



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms L Pasi Phone: 0141 287 6076

ITEM 1 (b)

26th March 2013

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s)

APPLICATION 12/01722/DC

DATE VALID 10.09.2012

SITE ADDRESS Flat 2/1 52 Fortrose Street Glasgow G11 5LP

PROPOSAL Erection of rooftop extension and decking.

APPLICANT Dr Marnie Sommerville
Flat 2/1
52 Fortrose Street
Glasgow
G11 5LP

AGENT RAAH Design Partnership
52 Hillfoot Avenue
Brawchalwood Avenue
WISHAW
ML2 5TR

WARD NO(S) 12, Partick West

COMMUNITY COUNCIL LISTED 02_020, Partick

CONSERVATION AREA Glasgow West

ADVERT TYPE Affecting a Conservation Area/Listed Building

PUBLISHED 14 September 2012

CITY PLAN Residential

REPRESENTATIONS/ CONSULTATIONS

A total of eleven letters of objection have been received for this application including representations from The Architectural Heritage Society of Scotland and Friends of Glasgow West. The grounds of objection are summarised below and considered later in the report.

1. The proposal will be detrimental to the character and appearance of the building and wider Conservation Area.
2. The proposal would have a detrimental effect to the symmetry and balance of the overall development.
3. The Burden of Title deeds do not allow for additions, extensions or structural alterations to the property in question.
4. Any new structure would result in an increase to the common buildings insurance placing additional cost burdens on other co-owners with no benefit to them.
5. Concerns expressed regarding the structural impact of the proposed internal alterations.
6. Proposal would have a detrimental impact on residential amenity; traffic, parking and access; and the health and safety of residents during the construction process.

SITE AND DESCRIPTION

The application site forms part of a flatted complex to the north of Fortrose Street, comprising two modern wings connected to a traditional sandstone property. The original building was previously used as a hotel prior to the erection of the wings and conversion to flats. The extensions are symmetrical and finished in cast stone on the principal elevations. They are set back from the front elevation of the main building by approximately 3 metres. The property is not listed but lies within the Glasgow West Conservation Area.

The surrounding area is predominantly residential. The ground rises up behind the property which is screened to the north by mature landscaping. There are three storey modern flatted properties immediately to the west, traditional sandstone dwellings to the east and the West of Scotland cricket ground to the south. Approximately 230 metres beyond the cricket ground lies Partick Burgh Halls.

PROPOSAL

Planning permission is sought for the erection of a roof top extension with decking. The front elevation of the proposed extension will be set back approximately 8 metres from the frontage of the wing and a further 3 metres from the original front elevation of the former hotel, resulting in a total setback of approximately 11 metres from the original hotel frontage. A glazed balustrade approximately 1.1 metres above the level of the deck will enclose the deck area which extends to approximately 4 metres by 7 metres. The extension would be flush with the rear wall and be set back approximately 0.6m from the side elevation.

The extension would rise to a height of 1.7 metres above the roof level of the existing wing but would sit lower than the ridge height of the original building and line through with the dormer to the stair enclosure on the main property. The proposed materials, mainly slate, would match the existing.

POLICIES

The Development Plan consists of the Glasgow and the Clyde Valley Strategic Development Plan and the Glasgow City Plan 2 (adopted 2009). There are no SDP policies of relevance to the determination of this application.

The following Glasgow City Plan 2 policies are considered relevant to the assessment of this application:

- DEV 2 – Residential and Supporting Uses
- RES 16 - Alterations to Dwellings and Gardens
- DES 3 - Protecting and Enhancing the City's Historic Environment
- DG/RES 1 - Alterations to Dwellings and Gardens
- DG/DES 3 - Design Guide for Listed Buildings and Properties in Conservation Areas

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 to this application.
 - ii. An appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994 – Not applicable to this application.

- iii. A design statement or a design and access statement - Not applicable to this application.
- 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 to this application.

B. Summary of the terms of any Section 75 planning agreement

Not applicable to this application.

