



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Alan Shand Phone: 0141 287 8633

Item 2(c)
21st May 2019

APPLICATION TYPE	Full Planning Permission		
RECOMMENDATION	Grant Subject to Condition(s)		
APPLICATION	19/00327/FUL	DATE VALID	07.02.2019
SITE ADDRESS	9 Fourth Gardens Glasgow G41 5NE		
PROPOSAL	Erection of single storey side and rear extension and detached garage and formation of dormer to dwellinghouse.		
APPLICANT	Mr Wilba Sandieson Private Householder 9 Fourth Gardens Dumbreck Glasgow G41 5NE	AGENT	Gordon E Jameson Robert Potter & Partners LLP 7 Miller Road Ayr KA7 2AX
WARD NO(S)	06, Pollokshields	COMMUNITY COUNCIL LISTED	02_078, Dumbreck
CONSERVATION AREA	Hazelwood		
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	15 February 2019
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

13 letter of representation received, all objecting to the proposal.

The grounds of concern may be summarised as follows, and are addressed further in the report below:

- *The flat roofed modern design and materials of the proposed extension are inappropriate within the Hazelwood Conservation Area and does not conform to relevant development plan guidance or align with previous decisions of the planning authority;*
- *The proposal demonstrates no regard for the uniqueness of the conservation area as it is contemporary in design and totally out of context;*
- *9 Fourth Gardens is a distinctive property within the conservation area, and is a fine example of the architect's original concept for the area, and has unique and distinctive features such as its idiosyncratic roof, external wood detailing and wrought iron railings. No.9 also has a garage and kitchen extension which complement the main house in their roof design and materials. The proposed flat roofed extension and garage would not be sympathetic to the character and style of No.9 and would not blend well with other houses in the conservation area;*
- *Since the designation of the conservation area in 2002, decisions of the Planning Authority have led to the erosion of the original and unique for the sake of modernity. Over scaled extensions to cottages using*

modern materials have detracted from the quality of the original cottages, and resulted in the loss of original decorative details such as roofs, windows, fences and gates.

- *The west elevation, comprising all six properties forming Fourth Gardens and sharing a boundary with Bellahouston Park is of equal status to the east elevation. The contemporary proposal eliminates the consistency of elevation as currently viewed from the park.*
- *The introduction of dormer windows to this unusual existing roof may have a detrimental impact on the appearance and character of the roof. The Development Plan would appear to generally discourage dormer windows;*
- *Roof lights on front elevations are not supported by the development plan;*
- *The internal glass balustrade would not be in keeping with the period interior and removal of the rear wall would result in the loss of internal features and detailing.*
- *The proposed works will increase traffic, including lorries, in the vicinity, which will place pressure on available space for parking, restrict access to driveways and may compromise traffic and pedestrian safety;*
- *The proposed dormer window would result in a loss of privacy for users of the rear garden at 7 Fourth Gardens;*
- *The proposed development may result in the loss of a tree and part of an established privet hedge;*

No consultations were requested.

SITE AND DESCRIPTION

9 Fourth Gardens is an unlisted building located on the western edge of the Hazelwood Conservation Area, within Dumbreck, Glasgow (Ward 06 – Pollokshields). It, together with the majority of its neighbours, was constructed between 1915 and 1933, within the former grounds of Hazelwood House, to the east of Bellahouston Park.

The detached single storey dwelling forms part of the western edge to what has been described as an “Electric Suburb”. Its design is that of a standard house type, with a number of other cottages matching its form constructed within Fourth Gardens and the adjoining streets. The Hazelwood Conservation Area Appraisal carried out by Glasgow City Council identifies that the homogeneity of the area is created by the planned development of Arts and Crafts cottages laid out in a compact, enclosed and inward looking manner.

This residential area is generally built in a single and storey-and-a-half arrangement with the properties having painted wet cast masonry walls and roofed in slate or traditional rosemary tiles. Few of the existing cottages within the conservation area retain their original stained glass, and many doors, windows and roof coverings of modern materials and styles, are present together with additions such as porches, conservatories, dormer windows and extensions. Some properties have been re-roofed in concrete roofing tiles of larger format.

Number Nine, Fourth Gardens is served by a modest garden to the east (front) contained within a neat four feet high box hedge with metal gate. This hedging returns partly along the northern boundary. A larger rear garden is enclosed by hedging along the west boundary on to Bellahouston Park, with a mixture of hedging and timber fencing separating the rear garden from that of its neighbour to the south. The northern boundary is partly formed by the northern side of the sectional garage, with its corrugated asbestos roof and metal up-and-over door to its east face. The remainder being enclosed by horizontally slatted timber fencing, with two relatively young trees located within the south-west corner of the rear garden.

