



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Ian Briggs Phone: 0141 287 6051

Item 2

17th September 2019

APPLICATION TYPE	Full Planning Permission
RECOMMENDATION	Grant subject to Conditions and S69

APPLICATION	18/02630/FUL	DATE VALID	03.09.2018
SITE ADDRESS	2/18 Smeaton Street Glasgow		
PROPOSAL	Erection of residential development (16 units) including landscaping and parking.		
APPLICANT	Maryhill Housing Association 45 Garrioch Road GLASGOW G20 8RG	AGENT	Elder And Cannon Architects Per John Docherty 40 Berkeley Street GLASGOW G3 7DW
WARD NO(S)	16, Canal	COMMUNITY COUNCIL	02_024, Ruchill
CONSERVATION AREA	None	LISTED	Not Listed
Advert Type	None required	PUBLISHED	n/a

REPRESENTATIONS/ CONSULTATIONS

Neighbourhoods and Sustainability – Waste & Recycling	- No objection.
Scottish Water	- No objection.
Scottish Environmental Protection Agency (SEPA)	- No objection.
The Coal Authority	- No objection.
GCC Flood Risk Management	- No objection.

There have been 7 representations from local residents objecting to the application, as well as 1 representation which was subsequently withdrawn by the objector, who advised that on reflection they were very committed to new housing in Glasgow. The application was re-notified on 28 June 2019 following some material amendments to the detailed design of the development. 2 of the original objectors subsequently made further representations.

The reasons for objection may be summarised as follows, and are discussed in detail in the Assessment and Conclusions section of this report:

1. The building is too tall and therefore ugly and out of keeping with the surrounding area.
2. The building will overshadow neighbouring properties.
3. Loss of privacy to neighbouring properties.
4. Insufficient car parking for new residents (contrary to SG 11: Sustainable Transport).
5. Insufficient Cycle Parking for new residents (contrary to SG 11: Sustainable Transport).
6. Noise and light pollution to neighbouring properties from vehicle movements in car parking area.
7. Concern about construction noise.

SITE AND DESCRIPTION

The application site is a vacant triangular site (approx 2085 sq m) within an established residential area in Ruchill (Ward 16 - Canal). The site is adjacent to the junction of Smeaton Street and Brassey Street, and is bounded by Smeaton Street to the north and west. The most recent permanent use of the site was a block of flats, which was demolished in the early 2000s. The surrounding area has since undergone re-development, and the site has been temporarily used as a site compound for neighbouring developments. The site has no environmental designations, and is identified as having a high risk of unrecorded historic mine workings. The immediate area is below base accessibility for public transport.

There are two and three storey semi-detached houses bounding the site to the east and the south. Beyond Smeaton Street to the east is a large grassed recreational area, which is protected open space (amenity greenspace – housing). Beyond Smeaton Street to the north there are more semi-detached houses, and land associated with Ruchill Golf Course.

The site is open to Smeaton Street. To the east and south boundaries there is approx 1.8m high close boarded timber fencing with the residential properties at Huxley Place and Smeaton Street, as well as a low retaining wall to the south boundary. The site levels fall generally from north-west to south-east, with a difference in levels of approx 4 metres.

Proposal

It is proposed to build 14 flats and 2 dwellinghouses for social rent. The accommodation is as follows:

- 2x three bedroom dwellinghouses
- 2x three bedroom main door maisonette flats
- 8x two bedroom flats
- 4x one bedroom flats

The development is a four storey flatted building which is bookended to either end by two storey dwellinghouses. The building footprint is folded in the middle to acknowledge the geometry of the curved boundary with Smeaton Street, and to respond to the junction with Brassey Street. The flats are accessed from two tenement style common closes, and all dwellings have dual aspect to the front and rear of the building. The dwellinghouses and maisonette flats have front gardens as well as small private rear gardens with space for drying clothes and sitting out. All properties also have direct access to a larger communal rear garden area with soft landscaping, seating, emergency clothes drying and natural play equipment. A bike shelter for 10 cycles is also indicated within the rear garden area.

