramp should reflect the colour and materials of the wall to which the ramp is attached, in order to minimise the visual impact (railings shall be coloured black);
 - b) ramps should not be erected in front of the windows of another property; and
 - c) ramps and platforms, which allow a direct view into adjoining property, or overlook adjoining private gardens, may require to have screening to prevent loss of privacy to adjoining property.
- 2.30 Metal ramps should be removed and former layout restored once the ramp is no longer required.
- 2.31 **Fences and Walls** - In some cases planning permission is not required for fences and walls. Where permission is required, generally in front of houses or bounding a road, the following guidance applies:
- a) in front gardens, where privacy is less of a consideration, walls and fences should not exceed 1 metre in height; and
 - b) in rear gardens, where a level of privacy can be expected, walls and fences up to 2 metres are acceptable.
- 2.32 Exceptions may be made in areas where higher garden boundaries are the established pattern.
- 2.33 **Ancillary Garden Structures (Garden Sheds, Pigeon Lofts etc) –** Ancillary garden structures should be:
- a) similar in size and appearance to traditional garden sheds; and
 - b) sited behind the building line (see Definition) and preferably within the rear garden area.
- 2.34 Pigeon lofts incorporated within garage roofs should not impact on visual amenity. The siting of temporary modular buildings and

shipping containers in domestic gardens are not considered to be ancillary garden structures.

- 2.35 **Waste/Recycling Stores** - Many owners of houses and flatted properties are redesigning their bin store areas to accommodate larger waste and recycling bins. New or refurbished bin stores should comply with the following standards and also SG1 - Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection.

- 2.36 To minimise smell and noise nuisance, bins should be located as far as possible from residential windows. In traditional property, this will usually be at the bottom of the backcourt or rear garden. The screens around the bin stores could either be in materials to match the walls of the backcourt, usually in brick, or a more contemporary solution could be used. Bin stores should not be located in the front garden.

- 2.37 **Solid Fuel Stoves and Chimneys or Flues** - Flues serving woodburning stoves or other multi fuel stoves in the Air Quality Management Areas (see also SG5 - Resource Management) will require planning permission, whether for new or existing flues. If a new flue is required, this should be situated carefully to avoid emissions close to windows and doors of neighbouring properties. The appliance and the fuel must be from the list of approved fuels and devices on the DEFRA website or its replacement, see also SG1 - Placemaking, Part 1, Detailed Guidance - Air Quality.

Residential Layouts

2.38 In order to meet placemaking principles, the Council seeks to promote the delivery of high quality residential environments that:

- a) are informed by a design-led approach that promotes sustainable development objectives;
- b) promote the creation of safe and integrated neighbourhoods that offer choices of movements/travel for all users and support healthy active lifestyles; and
- c) encourage overall quality and provide distinctiveness in new developments.

2.39 **General Standards** - All residential developments must take into account the Placemaking Principles set out in SG1 - Placemaking, Part 1, as well as the guidance and standards set out in the Residential Design Guide (RDG). These criteria should be read in conjunction with the RDG.

2.40 Residential Layouts should:

- a) take a design-led approach towards aspect and orientation to maximise daylight and sunlight, reduce energy use, and prevent overlooking and loss of privacy, particularly when providing balcony and/or garden spaces (see RDG, Page 60 and the BRE 'Site Layout Planning for Daylight and Sunlight');
- b) make appropriate provision for refuse and recycling storage areas (see also SG1 - Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection and RDG, page 64);
- c) wherever possible, retain all significant trees on sites, unless removal is necessary, e.g. for good arboricultural reasons (see SG7 - Natural Environment, Section 8);
- d) have roads designed to the standards set out in RDG (see SG11 - Sustainable Transport);
- e) incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme (See RDG,

pages 16, 24, 46 and Appendix 3, SG -7 Resource Management and SG - 8 Water Environment); and

- f) ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts.
- g) ensure sufficient permeability through the provision of walking/cycling routes and open spaces connected to the wider paths network and other community facilities. Off road paths should be located centrally and be overlooked in order to promote public safety, see also SG1 - Placemaking, Part 1 and SG1 - Placemaking, Part 2, Detailed Guidance - Active Travel and SG6 - Green belt and Green Network.