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) - No direction has been made by Scottish Ministers/Not applicable.
- ii.
 - 1. Requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31) - No direction has been made by Scottish Ministers/Not applicable.
 - 2. Restricting the grant of planning permission – No direction has been made by Scottish Ministers/Not applicable.
- iii.
 - 1. Requiring the Council to consider imposing a condition specified by Scottish Ministers – Not applicable to this application.
 - 2. Requiring the Council not to grant planning permission without satisfying Scottish Ministers that the Council has considered the condition - Not applicable to this application.

ASSESSMENT AND CONCLUSIONS

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that when an application is made, it shall be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan consists of the Glasgow and the Clyde Valley Strategic Development Plan and the Glasgow City Plan 2 (adopted 2009). There are no SDP policies of relevance to the determination of this application. As noted above, the following policies are considered relevant – DEV 2, RES 16, DES 3, DG/RES 1 and DG/DES 3. As the application property is located within the Glasgow West Conservation Area, the Planning (Listed Buildings and Conservation) (Scotland) Act 1997 is also relevant. Section 64 states that special attention shall be paid to preserve or enhance the character and appearance of conservation areas, in this instance, the Glasgow West Conservation Area.

The principal planning issues to be addressed in the determination of this application are considered to be:-

- 1. Whether the proposal complies with the Development Plan;
- 2. Whether the proposals are acceptable having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, in respect of preserving or enhancing the character or appearance of the Glasgow West Conservation Area.
- 3. Whether any material considerations have been addressed. This includes any consultation responses and/or representations received.

In respect of 1 above

The Development Plan comprises The Glasgow and The Clyde Strategic Development Plan and the Glasgow City Plan 2 (adopted December 2009). The SDP does not contain any specific policies relevant to this application. Within the City Plan, the policies outlined below are considered relevant to the assessment of the application.

DEV 2 – Residential and Supporting Uses

The development site is within an area covered by Development Policy Principle DEV 2 – Residential and Supporting Uses. The policy sets out the criteria for considering development proposals affecting the City's main housing districts and supporting uses, such as local recreational facilities and areas of green/open space. The policy states that "the Council will support proposals which enhance residential amenity' improve access to/from and within the areas and preserve and enhance the integrity of the townscape, landscape and green network provision".

Comment:

The proposed development relates to the extension of an existing residential property and will not alter its use, thus maintaining the conformity to policy DEV 2.

RES 16 – Alterations to Dwellings and Gardens

The aim of this policy is to ensure that the visual amenity of residential buildings and areas is not adversely affected by over-dominant extensions and that residential amenity is maintained both for the property itself and for neighbouring properties. The policy states "Proposals for alterations to dwellings, including flats, and their gardens, will be considered against the following (see also development guide DG/RES 1: Alterations to Dwellings and Gardens):

- The siting, form, scale, proportions, detailed design and use of materials should be in keeping with the existing building and wider area.
- There should be no adverse impact on existing or proposed accommodation in terms of overlooking, loss of privacy, daylight, sunlight or residential amenity.
- Adequate car parking, front garden and useable private garden ground must be retained within the site.
- There should be satisfactory access provided from the front to the rear of properties.
- There should be no adverse impact on traffic or public safety."

Comment:

The proposed development is considered to accord with these detailed considerations. The proposed roof extension is setback substantially from the original front elevation of the property. It will be difficult to see from much of Fortrose Street to the front and inconspicuous in longer views e.g from across the cricket ground because of its distance, colour, tree cover and setting against a hillside to the rear of the application site. The form reflects the forms on the wings that were additions to the property. The scale and proportions are in keeping with the main property, the design reflects an existing dormer extension and the materials match the existing. There are no breaches of policy with regard to overlooking, loss of privacy, daylighting or sunlighting. Residential amenity will be preserved. The other points noted above are not relevant to this application.