During the processing of this application, DRS requested a greater quantity of communal garden space within the development. The applicant has achieved this by reducing the parking provision by 4 spaces. There are now 12 off-street car parking spaces proposed, including 2 spaces for disabled users. These are accessed from Smeaton Street via a new vehicle access to the north of the site. An automatic opening gate for vehicle access is proposed, and communal bin storage is also provided within the rear parking court.

The front (west) elevation of the building has generous glazing, with an ordered repetition of full height windows incorporating Juliet balcony balustrades, and large timber framed screens to the two common closes. All glazing shall have standard 112mm ingoes, with the exception of the common closes to Smeaton Street, which have deeper 215mm ingoes. The building has low-profile pitched roofs with hipped ends. This limits the roof's visual impact, and minimises the overall height of the building. Proposed materials are facing brick, dark grey concrete roof tiles, timber framed windows and screens, and standing seam pre-patinated anthracite zinc to the flatted gable elevations.

With respect to boundary treatments, the boundary with Smeaton Street shall be demarcated with a row of 12 lime trees (*tilia cordata* 'greenspire'), and low hedge planting. To the south and west boundaries with neighbouring residential properties, it is proposed to have a 1.8m high close boarded timber fence, with climbing plants and a low clipped hedge behind.

POLICIES

The Development Plan consists of The Glasgow and the Clyde Valley Strategic Development Plan (Approved July 2017) and the City Development Plan (CDP) which was adopted on 29 March 2017.

The following CDP policies and accompanying supplementary guidance are considered particularly relevant to the application assessment:

CDP 1: The Placemaking Principle & SG 1: Placemaking
 CDP 2: Sustainable Spatial Strategy
 CDP 5: Resource Management & SG 5: Resource Management
 CDP 7: Natural Environment & SG 7: Natural Environment
 CDP 8: Water Environment & SG 8: Water Environment
 CDP 11: Sustainable Transport & SG 11: Sustainable Transport
 CDP 12: Delivering Development & IPG 12: Delivering Development

Other relevant policies:

Scottish Planning Policy (SPP) (2014)
 Glasgow City Council Design Guide for New Residential Areas (2013).

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

Under the EIA regulations the proposal does not constitute a Schedule 1 development. The site area amounts to 0.2 hectares (2085 sq m) and is therefore below the threshold for Schedule 2 development. The proposal does not therefore require an EIA.

ii. an appropriate assessment under the Conservation (Natural Habitats etc.) Regulations 1994

Not applicable

iii. a design statement or a design and access statement

A design statement has been submitted as part of the supporting information.

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)

A flood risk impact assessment report, coal mining risk assessment report, and car parking justification have all been submitted as part of the supporting information.

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

Not applicable. A S69 legal agreement is required to secure a **£3,861** IPG 12 contribution in lieu of allotment/community garden provision and children's play provision on site.

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

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

Not applicable

2. restricting the grant of planning permission

Not applicable

iii. 1. requiring the Council to consider imposing a condition specified by Scottish Ministers

Not applicable

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

ASSESSMENT AND CONCLUSIONS

Sections 25 and 37 of the Town and Country Planning (Scotland) Act 1997, as amended, require that when an application is made under the Planning Acts, it shall be determined in accordance with the Development Plan unless material conditions indicate otherwise.

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

(a) Whether the proposal accords with the Development Plan; and

(b) Whether there are any other material considerations to be taken into account, including any matters raised in the consultation responses or any comments and matters arising in letters of representation, which would warrant a departure from the development plan.

In respect of (a), the Development Plan consists of The Glasgow and the Clyde Valley Strategic Development Plan (adopted July 2017) and the Glasgow City Development Plan (adopted 29 March 2017). It is considered that the proposal has no Structure Plan implications.

City Development Plan

The City Development Plan (CDP) consists of high level policies, with statutory Supplementary Guidance providing further information or detail in respect of these policies. The Development Policies and Policy Principles considered to be relevant to the current application are discussed below.