2.41 **Additional standards** - Houses should provide:

- a) usable private garden space large enough to serve various domestic functions (see Note);
- b) parking provision to satisfy SG11 - Sustainable Transport and Car Parking Provision and Car Parking Layout guidance in the RDG and garages and/or driveways sufficient for household needs: and
- c) adequate privacy for residents. Habitable rooms should be protected from public areas by privacy zones as required in the RDG. Habitable windows should be suitably separated from habitable windows in other properties to protect privacy while respecting development context.

2.42 **Additional Standards for Flatted Developments** - In terms of communal private garden space, flatted developments should:

- a) provide usable communal private garden spaces as "backcourts". Design and layouts should ensure privacy, particularly for ground floor residents (see RDG for guidance); and

- b) where a site's configuration or particular characteristics limits the ability to provide private garden space, then developers will be expected to:
 - i. provide creative alternative solutions (e.g. shared roof garden, usable balconies); and
 - ii. bring forward mitigation measures to improve internal amenity (e.g. more generous room sizes).
 - iii. make outside provision for clothes drying, in areas screened from public view and not subject to excessive overshadowing.

2.43 In terms of privacy and aspect in relation to flatted development, the following guidance applies:

- a) Ideally all flats should have dual aspect (where single aspect is proposed developers will require to show that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook);
- b) privacy is also important to the rear of flats, where ambient noise levels are lower. Habitable rooms, therefore, should be set back from public or common footpaths or areas of open space, parking or waste storage (this could be secured, for example, by the formation of private garden space between habitable rooms and any such use); and
- c) flatted development, built on existing street frontages, should maintain established building lines and window patterns. Where there is no established building line, development should be set back from the pavement to ensure privacy for ground floor habitable rooms.

Residential Density

2.44 The guidance seeks to ensure that all new development has an appropriate urban scale and townscape form which will consolidate and/or enhance the traditional urban structure and contribute towards creating high quality, sustainable, new environments (see also SG1 - Placemaking, Part 1).

2.45 **General Principles** - The appropriate density of residential development will vary according to:

- a) location;
- b) context and setting;
- c) the scale and massing of adjacent buildings; and
- d) public transport accessibility and active travel opportunities.

2.46 Variations in the general density standards may be permitted where a justification is provided based on the factors listed above or for developments of exceptional urban design quality, provided that other CDP and SG standards are met. The guidance should be read in the conjunction with SG1 – Placemaking, Part 1, in particular the Character Environments section and in conjunction with SG11 - Sustainable Transport. In terms of the latter, the [Public Transport Accessibility Zones Map](#) identifies different parts of the City; these are explained in the General Standards which provide more detailed guidance below.

2.47 **General Density Standards –**

A. Higher densities will, generally, be appropriate, in the:	
i). City Centre	Densities will be determined by design, heritage and townscape considerations along with the City Centre Strategic Development Framework and associated Local Development Framework Guidance once it emerges (see additional Detailed Guidance on

	Residential Development in the City Centre and Tall Buildings).
ii). Inner Urban Area	Density may vary between 30 and 100 DPH in base accessibility locations, whilst higher densities will be expected in high accessibility locations and should be justified against the General Principles outlined above. Account will also be taken of the availability and capacity of broader infrastructure and community facilities to accommodate increased use.
iii). Outer Urban Area	Higher densities (75 DPH+) may also be considered in more limited circumstances for specific sites within high accessibility locations which form the frontage (including appropriate adjoining blocks) to main public transport routes, active travel opportunities and/or which are located at key gateway or nodal points and are clearly justifiable in terms of urban context and design quality.

B. Lower densities will, generally, be appropriate in the Outer Urban Area, where development proposals should be informed by the prevailing plot size in the vicinity where a clear pattern exists. Where there is no clear pattern of development to provide a context:	
i).	Sites with base accessibility may be developed to a maximum of 50 DPH.
ii).	Sites with high accessibility may be developed within a range of 20-75 DPH (see also A(iii) above).
iii).	Sites with a net developable area greater than 1.5 hectares and less than 5.0 hectares should be developed with a mix of house types. The majority of the site area should be non-flatted and the overall density should not exceed 50 DPH, regardless of accessibility.