The east (front) elevation of the home retains the stained and leaded glass, sash and case, timber windows, within its symmetrical bays, framing its centrally located, ornately carved, open entrance porch with timber panelled door and leaded screens. The gambrel slate roof surmounting the property is supported on painted timber rafters that are exposed at the eaves, with painted timber gallow brackets and stop chamfered posts at either end.

To the north (side) elevation there is an early extension to the home which houses the kitchen, with a very shallow hipped slate roof. This is constructed with an exposed-rafter arrangement together with wet dash render walls that match the original property and attached to this is a white uPVC double glazed porch projection. The south (side) elevation retains its single stained glass window, however all windows to the west (rear), including those to the bay windows, have been lost and are now replaced in uPVC units incorporating a top hopper opening light

arrangement. The remaining elements of architectural significance are confined to the public facing façade of the east (front) elevation together and the interesting gambrel roof shape of the original home.

The proposed development is intended to alter and extend the existing property to deliver additional accommodation suitable for modern living. The proposed solution consists of the following three elements:

- A single-storey flat roofed extension to the west (rear) and north (side) - to provide service accommodation for the principal rooms. The extension would be predominantly glazed to the rear utilising large fixed pane glazing and a sliding screen door. The extension walls would be finished in painted wet-dash render, windows would be powder coated aluminium framed, and the roof would be finished in zinc;
- The introduction of a dormer window on the west (rear) roof slope and rooflight on the east (front) slope to create accommodation within the attic space. The dormer would have a ridged roof, with roof and cheeks clad in slate with a zinc front trim and a fully glazed front face (powder coated aluminium framing);
- Re-slating of the roof of the dwellinghouse in second hand Scots slate;
- The replacement of the sectional garage - to afford sufficient area to store and maintain the applicant's privately owned collection of motorcycles. The replacement garage would be of ridged roof design with zinc cladding to the walls and roof, and painted wet-dash render to the front face around the garage door.

POLICIES

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

The two main issues to consider in the assessment of this application are:-

- (a) whether the proposal accords with the Development Plan; and
- (b) whether any other material considerations have been satisfactorily addressed.

In respect of (a), the Development Plan comprises the Glasgow and Clyde Strategic Development Plan and the City Development Plan. There are no specific policies of relevance to the application proposal in the Strategic Development Plan. The following policies in the City Development Plan are considered relevant to the assessment of the application:

CDP 1 - The Placemaking Principle
 CDP 2 - Sustainable Spatial Strategy
 CDP 9 – Historic Environment
 SG 1 – Placemaking, Part 2, Residential Development – Alterations to Dwellings & Gardens
 SG 9 – Historic Environment

ASSESSMENT AND CONCLUSIONS

The principal planning issues to be addressed in this instance are considered to be whether the proposal would have any detrimental impact on the amenity of neighbouring residents or the character and appearance of the surrounding Hazelwood Conservation Area.

CDP 1 – Placemaking

The Policy aims to improve the quality of development taking place in Glasgow by promoting a design-led approach. This will contribute towards protecting and improving the quality of the environment, improving health and reducing health inequality, making the planning process as inclusive as possible and ensuring that new development attains the highest sustainability levels.

SG 1 – Placemaking Part 2, Alterations to Dwellings and Gardens 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.

SG 1 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.

The proposed extension of the dwellinghouse is not considered to be detrimental to the amenity of neighbouring residential properties. Given the shallow nature of the rear garden at 7 Fourth Gardens any views from the proposed rear dormer would resultantly be at such an oblique angle as to be insignificant, and suitable privacy is considered to be maintained.

The proposal as amended to reduce the size of the garage retains sufficient useable private garden space to the rear (66%).

Overall, the proposed development including the side and rear extensions, rear dormer and replacement garage, represents a well-considered contemporary addition to the dwellinghouse which does not over-dominate the design of the original dwelling.

CDP 9 and SG 9 - Historic Environment

These aim to protect, preserve and enhance the City's historic environment and heritage assets in line with Scottish Planning Policy and Scottish Historic Environment Policy. SG 9 contains detailed guidance for properties in conservation areas.

Proposals for new development in, or affecting the setting of Conservation Areas, must: preserve and enhance the special character and appearance of the area and respect its historic context; be of a high standard of design, respecting the local architectural and historic context and use materials appropriate to the historic environment; protect significant views into, and out of, the area; retain all existing open space, whether public or private, which contributes positively to the historic character of the area; and retain trees which contribute positively to the historic character of the area.