CDP 1 and SG 1 - The Placemaking Principle

Policy CDP 1 requires a holistic, design-led approach to development to achieve the City Development Plan's key aim of creating and maintaining a successful, high quality, healthy place. The Council expects new development to contribute towards making the City a better and healthier environment to live in and aspire towards the highest standards of design whilst protecting the City's heritage. This will be achieved by:

- Making the City an appealing place to live, work and visit;
- Embedding community facilities in communities and recognising the needs of all members of society;
- creating healthy and more equitable environments and promoting healthy lifestyle opportunities, including opportunities to grow food;
- Respecting the historic and natural environment.
- Providing high quality amenity to existing and new residents.
- Promoting connectivity.
- Bringing, where possible, vacant and derelict land back into effective use.

The proposal is a new residential development within an established residential area. As discussed in detail below, it is considered that the proposal complies with the applicable standards in CDP 1 by bringing vacant and derelict land back into effective use, and by providing high quality of amenity to new residents while safeguarding the amenity of existing residents.

SG 1 sets the context and approach to placemaking established in CDP 1. It notes that the City Development Plan seeks to move away from the traditional land use based approach of previous local plans: placemaking principles should inform all development. In order to be successful, new development should aspire to achieve the six qualities of place as defined in Scottish Planning Policy, and reinforced by Creating Places and Designing Streets. These are:

- It is distinctive;
- It is safe and pleasant;
- It is easy to move around and beyond;
- It is welcoming;
- It is adaptable; and
- It is resource efficient.

SG 1 provides detailed assessment criteria for residential development. In part 1 there is specific guidance for 'small scale vacant and derelict land'. The Placemaking priorities for such sites are:

- a) Reaffirming the character and identity of places;
- b) Repairing street edges and improving legibility to make environments safer and more vibrant places to be;
- c) Developing a strong 'Glasgow-appropriate' architecture with its own distinctive identity and character;
- d) Retaining any surviving historic buildings, particularly those that relate to previous land uses, where appropriate; and
- e) Retaining informally established green infrastructure (e.g. woodland), where appropriate.

Comment: The site has no existing buildings or green infrastructure. The proposed layout establishes a strong and logical building line to Smeaton Street, thus repairing the street edge. While the architectural language is restrained, the building's form provides the development with a distinctive identity and character. The building footprint is folded in the middle to respond to the geometry of the curved boundary with Smeaton Street. The two storey elements mediate with the scale of adjacent buildings, while the four storey element responds to the site's prominent location at the end axis of Brassey Street and on the sweeping corner of Smeaton Street. The deeper window reveal depth (215mm) to the glazing on the common close provides additional articulation of the building façade. The building is considered to have a respectful relationship with surrounding residential development, and does not appear overbearing in scale and massing.

The proposal therefore meets the relevant Placemaking priorities for vacant and derelict sites.

In SG 1, part 2, there is guidance for the residential density, design, layout, building materials, waste and recycling storage, and energy efficiency of new developments. This is discussed below:

Residential Density

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. 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.

Comment: The site is within an established residential area which has a mix of different housing densities including two storey semi-detached houses, two and three storey townhouses, and three and four storey tenements on Mayfield Street. The proposed density of 77 dwellings per hectare is within this established range. With regard to the scale and massing of the proposed building, the two storey elements mediate with adjacent two and three storey housing, while the four storey element responds to the site's prominent location at the end axis of Brassey Street and on the sweeping corner of Smeaton Street. The building is considered to have a respectful relationship with surrounding residential development, and does not appear overbearing in scale and massing. The residential density is therefore considered appropriate.

Residential Layouts

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');

Comment: The development acknowledges these aspects within the detailed design, as evidenced in the accompanying Design statement. The layout responds positively to the surrounding built context by establishing a strong and logical building line to Smeaton Street.

The overlooking/privacy relationship of the development with the existing houses at Huxley Place and is a key consideration. It is noted that there are two conservatory extensions to the houses at 2 and 4 Huxley Place. The building's nearest rear window is over 12 metres from the site's east boundary, and the rear windows do not directly face the windows of the adjacent dwellings. The window to window distances exceed 20 metres. The existing and proposed boundary treatments will provide appropriate screening of the parking court and garden area. There are therefore no overriding overlooking or privacy issues with adjacent properties.