2.48 **Large Sites, Masterplan Areas and Areas of Significant Change** - On sites of 5+ hectares, Masterplan areas identified in the Plan or

emerging during the life of the Plan and in other areas of significant change (e.g. Transformational Regeneration Areas, Community Growth Areas and Glasgow Housing Association (GHA) Regeneration Areas), the density of development will be detailed in guidance provided in a development brief or masterplan, etc., for the area. Account will also require to be taken of measures to provide/enhance public transport provision and active travel routes, where appropriate, see also SG1 - Placemaking, Part 1, Qualities of Place - Ease of Movement.

- 2.49 **Infill Development** - Development of infill sites will be assessed on merit. Higher densities will generally be permitted in areas of high accessibility to public transport. Particular regard should be given, however, townscape considerations.

Note: The boundaries of the City Centre and Inner/Outer Urban Areas are shown on the Public Transport Accessibility Map in SG11 - Sustainable Transport

Conversion and Subdivision to Residential Use

2.50 The aim of this guidance is to ensure that conversions and subdivisions result in good quality accommodation with appropriate facilities and residential amenity.

2.51 **General Standards** - Proposals for conversions and subdivisions should comply with the following general standards:

- a) all dwellings should, ideally, have dual aspect (proposed flats with their sole aspect into a parking court or shared rear area will generally be unacceptable). Where single aspect is proposed developers will be required to demonstrate that the amenity enjoyed by the flats is similar, if not better than that of dual aspect flats in a similar location. This will include consideration of the flat's outlook). An exception may also be made within a listed building, where the applicant can clearly demonstrate that the conversion/subdivision costs are so excessive as to necessitate a more intensive subdivision;
- b) all habitable rooms (see Definition) should receive natural daylight and ventilation. No residential accommodation should be formed solely in basement cellars or under-buildings. A minimum of 18 metres should be provided between habitable room windows directly facing windows in buildings on adjacent sites, wherever possible. Where the adjacent site is vacant, no new habitable room windows should be formed on an elevation less than 9 metres from the common boundary;
- c) access to upper floors should be provided internally. External stairs should not be visible from any public area, as they detract from the visual amenity of buildings and the surrounding streetscene;

d) there should be internal access from each dwelling to both the front and rear of the building, to enable occupants to reach refuse/recycling facilities and private/communal amenity space (an exception may be made in properties where a path is provided around the side of the building; and

e) parking provision should accord with SG11 - Sustainable Transport.

2.52 In some situations, grounds attached to the building will be feued separately, to provide a private garden for each flat. The following guidance applies:

- a) where this is not proposed, the developer should provide usable communal private garden space for residents; a shared "backcourt" or "backcourts". These areas should be screened from public view and secured from public access. To minimise energy use, provision in these areas should also be made for clothes poles, to allow outside clothes drying; and
- b) provision of garden space, refuse/recycling space, etc should not result in the removal of trees, important to the amenity of the area. On sites with mature trees, a tree survey should be submitted with the application to allow assessment of any likely impacts (see also SG7 - Natural Environment and Trees).

2.53 Where the building and/or the site makes the provision of private garden space difficult, developers should look at the possibility of creative alternative solutions, such as shared roof gardens or private terraces or balconies for flats. Where little external common garden space is being provided, developers will be expected to bring forward mitigation measures to improve internal amenity, such as larger flats, more generous room sizes and the maximisation of window sizes in all habitable rooms.

2.54 **Subdivision of Flats** - The following guidance applies:

- a) maisonettes (see Definition): The City still has many exceptionally large flats in terraces and tenements, usually in the form of maisonettes. Applications to subdivide a maisonette into 2 self-contained flats should meet the general standards set out above.
- b) single Floor Flats:- As well as permanently removing larger units from the housing stock, the sub-division of flats within tenements and terraces places increased pressure on parking and communal facilities, such as refuse disposal and private amenity space. This is to the detriment of the residential amenity of neighbours and the surrounding area.

Proposals for the sub-division of single floor flats will only be acceptable where applicants can demonstrate one or more of the following:

- i. The proposal forms part of a comprehensive refurbishment of the entire building or group of buildings.
- ii. The property has been actively marketed as a single self-contained flat, without successful sale (applicants will be expected to provide evidence that the flat has been marketed in the Glasgow Solicitors' Property Guide, or an estate agent's list, for at least 6 months, and to provide copies to the Council of any offers received in that period).
- iii. The repair/refurbishment costs for the flat are so great as to necessitate the intensification of residential use (applicants will be asked to submit details of the costs of refurbishment).

