



PLANNING APPLICATIONS COMMITTEE

Item 2(d)
21st May 2019

Supplementary Report by Executive Director of Regeneration and the Economy

Contact: Eileen Dudziak Phone: 0141 287 6094

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION			
APPLICATION	19/00853/FUL	DATE VALID	20.03.2019
SITE ADDRESS	114 Southbrae Drive Glasgow G13 1TZ		
PROPOSAL	Erection of single storey extension to rear and side of dwellinghouse.		
APPLICANT	Mr & Mrs Fraser McDonald 114 Southbrae Drive GLASGOW G13 1TZ	AGENT	Colin Houston - Architecture 38 Lochiel Drive Milton Of Campsie GLASGOW G66 8ET
WARD NO(S)	12, Victoria Park	COMMUNITY COUNCIL LISTED	02_009, Jordanhill
CONSERVATION AREA			
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	15 March 2019
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

No representations received and no consultations were requested.

As the agent is an officer employed within Planning Services of Development and Regeneration Services, to ensure transparency, this application requires to be determined by the Planning Applications Committee. The application was submitted prior to the officer commencing this post.

SITE AND DESCRIPTION

The application site is located in an established residential area, within Ward 12 - Victoria Park. The property is a detached 2-storey blonde sandstone dwellinghouse that sits in an elevated position on the northern side of Southbrae Drive. The locale is an established residential area in Jordanhill, characterised to the north by a mixture of semi-detached and terraced Victorian dwellinghouses in red and blonde sandstone and to the south by 2 storey, semi-detached 1950's houses.

The application seeks full planning permission for the erection of a single storey extension to rear and side of dwellinghouse to form new kitchen/dining/sitting area utility, and study. This will replace an existing smaller single storey extension and a conservatory.

The extension projects from the rear elevation (at the widest point) by 6m and is 15.6m wide at its widest point. The extension projects from the side, at the rear of the building by 3m. At the highest point, the extension reaches a height of 5.7m.

The extension features hipped and pitched roofs.

Materials include:

Reconstituted stone (to front elevation); white wet dash render;

Natural slate, including re-use of existing;

Main rear fascia: Grey metal cladding; Secondary fascia and soffit: white upvc

Windows: white upvc

Doors: Composite upvc grey

SPECIFIED MATTERS

Planning legislation 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 any consultations and representations that may have been received and is provided elsewhere in the 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

None submitted.

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)

None submitted.

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)

Not applicable to this application.

ii. 1. requiring the Council to give information as to the manner in which an application has been dealt with (Regulation 31)

Not applicable to this application.

2. restricting the grant of planning permission

Not applicable to this application.

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 to the condition and that it will either imposed or need not be imposed.

Not applicable to this application.

POLICIES

The current development plan comprises the Glasgow and the Clyde Valley Strategic Development Plan and the Glasgow City Development Plan. There are no directly applicable policies within the strategic development plan. With regards the Glasgow City Development Plan, the relevant Policy and Supplementary Guidance is as follows:

CDP 1: The Placemaking Principle

SG 1: Placemaking Part 1 and (Part 2), Residential Development – Alterations to Dwellings and Gardens

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 requires that where an application is made under the Planning Acts, it shall be determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise. In addition, under the terms of Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The principal issues to be taken into account in the determination of this application are considered to be:

- i) whether the proposal accords with the relevant provisions of the Glasgow City Development Plan; and;
- ii) whether any other material considerations, such as consultations or representations, have been satisfactorily addressed.

In respect of (i), the policies of relevance in the City Development Plan are outlined below.

CDP 1: The Placemaking Principle

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the Glasgow City Development Plan. CDP 1 states that new development should aspire towards the highest standards of design while protecting the City's heritage. New development should respect the environment by responding to its qualities and character.

CDP2 - Sustainable Spatial Strategy states that the Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City, including utilising brownfield sites and protecting open space.

SG 1: Placemaking (Part 2) - Alterations to Dwellings and Gardens

This supplementary guidance sets out the Planning requirements for alterations to dwellings and gardens and seeks to ensure that development within the curtilage of residential properties does not reduce the amenity enjoyed by residents of the property itself or neighbouring properties.

In terms of Daylight/Sunlight, this application sits in extensive grounds and so the only area of concern was to the windows on the side elevation of 116 Southbrae Drive where the proposed extension sits in close proximity to the neighbouring dwellinghouse. At this point the extension reaches an overall height of 4.2m and the height to the eaves is 2.4m. The roof is pitched at this point and there is a distance of approximately 4.5m between the application site and the adjacent property. An assessment has been carried out and, for the most part, the existing boundary wall is more likely to impact on daylight than the proposed extension. The next door windows also have obscure/stained glass glazing suggesting that the likelihood is that the rooms they serve are non-habitable e.g. bathroom/hall. All things considered, the impact is acceptable.

In respect of privacy, no windows are proposed to the side elevation of the extension. To the rear, the grounds are extensive and mature trees/bushes border the rear boundary.

SG 1 – Placemaking Part 2, Alterations to Dwellings and Gardens also seeks to ensure that the siting, form, scale, proportions, detailed design and use of materials are in keeping with the existing building and wider area.

In this respect, the scale and form of this single storey extension is in keeping with the property and application site. Where the materials proposed are not in keeping with the traditional theme, they introduce a suitable quality contemporary contrast to this traditional sandstone villa. It should also be noted that this building is not listed nor is it located in a conservation area.

For the most part, the extension shall not be visible from a public area, it meets the general design criteria and maintains adequate garden ground. Front to rear access is adequately maintained around the side of the building, meeting the requirements of SG 1 and parking arrangements shall be unaffected by the proposal. Overall, it is considered that the proposed development represents a well-considered addition to the dwellinghouse which provides a contemporary extension that meets all policy guidelines.

OTHER MATERIAL CONSIDERATIONS

In respect of **ii**), other material considerations include the views of statutory and other consultees and the contents of letters of objection and letters of support. This application did not require any consultees' views and did not generate any correspondence of objection or support.

CONCLUSION

The proposed extension of this property is considered to be generally sympathetic to the character of the property itself and, being predominantly to the rear and largely obscured from public view, it shall have little impact on the character and appearance of the surrounding area. No issues pertaining to the amenity of neighbouring residential properties would arise as a result of the proposed extension. On the basis of the foregoing, it is recommended that the application for Full Planning permission be granted subject to the following suggested condition(s).

CONDITIONS AND REASONS

01. The front elevation of the side extension shall be formed using natural or reconstituted sandstone to match the original property.
Reason: In order to protect the appearance of both the property itself and the surrounding area
02. No window openings additional to those shown on the approved drawings shall be formed without the prior written approval of the planning authority.

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 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

Approved Drawings

The development shall be implemented in accordance with the approved drawing(s)

1. 304/201 - Block and Location Plan as Proposed Dated 01.02.2019 Received 3 May 2019
2. 304/205 PROPOSED NORTH AND WEST ELEVATIONS Dated 01.02.2019 Received 3 May 2019
3. 304/201 PROPOSED SITE PLAN-PLANS_ELEVATIONS AND ... Dated 01.02.2019 Received 20 March 2019

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

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