With respect to privacy and overlooking within the development itself, the building is set back from the footway at Smeaton Street by between 2.5m and 5m, and adjacent to the rear (east) elevation there is a 2m privacy buffer of mixed groundcover planting for the ground floor flats. There are no overlooking or privacy issues within the development

With respect to daylight impact on neighbouring properties, the applicant has provided contextual section drawings showing the Vertical Sky Component for the rear ground floor windows at 2 and 4 Huxley Place. These demonstrate (as per the methodology in the BRE publication Site Layout Planning for Daylight and Sunlight (PJ Littlefair, 2011)) that the building would not adversely affect daylight to these neighbouring properties. Existing and proposed sunpath studies have also been provided. The development would affect the number of hours of direct sunlight to the properties at 10 and 12 Smeaton Street and 2 and 4 Huxley Place. For example, in March these houses would begin to be overshadowed by the building from around 4pm. In June, 2 and 4 Huxley Place would begin to be overshadowed from 5pm, though 10 and 12 Smeaton Street would be unaffected. Notwithstanding, the sunpath studies demonstrate that neighbouring properties would continue to receive good levels of direct sunlight for the majority of the day.

- 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);

Comment: External Bin storage areas are indicated to the rear of the building. The design is annotated on drawing D(--)-021 REV B, as a 1.8m high opaque stained dressed larch enclosure with pergola above. It is recommended that the detailed design is controlled by safeguarding condition.

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);

Comment: The proposal will not result in the loss of any trees. A comprehensive landscaping scheme, including generous tree planting, is proposed.

d) have roads designed to the standards set out in RDG (see SG11 - Sustainable Transport);

Comment: The proposals are acceptable in this regard. SG 11 'Sustainable Transport' also provides guidance on car park design. The proposed parking area is appropriately sited to the rear of the development, and includes good quality surfacing materials and appropriate boundary treatments (timber fencing, climbing plants and shrub planting).

e) incorporate a SUDS strategy to take account of the space and design requirements of the required SUDS scheme and

Comment: The drainage strategy is considered acceptable (see comments on SG 8 – Water Environment below).

f) ensure that all new homes do not have upper rooms, balconies etc which directly overlook adjacent private gardens/backcourts.

Comment: The proposed development ensures this within the detailed design.

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.

Comment: The development does not include new walking or cycling routes, which would be inappropriate for the site.

Additional Standards for dwellinghouses:

a) Useable private garden space large enough to serve various domestic functions

Comment: The two houses have an area of private garden space to the rear of the property. These are quite small, but allow some space for sitting out and emergency clothes drying. In addition the development provides a larger communal garden for the use of all residents.

b) Parking provision to satisfy SG 11 – Sustainable Transport

Comment: The proposed parking provision is considered acceptable. For a full assessment see SG 11 below.

c) Adequate privacy for residents.

Comment: Adequate privacy is achieved by the proposed layout.

Additional Standards for flats:

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

Comment: The proposed development provides a communal private rear garden area. This combines the functions of a backcourt, while also providing amenity space for residents.

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

b) Ideally all flats should have dual aspect

Comment: All flats are dual aspect.

c) 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

Comment: Privacy of ground floor flats is safeguarded within the design.

d) 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.

Comment: The proposed development establishes an appropriate building line to Smeaton Street, and responds positively to the public footways bounding the north and east of the site.

Building Materials

It is expected that all new development, depending on the nature and scale of the development, will:

- a) employ high quality facing and roofing materials that complement and, where appropriate, enhance the architectural character and townscape quality of the surrounding area;
- b) use robust and durable materials that fit their context and are capable of retaining their appearance over time and in Glasgow's climate; and
- c) acknowledge the local architectural and historic context through the use of appropriate materials.

Comment: The applicant proposes a limited material palette of facing brick, dark grey concrete roof tiles, timber framed windows and screens, and standing seam anthracite zinc to the flatted gable elevations. The hard landscaping within the development includes tarmac road and footpaths, Tobermore block paving in Silver and Graphite, and close boarded timber fencing.

To the front boundary with Smeaton Street, it is considered that a more robust front boundary treatment is required in addition to the proposed hedge planting. A suitable condition is attached which requires further details of the landscaping scheme.

