



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Alan Shand Phone: 0141 287 8633

Item 1

12th February 2019

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	Grant Subject to Condition(s)

APPLICATION	18/03265/FUL	DATE VALID	02.11.2018
SITE ADDRESS	57 Kirklee Road Glasgow G12 0SS		
PROPOSAL	Erection of single storey extension to rear of dwellinghouse including alterations to existing openings and installation of roof lights.		
APPLICANT	Mr Arun Pasi 57 Kirklee Road GLASGOW G12 0SS	AGENT	Unlimited Studios Architects 25 Hyndland Street GLASGOW G11 5QE
WARD NO(S)	23, Partick East/Kelvindale	COMMUNITY COUNCIL	02_118, Dowanhill, Hyndland And Kelvinside
CONSERVATION AREA	Glasgow West	LISTED	
ADVERT TYPE	Affecting a Conservation Area/Listed Building	PUBLISHED	16 November 2018
CITY PLAN			

REPRESENTATIONS/ CONSULTATIONS

1 letter of representation received from Friends of Glasgow West, objecting to the proposal.

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

- The established design of the property's windows, replicated along the length of the terrace, makes a positive contribution to the character and appearance of the conservation area. Any alterations should, therefore, retain the basic design of 2 vertical panes on the lower sash and six panes on the upper sash. The proposals fail to accomplish this;*
- Whilst there is no objection in principle to converting the double rear window to a French door, the principles above should apply. The proposed blank opening with full length glazing is completely inappropriate for a building of this period within the conservation area. Materials are not specified and the door should be timber. Also, ideally the central stone mullion should be retained and carried down to ground level. Regardless of whether this is achieved, the overpane should consist of twelve smaller panes separated by astragals. The lower section of the door should consist of solid timber panelling to a height that matches the present cill;*
- The proposed tilt and turn windows on the existing rear extension are inappropriate in their blank featurelessness. As these are ground floor windows and there is no necessity for a tilt and turn mechanism to facilitate cleaning, the existing windows with their distinct design, should be retained;*

- *All new rooflights within a conservation area should be conservation style.*

No consultations were requested.

The application requires to be determined by Planning Committee as the applicant is the spouse of an officer within the Planning Authority.

SITE AND DESCRIPTION

Mid-terraced two-storey sandstone dwellinghouse on the north side of Kirklee Road. Kirklee Road is generally residential in nature although this terrace of 4 properties stands relatively isolated with allotments to the north and west, and greenspace to the east. Within the Glasgow West Conservation Area and Ward 23 – Partick East/Kelvindale.

The proposal seeks to alter the property by converting and extending the adjoining outbuilding into a studio space and creating an open plan kitchen/diner from the existing kitchen, utility and dining room. Associated external alterations would consist of the following elements:

- Formation of French doors to rear elevation within opening of existing double window with mullion. Glazed door set with multi-pane design and overpanel with multi-pane design to replicate existing;
- New steps and platt for access to French doors;
- Minor extension of existing rear extension with sliding folding door, glazed side panels and lead roof with roll joints;
- Existing garage door to rear extension onto lane to be filled in;
- Repair of existing slate roof to extension and installation of 3 no. rooflights;
- Replacement of 2 no. timber sash and case windows to rear extension with timber tilt and turn windows;
- Infilling of existing garage door (facing rear lane) rendered to match existing stonework;
- Installation of 5 no. rooflights to rear roof slope of dwellinghouse.

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 B-listed building or the surrounding Glasgow West 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.

The proposed alteration and extension of the dwellinghouse is relatively minor in nature and is not considered to be detrimental to the amenity of neighbouring residential properties.

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 extension of the rear outbuilding is minor in scale and would introduce contemporary design elements in a historic context. The proposed design and materials are considered to complement the existing property.

With regard to the replacement of two timber sash and case windows to rear extension with timber tilt and turn windows, whilst SG 9 generally requires that windows not visible from public areas should replicate the proportions of the originals, it is considered in this instance that as the proposal as a whole introduces contemporary design to the existing period rear extension, the introduction of a simpler modern window style would not be out of keeping. These windows would be aluminium framed in a dark colour in keeping with the modern style of the alterations.