Extensions to properties within conservation areas should be subsidiary in scale, sympathetic in design, reflect and respond to the character of the conservation area and not dominate the original property. Within this context, high quality innovative modern design will be encouraged. Materials should complement those of the existing property in terms of their colour, texture and scale. In this instance the proposed design and materials are considered to complement the existing property and provide an innovative contemporary solution which will be different and distinguishable from the existing building.

The amended design is not considered to result in the loss of any significant original features or detailing. The small side extension (original or early) is not prominent from the street, is relatively plain, and any historic merit has been somewhat diluted by the addition of a somewhat utilitarian porch. Its replacement with a contemporary side extension, drawn well back from the principal elevation of the original dwellinghouse, provides an innovative contemporary solution which will be different and distinguishable from the existing building, in line with the principles of Historic Environment Scotland guidance (*New Design in Historic Settings*). This construction will be viewed as subsidiary to the original building in scale, height and massing, thereby protecting its proportions. The lower eaves will allow the existing roof configuration to be fully expressed without interruption.

Whilst the extension to the rear will result in the loss of the original double bay configuration, the scale and massing remains relatively modest. Despite some visibility from Bellahouston Park it is not considered that the works to the rear will significantly alter the overall character and appearance of the surrounding conservation area.

Whilst the dormer is not entirely traditional in design and materials, the basic form and positioning is considered appropriate and the contemporary materials provide continuity with the other elements of the proposal, again in line with the principle of creating different and distinguishable new development which complements the original dwellinghouse, whilst the use of slates to the slopes and cheeks ties the dormer in with the main roof. The main roof is to be re-slatted and it is recommended that a sample is secured by condition.

Although SG 9 states a presumption against the introduction of roof lights to front elevations in conservation areas, in this instance weighting is attached to the design of the rooflight, which is conservation style and modest in scale, and to the general prevalence of inappropriate roof features and materials in the vicinity which have significantly diluted the character and charm of the surrounding street scene. It is not considered reasonable to

resist the introduction of a small, single, thoughtfully positioned and sympathetically detailed roof light in this context.

The replacement garage presents a traditional form in a contemporary palette of materials, and is considered to integrate well with the overall approach taken, and replaces a nondescript garage of tired appearance.

MATERIAL CONSIDERATIONS

In respect of b), consultation responses and letters of representation may be material considerations in the determination of the application.

Letters of Representation

13 letter of representation received, all objecting to the proposal.

The grounds of concern may be summarised as follows, and are addressed further in the report below:

- *The flat roofed modern design and materials of the proposed extension are inappropriate within the Hazelwood Conservation Area and does not conform to relevant development plan guidance or align with previous decisions of the planning authority;*
- *The proposal demonstrates no regard for the uniqueness of the conservation area as it is contemporary in design and totally out of context;*
- *9 Fourth Gardens is a distinctive property within the conservation area, and is a fine example of the architect's original concept for the area, and has unique and distinctive features such as its idiosyncratic roof, external wood detailing and wrought iron railings. No.9 also has a garage and kitchen extension which complement the main house in their roof design and materials. The proposed flat roofed extension and garage would not be sympathetic to the character and style of No.9 and would not blend well with other houses in the conservation area;*
- *Since the designation of the conservation area in 2002, decisions of the Planning Authority have led to the erosion of the original and unique for the sake of modernity. Over scaled extensions to cottages using modern materials have detracted from the quality of the original cottages, and resulted in the loss of original decorative details such as roofs, windows, fences and gates.*

Comment: Each application is considered on its own merits and previous decisions have no material bearing on consideration of the current proposal. The amended design is not considered to result in the loss of any significant original features or detailing. The small side extension (original or early) is not prominent from the street, is relatively plain, and any historic merit has been somewhat diluted by the addition of a somewhat utilitarian porch. Its replacement with a contemporary side extension, drawn well back from the principal elevation, provides an innovative contemporary solution which will be different and distinguishable from the existing building in line with the principles of Historic Environment Scotland guidance (*New Design in Historic Settings*). This construction will be viewed as subsidiary to the original building in scale, height and massing, thereby protecting its proportions. The lower eaves will allow the existing roof configuration to be fully expressed without interruption.

Whilst the extension to the rear will result in the loss of the original double bay configuration, the scale and massing remains relatively modest. Despite some visibility from Bellahouston Park it is not considered that the works to the rear will significantly alter the overall character and appearance of the surrounding conservation area, as explained in further detail below.