Given the restrained architectural design it will be particularly important that the finishing materials and building detailing are of a high quality. A safeguarding condition is recommended requiring approval of the detailed materials specification. A further condition is recommended requiring approval of 1:20 elevation details.

With regard to the foregoing, the proposal is considered to comply with relevant design guidance in SG 1 – The Placemaking Principle.

CDP 2: Sustainable Spatial Strategy

This policy states that the council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable city. In doing so, the Council will support new development proposals that, among other things:

- Utilise brownfield sites in preference to greenfield sites;
- Prioritise the remediation and reuse of vacant and derelict land;
- Contribute to the development of vibrant and accessible residential neighbourhoods;
- Support higher residential densities in sustainable locations;
- Protect and enhance the integrity and character of the city's historic and natural environment.
- Protect and enhance the function and integrity of the Green Belt and contribute towards the development of an integrated green infrastructure;

In summary, the proposed development is considered to comply with CDP 2 in so far as the proposed development will help strengthen the residential character of the area and utilise an existing brownfield site.

CDP 5 and SG 5 Resource Management

Policy CDP5 Resource Management requires all new developments to be designed to reduce the need for energy from the outset. This can be done through careful siting, layout and design and should make the best use of energy efficiency techniques and materials.

All new domestic and non-domestic developments are required to make use of low and zero carbon generating technologies in order to contribute to meeting greenhouse emission targets and to meet the appropriate sustainability level. In order to achieve this, a range of low and zero carbon generating technologies may be implemented. A Statement on Energy will be required to support all applications to which this policy applies.

This application was submitted in advance of the deadline of 01 September 2018, and therefore requires to meet Silver Active Standard of the Technical Handbook plus 15% carbon dioxide emissions abatement through the use of low and zero carbon generating technologies.

Comment: The applicant has submitted a Statement on Energy which advises that the proposal will incorporate measures to meet the Silver Active Standard of the Technical Handbook plus 15% carbon dioxide emissions abatement through the use of low and zero carbon generating technologies. This constitutes the type of detail that can reasonably be expected at planning stage. A more detailed SoE supported by detailed calculations shall be provided at Building Warrant stage, and is subject of a safeguarding planning condition.

The developer has adopted a 'fabric first' approach to reduce energy demand, and the SoE advises that a wide range of different Low and Zero Carbon Generating Technologies have been considered for the development. Following this review, the applicant proposes to use a roof mounted solar photovoltaics array to provide the required level of renewables onsite. A condition is proposed to ensure that the formal confirmation of the constructed development's compliance with the Statement on Energy, carried out by a suitably qualified professional, is obtained by the Planning Authority as the development goes through the Building Warrant process.

The proposal is considered to comply with CDP 5 and SG 5 Resource Management.

CDP 7 and SG 7 Natural Environment

CDP 7 aims to ensure that Glasgow's natural environments, including its ecosystems and protected species, are safeguarded and, wherever possible, enhanced through development.

Comment: The site has no national or local environmental designations, and there is no habitat within the site boundary which is considered a constraint for development.

The proposed landscape strategy introduces a number of trees, hedges and shrubs, and creates opportunity for habitat creation. Suitable conditions are attached to control the landscaping proposals.

The proposal is considered to comply with CDP 7 and SG 7 Natural Environment.

CDP 8 / SG 8 – Water Environment provides detailed guidance on Flood Risk Assessments and Drainage Strategies for new development.

The Department is satisfied with the submitted flood risk information.

It is recognised that there is a greater level of underground storage proposed for the site than permitted by the policy guidance. In addition to the below ground storage, the applicant is proposing porous pavements in car parking spaces to treat and attenuate surface water. It is proposed to discharge the site's attenuated surface water to the combined sewer. With regard to the overall balance between hard and soft landscaping, and the provision of useable amenity space, it is considered that the proposed drainage solution is acceptable.

CDP 11 and SG 11: Sustainable Transport

CDP 11 aims to ensure that Glasgow is a connected City, characterised by sustainable and active travel. SG 11 includes detailed guidance on vehicle and cycle parking standards as well as electric vehicle charging standards for new development.