Conversion of windows to doors may in some cases be a prominent feature and may only be acceptable where the proposed alteration does not impact on the architectural unity of the building or building group and the proposed doors replicate the design of the existing windows as far as is practicable, including dimensions and detailing. In this regard, the proposed conversion of a rear window to French doors on the main house is acceptable subject to the submission of further details, including materials, as the proportions of the existing opening would be retained as would the multi-pane arrangement to the overpane. The French doors will be timber and proportions of the glazed panes should match the original windows.

The introduction of roof lights to the rear roof slope of the dwellinghouse is considered acceptable in this instance as the number and scale are not considered excessive in the context of the scale of the property, and these are appropriately located to the rear. A condition is recommended to ensure conservation style roof lights are utilised.

The removal of a modern garage rolling door facing the lane and its replacement with a solid wall, rendered to match the colour of the stonework of the boundary wall, is also considered to have a neutral effect on the character and appearance of the Conservation Area.

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

1 letter of representation received, objecting to the proposal.

The grounds of concern may be summarised as follows:

- *The established design of the property's windows, replicated along the length of the terrace, makes a positive contribution to the character and appearance of the conservation area. Any alterations should, therefore, retain the basic design of 2 vertical panes on the lower sash and six panes on the upper sash. The proposals fail to accomplish this;*

Comment: The points below suitably summarise the response to this concern.

- *Whilst there is no objection in principle to converting the double rear window to a French door, the principles above should apply. The proposed blank opening with full length glazing is completely inappropriate for a building of this period within the conservation area. Materials are not specified and the door should be timber. Also, ideally the central stone mullion should be retained and carried down to ground level. Regardless of whether this is achieved, the overpane should consist of twelve smaller panes separated by astragals. The lower section of the door should consist of solid timber panelling to a height that matches the present cill;*

Comment: The proposed opening is restricted to the width of the existing window opening and is considered acceptable in principle subject to the submission of further details (planning condition). SG9 – Historic Environment requires window to door conversion to replicate the design of the existing windows, as far as is practicable. It is not generally considered reasonable to extend this to retaining and continuing a mullion in a double window formation. With regard to the overpane, the proposal has been amended, retaining the multi-pane arrangement.

- *The proposed tilt and turn windows on the existing rear extension are inappropriate in their blank featurelessness. As these are ground floor windows and there is no necessity for a tilt and turn mechanism to facilitate cleaning, the existing windows with their distinct design, should be retained;*

Comment: Whilst it is acknowledged that SG 9 generally requires that windows not visible from public areas should replicate the proportions of the originals, it is considered in this instance that as the proposal as a whole introduces contemporary design to the existing period rear extension, the introduction of a simpler modern window style to these subsidiary windows would not be out of keeping.

- *All new rooflights within a conservation area should be conservation style.*

Comment: Agreed. A condition is recommended to ensure compliance.

No consultations were requested.

CONCLUSION

The proposed external alterations to this dwellinghouse within the Glasgow West Conservation Area are considered to be generally sympathetic to the character of the property itself and the character and appearance of the surrounding conservation area, being to the rear and obscured from public view. No issues pertaining to the amenity of neighbouring residential properties would arise as a result of the proposed alterations. It is therefore recommended that Planning Permission is granted subject to conditions.

CONDITIONS AND REASONS

01. The French doors shall be timber framed and match existing windows on the rear elevation in colour. Final details of the design of the proposed French doors and over pane, including details of materials and exact proportions of frames, shall be submitted to the Planning Authority and approved in writing prior to commencement of any work on this element of the development.

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

02. All new and replacement rooflights shall replicate traditional rooflights in design, low profile framing and structural glazing bars; shall be coloured to blend in with the existing roof finish; and shall be flush-fitted.

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

03. Infilling of the existing garage door shall be finished in render to match the colour of the original stonework. A sample and/or further details shall be submitted to the planning authority with respect to type, texture and colour and shall be approved in writing prior to the use of this or any related material on site.

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

04. Infilling of the garden facing door opening to the rear extension shall be undertaken in natural sandstone to match the existing dwellinghouse, and shall utilise reclaimed stone where practical.

Reason: To safeguard the character of the surrounding conservation 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.

ADVISORY NOTES TO APPLICANT

Any replacement windows installed on the original dwellinghouse shall match the originals in all aspects of their design: proportions, profile, framing thickness, detailing, method of opening and materials.

for Executive Director of Development and Regeneration Services

DC/ ALS/
07/01/2019

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