- *The west elevation, comprising all six properties forming Fourth Gardens and sharing a boundary with Bellahouston Park is of equal status to the east elevation. The contemporary proposal eliminates the consistency of elevation as currently viewed from the park.*

Comment: Whilst it is acknowledged that the rear elevations are somewhat visible from certain vantage points within Bellahouston Park, it is not considered reasonable or logical to afford the rear elevation equal status to the front elevations of these properties, which sport the majority or the unique features and detailing which typify the unique character of this conservation area. The rear boundary treatments largely screen the rear from view at close quarters where the ground is level. It is only from more distant elevated paths that there is more visibility, but it could hardly be termed prominence.

- *The introduction of dormer windows to this unusual existing roof may have a detrimental impact on the appearance and character of the roof. The Development Plan would appear to generally discourage dormer windows;*

Comment: Dormer windows are generally considered acceptable to the rear of properties in conservation areas providing that they are of an appropriate design and scale. As explained above, no significant weight is given to the visibility of the rear from Bellahouston Park. Whilst the dormer is not entirely traditional in design and materials, the basic form is considered appropriate and the contemporary and traditional mix of materials provides continuity with the other elements of the proposal, again in line with the principle of creating different and distinguishable new development which complements the original dwellinghouse, but provides a tie in with the traditional roof material by using slate on the dormer roof and cheeks.

- *Roof lights on front elevations are not supported by the development plan;*

Comment: There is indeed a presumption against the introduction of roof lights to front elevations in conservation areas. However, in this instance weighting is attached to the design of the rooflight which is conservation style and modest in scale, and to the general prevalence of inappropriate roof features and materials in the vicinity which have significantly diluted the character and charm of the surrounding street scene. It is not considered reasonable to resist the introduction of a small, single, thoughtfully positioned and sympathetically detailed roof light in this context.

- *The internal glass balustrade would not be in keeping with the period interior and removal of the rear wall would result in the loss of internal features and detailing.*

Comment: The property is not a listed building and therefore the planning authority has no locus of control over works to the interior.

- *The proposed works will increase traffic, including lorries, in the vicinity, which will place pressure on available space for parking, restrict access to driveways and may compromise traffic and pedestrian safety;*

Comment: Whilst these concerns are understood given the relatively claustrophobic environment of the Hazelwood Conservation Area, it is beyond the remit of the Planning Authority to control the logistics of the construction phase.

- *The proposed dormer window would result in a loss of privacy for users of the rear garden at 7 Fourth Gardens;*

Comment: Given the shallow nature of the rear garden at 7 Fourth Gardens any views from the proposed rear dormer would resultantly be at such an oblique angle as to be insignificant.

- *The proposed development may result in the loss of a tree and part of an established privet hedge;*

Comment: The drawings do not indicate this and retention of existing trees can be secured by condition.

- *The proposed replacement garage would have capacity for 6 motorbikes or 1 car and may be used as a workshop, leading to noise and parking issues in a quiet area.*

Comment: This is fairly speculative. A non-commercial workshop cannot be controlled by planning, and any resultant noise or parking issues would require to be controlled under other legislation.

CONCLUSION

The proposal is compliant with development plan guidance relating to householder development and development in the historic environment. It is not considered that any significant disamenity to neighbouring properties would result from the development. In terms of the design it is considered that the result represents a visually satisfying series of additions that would provide an innovative contemporary solution to upgrade the modestly sized property for modern living. The additions would be different and distinguishable from the existing building in line with the principles of Historic Environment Scotland guidance, and would not dominate the appearance of the original dwellinghouse from the most significant public vantage points, or result in the loss of important original features or detailing, and accordingly would preserve and enhance the character of the Hazelwood Conservation Area.

CONDITIONS AND REASONS

01. Samples and/or further details of the external materials proposed for use on the side and rear extension the double garage, and the dormer face shall be submitted to the planning authority and approved in writing prior to the use of these or any related materials on-site.

Reason: To safeguard the character of the building and the surrounding conservation area.

02. The roof shall be covered in natural slate to match the originals. A sample shall be submitted to and approved by the planning authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

Reason: To safeguard the character of the surrounding conservation area.

03. The roof and cheeks of the dormer shall be finished in natural slate to match the roof of the building.

Reason: To safeguard the character of the building and the surrounding conservation area.

04. With the exception of tree works detailed in the approved application, existing trees on the site shall not be lopped, topped, felled or removed without the prior written approval of the planning authority. Details of such trees and the proposed operations on each of them shall be submitted to the planning authority. Any proposals for felling or removal shall include proposals, including a programme, for replacement tree planting.