Car Parking

SG 11 requires a holistic assessment of car parking, and the policy contains both vehicle parking standards and design guidance. SG 11 advises that final parking provision should be determined through a placemaking approach to the design of the development. Every effort should be made to minimise the impact of on-street parking for safety reasons and to reduce visual impact in residential areas.

SG 11 advises that parking provision in residential developments should be assessed against the standards set out in Table 3.1. Table 3.1 advises a 'new build' basic minimum standard of 1 allocated space per dwelling unit for residents and an additional 0.25 unallocated spaces per dwelling unit for visitors (125% provision). For this development this would equate to 16 parking spaces for residents, plus 4 spaces for visitors. However, the applicant proposes to provide only 12 unallocated off-street spaces (75% provision). Access to nine of these spaces would be controlled by an automatic access gate.

Table 3.1 advises that variation above or below these basic standards shall be justified against the following relevant criteria:

- public transport accessibility so provision below the basic standard may be considered in areas of High Accessibility

Comment: The area is identified as 'below base' accessibility for public transport, so reduced parking cannot be justified against this measure. While there are bus services available from Smeaton Street and Bilsland Drive, there is currently no direct service to the City Centre. Maryhill Road is 0.6 miles distant (12 minute walk), and has a high frequency bus service, as well as local shopping.

- density and open space considerations (see SG 1 and SG6);

Comment: As discussed in relation to SG1, the proposed density is considered acceptable, and is comparable with flatted development in the immediate area. During the processing of this application, DRS has requested a greater quantity of communal garden space within the development. The applicant has achieved this by reducing the car parking provision by 4 spaces. It is considered that providing a greater level of parking provision on site would unacceptably reduce the available communal garden space for future residents of this development, to the detriment of residential amenity.

- placemaking, townscape and design requirements;

Comment: As discussed in relation to CDP 1 / SG 1 – The Placemaking Principle, the proposed development is considered to demonstrate an appropriate townscape response, while providing sufficient levels of amenity space for future residents.

- house size and house form (i.e. flatted accommodation with the lowest requirement, through terraced and semi-detached, to detached with the highest requirement);

Comment: The development would provide 12 flats and 2 dwellinghouses for social rent, including 2 three bedroom flats, 8 two bedroom flats, and 4 one bedroom flats. The smaller households in one and two bedroom flats are less likely to have access to a car.

- car availability by household in the surrounding area;

Comment: The most recent available Census figures from the Scotland Census 2011 show that the overall level of car availability for households in the Glasgow Maryhill and Springburn Scottish Parliamentary Constituency for social tenants was only 29%.

Car availability over all tenures was only 49%. Maryhill Housing Association's allocation policies for new lets prioritise those in greatest need, and its tenant base tends to include either the lowest income earners or tenants on benefits. The Association has found that car ownership is low within its existing tenant base.

The Association has completed a number of similar and larger sized developments, some of which are mixed tenure, where overall parking was approved at 100% or less. The most direct example is at Maryhill Locks Phase 2 which is situated 1.3 miles from Smeaton Street. This development provides 125 Units in total, 19 of which are Shared Equity with the remaining 106 as social rent. Car parking on this site was approved at 106% (133 spaces) including visitor spaces. 65% (87 Spaces) were in-curtilage or allocated, with 35% (46) unallocated. Three parking surveys were carried out by Maryhill Housing Association in February 2019 in order to assess the parking use in the development. These surveys were carried out in the evening and on a Sunday, at times when most flats would be expected to be occupied.

The maximum parking level identified over the three survey days was 66 cars parked. As a percentage (relative to the 125 housing units in the development) this is 53% occupancy, inclusive of any visitor parking. Maryhill Housing Association has remarked that if this figure was used as a guide for future car parking requirements for Smeaton Street, this would equate to 9 parking spaces.

- existing pressure on on-street parking in the surrounding area;

Comment: Smeaton Street, Mayfield Street and Shannon Street have no parking restrictions, and no marked bays. There appears to be little evidence of on-street parking pressure in these adjacent streets, probably due to the provision of in-curtilage parking within the surrounding terraced and semi-detached housing, and the generally low levels of car ownership in the wider area.