2.55 **Local Area Policies - Conservation Areas**

STRATHBUNGO CONSERVATION AREA

With many of the terraced properties converted into flats, problems of parking congestion and pressure on refuse disposal have increased. To prevent a worsening of this situation, the subdivision of terraced houses in Queen Square, Marywood Square and Regent Park Square will be restricted to two self-contained units per original house.

The unique character of the Category 'A' listed 1-10 Moray Place, allied to the modest size of the Moray Place terraces mitigates against any subdivision. As a result:

- the subdivision of 1-10 Moray Place and the Category 'B' listed terrace at 12-16 Moray Place will not be supported;
- no further subdivision of properties, which have already been divided into self contained dwellings, will be supported; and
- no parking space should be formed in the rear garden of properties (unless there are exceptional circumstances - e.g. the need for disabled access), in order to preserve the use for garden purposes and refuse/recycling storage.

MILLBRAE CONSERVATION AREA

There is a need to protect the amenity of this popular family housing area. Parking and access problems, for example, have already necessitated the introduction of traffic management measures in this area. The subdivision of terraced properties at 5-25 and 2-16 Ailsa Drive and 1,3,19 and 2-46 Millbrae Crescent, therefore, will not be supported. In addition, no further subdivision will be supported of properties which have already been divided

into self-contained dwellings.

PARK CONSERVATION AREA

This former residential area was almost totally converted to office use by the end of the 20th century, with many of the former rear gardens converted to private car parks, open to the rear lanes. In the last 20 years however there has been a steady conversion of office premises back to residential use, with buildings subdivided into flats or used as individual homes. This outstanding Conservation Area contains the nationally significant Woodlands Hill Group of listed buildings and is laid out in terraces which are mainly A or B listed, often with interiors of exceptional quality.

The Council will expect proposals to make minimal disruption to the internal fabric with restoration of the interiors and retention/reinstatement of original proportions, wherever possible. Applicants will also be required to address the improvement of the townscape of the rear lanes, with solid boundaries reinstated and limited parking in the rear garden areas.

The importance of the conservation aspects, and the physical limitations imposed by the quality of interiors, mitigates against intensive subdivisions of buildings within the Park Conservation Area and the Council will limit subdivision to the following number of flats:

- a maximum of 2 dwellings in a 4-storey terraced property; and
- a maximum of 3 dwellings in a 5 storey, or more, terraced property.

Where applicants wish to form parking spaces for the flats, this

should not cover more than 50% of the former garden area and a boundary and gate to the rear lane should be reinstated.

GLASGOW WEST CONSERVATION AREA

This area is characterised by Victorian terraces, among other building types, many of which were subdivided over the last thirty years into self contained small flats, one or more on each floor of the property. The area is one of the City's most popular residential areas with both families and other groups, due to its provision of employment, excellent public transport, schools, parks and range of shopping and leisure uses. As car ownership has risen, however, the West End has experienced problems of traffic and parking congestion. To attempt to address these problems and provide a greater range of dwelling size, the Council will not support proposals which:

- subdivide 3 storey terraced property (or any terraced property in Westbourne Gardens, Kingsborough Gardens and Kirklee Terrace);
- exceed a maximum of 2 dwellings in a 4 storey terraced property;
- exceed a maximum of 3 dwellings in terraced properties of 5, or more, storeys;
- seek to form parking space(s) in the rear of terraced properties (in order to preserve the use for garden purposes and refuse/recycling storage); or
- subdivide, further, properties which have already been divided into self contained dwellings.

It will be the responsibility of the developer to demonstrate where a scheme may not be viable on economic grounds, to the complete satisfaction of the Council.

2.56 Proposals to subdivide listed buildings and/or buildings in conservation areas will also have to meet the standards set out in Policy CDP9 and SG9 - Historic Environment}

Note: Residents of all new subdivisions or conversions within Controlled Parking Zones (see Map in policy SG11 - Sustainable Transport) will be excluded from obtaining Residents' Parking Permits.