DES 3 - Protecting and Enhancing the City's Historic Environment and DG/DES 3 - Design Guidance for Listed Buildings and Properties in Conservation Areas

City Plan 2 policy aims to preserve and enhance the character and appearance of the City's conservation areas and protect their setting. Council policy states that proposals for alterations, or extensions, to unlisted buildings must:

- Respect the period, style and architectural character of the building;
- In the case of extensions, be subservient to the existing building in scale, height, massing and protect its proportions and setting;
- Extensions should be restricted to a height not greater than that of the existing building and materials should harmonise with those of the existing property in terms of their colour, texture and scale;
- Avoid loss of existing traditional features of value; and
- Not erode the character of the building or conservation area by the use of inappropriate design details or non traditional materials.

Comment:

In terms of design, the proposed development is considered to be in keeping with the modern appearance of the existing wing. A setback of 11 metres from the main elevation would ensure that this modest extension is sympathetic to the visual quality and symmetry of the building, as well as the character of the wider conservation area. The extension would not be readily visible other than from an oblique angle through the trees of the adjacent property at 50 Fortrose Street. Accordingly, it is not considered that the proposal would adversely affect the visual amenity of the property itself or Glasgow West Conservation Area.

As noted above, the design of the extension is modest and the materials are complementary to those used on the original property. The extension is not highly visible from a public area and by reason of its design and position, would not result in the building looking unbalanced. The balustrade would be closer in proximity to the main elevation but due to its setback, subtle design, and materials, this glazed element would not be easily read from street level.

DG/RES 1 – Alterations to Dwellings and Gardens

This sets out detailed design guidance for various types of alterations to dwellings. It states "Planning applications should meet the general guidance in relation to:

1. Design and Materials
2. Rear Access
3. Usable Private Garden Space
4. Privacy and Overlooking
5. Daylighting and Sunlight".

1, 4 and 5 are considered relevant and are considered above. The proposed development accords with this general guidance.

Detailed guidance is also provided on Dormers, which, as a rooftop extension, this development may be considered to comprise.

The Design Guide states Dormers should:

- be well below the ridgeline of the roof;
- be finished to match the materials of the existing roof;
- have a front face predominantly glazed;
- match the style and materials of any existing original dormer;
- be drawn well back from the eaves;
- not extend the full width of the roof (two small dormers on the same elevation would be preferable to one large dormer);
- not extend right up to the gable end;
- not be over-dominant in relation to the existing scale of the property;
- not give the appearance of a flat roof; and

- relate to windows and doors below in character, proportion and alignment.

The proposed extension meets the terms of this design guidance.

The Design Guide also includes guidance on decking. It states that decking is only likely to be acceptable where there is no overlooking of neighbouring windows or private gardens, suitable permanent screening exists or can be erected. In addition, balconies and roof terraces are likely to be acceptable, where any direct view into neighbouring properties is already blocked by, for instance, mature trees, or any view can be blocked by permanent screening.

There is already a balcony serving the application site. As would be the case with the current proposal, this is to the front of the property and offers oblique views into neighbouring front garden areas. These are not considered private garden areas. In addition, there are mature trees around the application site which restricts views into neighbouring property. The area of decking is pulled off the side boundary by approximately 1.5 metres which assists in limiting views into neighbouring property.

In respect of 2 above

As discussed in relation to (1) above, the proposed development is considered acceptable having regard to the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 in respect of its impact on preserving or enhancing the character or appearance of the Glasgow West Conservation Area.

In respect of 3 above

Eleven objections have been received. The main concerns which have been expressed are summarised and commented upon as follows;

1. The proposal will be detrimental to the character and appearance of the building and wider Conservation Area.

Response:

The proposal is for the erection of a rooftop extension to a contemporary part of the building. Given the modern appearance of the property, the sensitive design of the extension and its lack of visibility from public areas, it is considered that the proposal is sympathetic to the existing building and will have a neutral impact on the Glasgow West Conservation area.

2. The proposal would have a detrimental effect to the symmetry and balance of the overall development.

Response:

The proposed extension will not protrude beyond the building line on any elevation. The scale, massing and position of the extension as well as the orientation of the property, with respect to neighbouring dwellings, ensures that the proposal will not have an adverse impact on the visual quality or uniformity of the development. The proposed extension will be barely noticeable in long views e.g. across the cricket ground or from closer views because of its setback and its blending in with the current development.