Reason: To maintain the contribution of existing trees to the landscape quality and biodiversity of the area.

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.

for Executive Director of Development and Regeneration Services

DC/ ALS/
24/04/2019

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Glasgow City Council
Development and Regeneration
231 George Street
Glasgow G1 1RX
Executive Director: Richard Brown

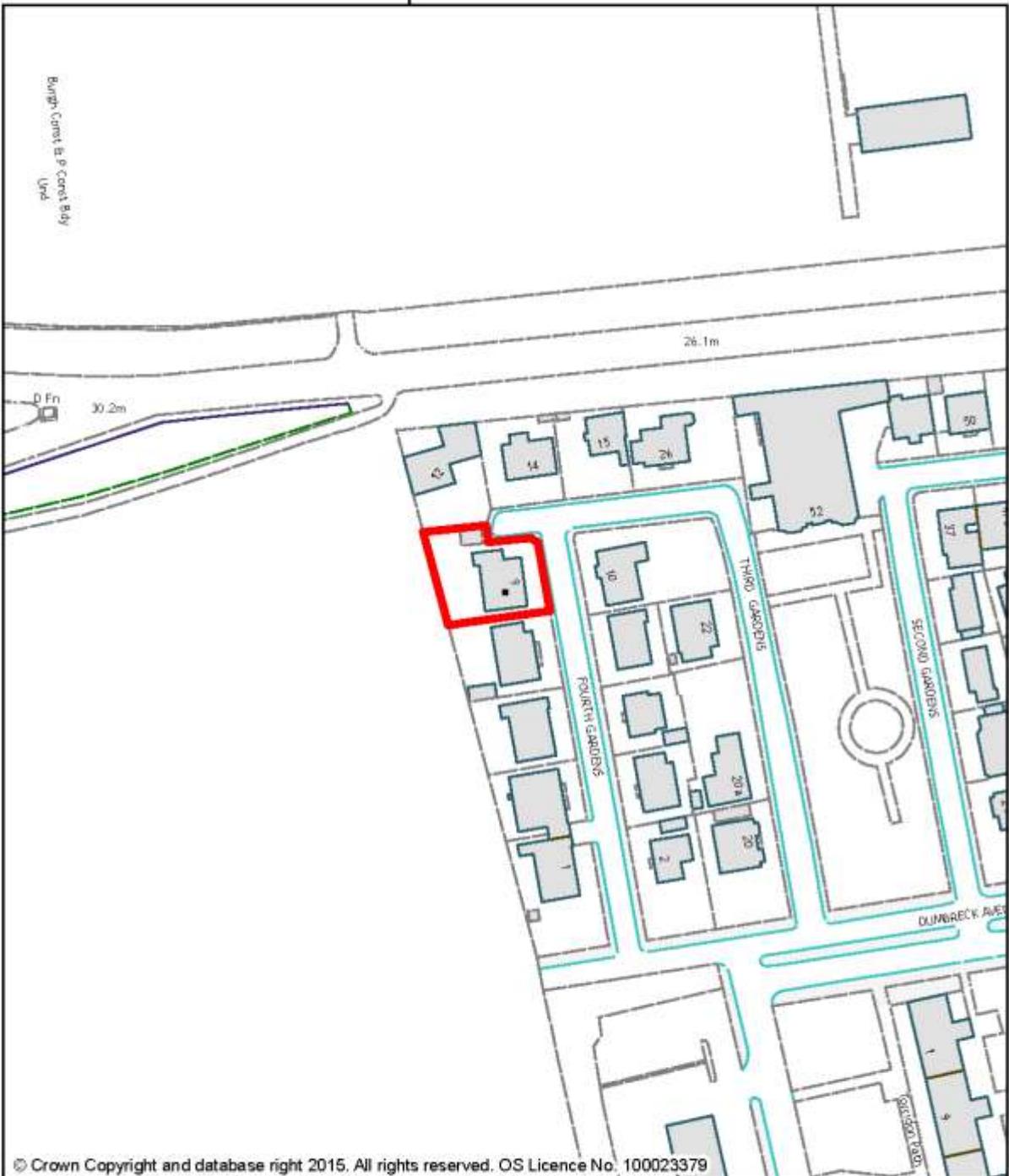
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Address:
9 Fourth Gardens, Glasgow, G41 5NE

Scale: 1:1,250

Indicative Site Location

Ward: 06



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Location of Site (for details refer to Report)