Residential Development in Lanes and Gardens

- 2.57 The aim of this guidance is to ensure that development in lanes and gardens does not result in overdevelopment and that residential amenity for existing and future residents is of a high quality. The Council will, therefore, not support residential development of any part of a residential backcourt (see Definition) for new housing.
- 2.58 Proposals for both conversion and new build in lanes and gardens will be considered against the following criteria:
- 2.59 **Residential Development in Lanes** - Proposals for residential development in lanes will require to meet **all** of the following criteria:
- a) the established building lines of the lane (see Definition) should be respected;
 - b) access along the lane for residents, refuse lorries and emergency vehicles should not be adversely affected;
 - c) private garden space with sufficient space for clothes drying and sitting out must be provided;
 - d) existing boundary walls with the adjoining backcourt/garden should be retained and repaired with any gaps rebuilt to match;
 - e) the scale and massing should be in the style of mews housing, up to a maximum height of 2-storeys, or 1 and a half-storeys with dormers in lanes with no existing mews properties;
 - f) high quality design and materials require to be used (in Conservation Areas see additional guidance in SG9 - Historic Environment);
 - g) existing formal parking provision for residents of adjacent buildings, which is removed as a result of the development, must be replaced;
 - h) potential issues of noise and air pollution that could arise in developments between tall tenement blocks should be avoided, see also SG1 - Placemaking, Part 2, Detailed Guidance - Noise Management and Air Quality; and
 - i) Many lanes are subject to public access rights (for pedestrians and cyclists). The introduction of gates across lanes that restrict legitimate public access will not be supported where this would have a negative impact on connectivity. Where gates are approved, a stopping up order may be required.
- 2.60 **Residential Development in Lanes and Gardens** - The City contains many detached and semi-detached houses with generous gardens to the side and/or rear of the properties. Development of part of these gardens for additional dwellings, however, can often result in overdevelopment of the site, to the detriment of the residential amenity of both the existing and the new properties.
- 2.61 Proposals for residential development will require to meet **all** the following criteria:
- a) the new plot(s) being created should comply with the average residential plot size of similar dwellings in the surrounding area;
 - b) the development should match the scale and massing of adjacent residential property;
 - c) the development must have a frontage on to a public street; and
 - d) all other relevant standards should be met.
- 2.62 **Conservation Areas** - In Conservation Areas, the following additional guidance applies:
- a) many of conservation areas have a spacious, leafy character with houses sitting in generous plots. The subdivision of a garden will often result in housing plots much smaller than

those in the surrounding area. This over-intensive development of plots is likely to detract from the visual appearance of the conservation area, see SG 9 - Historic Environment;

- b) all properties, resulting from the splitting of the feu (see Definition), should have gardens in scale with the established pattern in the area.

2.63 Local Area Policies -

PARK CONSERVATION AREA

The construction of new mews houses (see Definition) in lanes in Park Conservation Area could adversely affect the residential amenity of the flats in the main buildings, e.g., by restricting daylight to the lower floors of the main building, presenting an outlook to the residents of a nearly blank rear wall or, when proposed as part of the subdivision of the main building, restricting their amenity space to a very small rear yard.

New mews houses are only likely to be acceptable if historical O.S. maps show a mews house on the site originally, or if the proposal is for a site between original mews buildings. The conversion of existing mews properties to residential use, however, is encouraged, and any alterations should also comply with the following criteria.

New mews houses should meet all the following criteria:

- the scale and massing should match the original standard for the lane, with ridge and eaves height to match;
- houses should have pitched roofs, clad in slate, with gable ends;
- elevations facing on to the lane, and on to the main property, should both be finished in stone, with all

windows

- having a vertical emphasis and being framed in timber; and
- any windows proposed in the roof to be conservation style rooflights only.

- 2.64 **Listed Buildings and Conservation Areas** - Proposals for residential development in lanes and gardens within conservation areas or affecting listed buildings will also have to meet the standards set out in CDP1 Placemaking and CDP9 Historic Environment, corresponding SG and the Residential Design Guide (RSG).

Note: Residents of all new housing developments will be excluded from obtaining residents' parking permits