3. The Burden of Title deeds do not allow for additions, extensions or structural alterations to the property in question.

Response:

The process by which the applicant would receive consent from the other owners of the flatted block is a separate legal matter. It is not a material planning consideration for the Local Authority to assess. If planning permission is granted, an Advisory Note may be attached informing the applicant that the granting of planning permission does not remove him/her from the requirement to obtain the consent of the landlord or adjacent landowners in respect of any legal responsibilities they may have to fulfil and if access is required to build, or maintain the approved development.

4. Any new structure would result in an increase to the common buildings insurance placing additional cost burdens on other co-owners with no benefit to them.

Response:

The financial impact of the proposal on co-owners of the property in question is not a material planning consideration and as such, has not been assessed as part of the application process.

5. Concerns expressed regarding the structural impact of the proposed internal alterations.

Response:

The internal alterations proposed do not require planning permission from the Local Authority and therefore have not been assessed as part of this application. Internal works normally require a Building Warrant which will address these concerns.

6. The proposal would have a detrimental impact on residential amenity; traffic, parking and access; and the health and safety of residents during the construction process.

Response:

This application relates solely to the erection of an extension. Residential amenity has been considered above and it is not considered that it will be adversely affected. There is off-street parking available at the application site and unrestricted parking on-street in the locale even if additional traffic were to be generated by this rooftop extension which is not considered a natural consequence of the development. The construction process itself is not a material planning consideration and the other issues noted above would be dealt with under other legislation.

CONCLUSION

In conclusion, it is considered that the proposal complies with the relevant policy considerations of City Plan 2. The proposal is acceptable in land use planning terms having regard to the provisions of the Development Plan. Care has been taken to protect the building's special architectural and historic interest, including the impact on key views and sightlines and the materials palette will integrate well with the overall design of the property.

It is considered that the character or appearance of the Glasgow West conservation area will be preserved.

Other material considerations, namely the points raised in the letters of objection are considered to have been satisfactorily addressed. On the basis of the foregoing, it is recommended that Planning Permission be granted subject to the following conditions.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s)

AA-04 Rev A proposed front and rear elevation
 AA-10 Block Plan,
 AA-08 Rev A Roof Plan as proposed
 AA-11 Rev A proposed section through Living room/office/new stair /hallway
 AA-12 Rev A proposed section through Living room/bedroom/master bedroom

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

Reason: As these drawings constitute the approved development.

02. The front side and rear elevation of the extension shall be finished in natural slate, a sample of which shall be submitted for the written approval of the planning authority prior to the commencement of the development.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

03. The balustrade to the decking area shall be glass and detailed drawings at a scale of not less than 1/20 showing the fixings etc of the balustrade shall be submitted for the written approval of the planning authority prior to the commencement of development.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

04. Detailed drawings at a scale of not less than 1/20 of the proposed glass doors to the front elevation shall be submitted for the written approval of the planning authority prior to the commencement of development.

Reason: In order to safeguard the property itself and the amenity of the surrounding area.

REASON(S) FOR GRANTING THIS APPLICATION

01. 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.

ADVISORY NOTES TO APPLICANT

01. The applicant is advised this consent shall be implemented in accordance with the approved drawings. Any changes in terms of design or materials shall be submitted to, and approved by the planning authority in writing prior to commencement of works.
02. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build, or maintain, this approved development. Such consent should be obtained prior to the commencement of works on site.


for Executive Director of Development and Regeneration Services

DC/LKP/c
20/03/2013

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 <p>Glasgow City Council Development and Regeneration Development Management 231 George Street Glasgow G1 1RX Executive Director: Richard Brown</p>	<p>Reference No. 12/01722/DC</p> <p>Address : Flat 2/1 52 Fortrose Street</p>
<p>Scale: 1:1250</p>	<p>Indicative Site Location</p> <p>Ward : 12</p>



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 Location of Site
 (For details, refer to Report)