Non Residential Development Affecting Residential Areas

- 2.65 The Plan does not identify land use zones to direct particular types of development. Instead, Policy CDP1 Placemaking encourages development to be informed by a place based approach, which means new development should be responsive to its context and seek to build upon the benefits of proximity. It is critical that new development is compatible with existing and future uses, see also SG1 - Placemaking, Part 1 - Site and Area Analysis.
- 2.66 This guidance aims to ensure that any non-residential development in proximity to residential development does not harm residential amenity or erode the character of residential neighbourhoods, see also SG1, Part 2, Detailed Guidance - Section 4 (Amenity).
- 2.67 Residential areas are supported by a range of uses that help to reinforce the community by creating focal points as well as reducing the need to travel. Generally the following uses are deemed to be compatible and complementary to residential areas and will be encouraged:
- a) schools;
 - b) local shops;
 - c) community facilities;
 - d) public buildings;
 - e) small businesses (particularly Class 2);
 - f) health facilities; and
 - g) social and recreational facilities.
- 2.68 All proposals for non-residential uses will be considered against the following criteria:
- a) Outwith the Network of Centres and Economic Development Areas identified in the Plan (see Policy CDP3 - Economic Development and Policy CDP4 - Network of Centres), permission will not normally be granted for uses that would

generate unacceptable levels of disturbance, traffic, noise, vibration, and emissions (particularly outside normal working hours) or which propose the storage of quantities of hazardous substances in close proximity to housing; and

- b) Uses which prove acceptable to the Council will require to provide adequate screening for any outside storage of materials and introduce traffic mitigation measures, where appropriate, in order to preserve the amenity of the surrounding residential area.

Residential Development in the City Centre

2.69 The Council generally encourages new residential development in the City Centre. This guidance seeks to ensure that the amenity of new residential development in the City Centre is of good quality in relation to its location and surrounding uses. Emerging spatial guidance relating to the City Centre, which seeks to encourage more residential development in the City Centre in order to increase the resident population is being produced. This guidance will be temporary until the spatial guidance provided by SDF's and LDF's are produced.

2.70 New housing developments will continue to be encouraged in areas where there is existing residential development (Garnethill, Townhead and Merchant City), subject to meeting the guidance below.

2.71 In areas with less residential activity, particularly at ground floor, in the City Centre, residential development (including the use of vacant upper floor accommodation) will be supported, where this will achieve an acceptable standard of residential amenity and will not prejudice the operation of existing uses (see also SG11 - Sustainable Transport (Car Free Housing)).

2.72 **General Standards** - All new residential developments in the City Centre, whether new build or conversions, should meet the requirements of SG1 - Placemaking, Part 2, Detailed Guidance - Residential Density, as well as meeting all of the following criteria:

- a) townscape considerations will demand developments of medium to high density which should be reflected in a suitable urban scale. Family accommodation is encouraged in appropriate locations;

- b) good outlooks or views should be provided wherever possible from habitable rooms. Design solutions should ideally provide for dual aspect accommodation. Proposals will be assessed in relation to individual circumstances, taking account of the adaptability of the building (if a conversion), the size of the flats and the general amenity;
- c) space for amenity areas is limited in the City Centre. Proposals are expected to provide on-site green infrastructure (See SG6 - Green Belt and Green Network) where possible and, where this may not be possible, priority should be given to increasing the internal amenity of flats to compensate for lack of external open space. This should include increased internal space standards and where feasible and appropriate, the provision of balconies or roof gardens.
- d) the level of parking should not prejudice the design or integrity of housing development in the City Centre. If parking is required, the preferred location is off-street within the curtilage of the development and if possible, within basement parking areas;
- e) reduction in noise can be attained by means of locating habitable rooms away from street frontages, although care should be taken to ensure that developments do not present a 'blank' frontage. Developments should be designed to achieve the maximum possible daylight penetration particularly in relation to habitable rooms;
- f) taking into account the privacy and prospect of the development. Care should be taken in relation to ground floor accommodation and the avoidance of overlooking of habitable rooms;
- g) to improve the convenience and attractiveness of the development, the provision of common drying, storage and

refuse/recycling facilities will be required (see also SG1- Placemaking, Part 2, Detailed Guidance - Waste Storage, Recycling and Collection. Although kitchens are usually fitted with tumble dryers, if the development is large enough consideration should also be given to other facilities such as a communal laundry/drying room. Common storage facilities, at ground floor level, will be required for cycles (see also SG11 - Sustainable Transport: Cycle Parking); and

- h) the City Centre has been designated an Air Quality Management Area in response to high levels of nitrogen dioxide from vehicle emissions. For developments within the declared City Centre Air Quality Management Area, the Council will look for clear evidence that the development has taken account of air quality issues (see also SG1 – Placemaking, Part 2, Detailed Guidance - Air Quality).

Note: The Council strongly recommends that a scheme for the management, repair and maintenance of the building by a designated factoring agency should be established as part of the proposals for any residential development (new build or conversion).