Conclusion:

Taking account of all of the above criteria, it is considered that the proposed parking provision for Smeaton Street of 12 car parking spaces (75% provision), is likely to be sufficient for the car parking requirements of the future residents of the development, and is unlikely to result in unacceptable pressure on on-street parking in the local area. The reduced level of parking provision is therefore considered justified for this development.

Cycle Parking

SG 11 advises that Cycle parking provision should be provided at a minimum standard of 1 space per unit, plus visitor parking at a rate of 0.25 spaces per unit in new residential developments where resident's cycle parking provision is provided communally.

For this development this would equate to a requirement for 20 spaces. A sheltered cycle store for 10 cycles is indicated in the communal rear garden area, and the applicant has advised that there is scope for additional provision within the two common closes. An appropriate safeguarding condition is attached requiring details of a minimum provision of 20 cycle parking spaces.

Electric Vehicle charging

Electric Vehicle charging (passive provision) should be provided for all communal off-street parking spaces in new residential development, and a suitable safeguarding condition is therefore recommended.

With regard to the foregoing, the proposal is considered to comply with CDP 11 and SG 11 Sustainable Transport.

IPG 12: Delivering Development

IPG 12 provides guidance on the provision of open space in association with new development. It sets out an interim approach to open space provision based on policy ENV 2 (and the associated development guide DG/ENV 2) of City Plan 2. This approach will remain in place until the final SG 6 policy guidance has been consulted on and adopted.

New residential development (including conversions) is required to provide access to good quality recreational open space. This includes provision for children's play areas, amenity open space/parkland, outdoor sport facilities, allotments and community gardens

Existing Open Space Facilities

In terms of amenity space, there is one park within the 400 metre threshold specified in the policy and it is Ruchill which is categorised as a Local Park. As such, and using the methodology agreed for assessment of amenity space, the level of provision in this area is considered to be deficient.

In relation to children's play facilities, there are limited play areas within the 300m threshold which are accessible from the proposal site. However, the level of overall provision within the area is still considered to be deficient.

On Site Provision

This proposal is for a mixed number of flats and houses on what is a relatively constrained site in terms of area. The general amenity space obligation is 283 sq m. The developer's layout shows a communal garden area on-site provision which would partly meet this requirement (this includes landscaped areas incorporating seating and natural play, but excludes areas for emergency drying and landscape strips which don't demonstrate amenity function). The children's play provision requirement is 168 sq m, which is not met on-site. The provision for allotments/community gardens is for 17 sq m, which is not met on site.

The proposal provides a communal garden area, but requires a financial contribution in relation to allotments/community gardens, and children's play provision. The financial contribution has been calculated as £3,861, and the applicant has agreed to pay this through a S69 legal agreement.

The proposal is considered to comply with SG 12, subject to safeguarding conditions to ensure the quality of the landscaping.

In terms of issue (a), therefore, the proposal is considered to be in line with the Development Plan, having regard to the designated land use and all relevant policies as addressed above.

In respect of (b), whether any other material considerations, including the matters raised in the consultation responses and letters of representation, have been satisfactorily addressed. With regard to the letters of representation, the grounds may be summarised, with appropriate comment, as follows:

1. The building is too tall and therefore ugly and out of keeping with the surrounding area.

Comment: At a maximum of four storeys, the proposed building is consistent with established building heights in the local area, and the two storey elements are considered to successfully mediate with the height of adjacent two-storey dwellinghouses. The architectural language is restrained, yet the building clearly demonstrates a distinctive site-specific design response. The proposed building is considered to be an appropriate architectural response to the site and surrounding area.

2. The building will overshadow neighbouring properties.

Comment: As discussed above in relation to SG1: The Placemaking Principle, the information submitted in support of the application demonstrates that the building would not adversely affect daylight to neighbouring properties, and that neighbouring properties would continue to receive good levels of direct sunlight for the majority of the day.

3. Loss of privacy to neighbouring properties.

Comment: As discussed above in relation to SG1: The Placemaking Principle, the building's nearest rear window is over 12 metres from the site's east boundary, and the rear windows do not directly face the windows of the adjacent dwellings. The window to window distances exceed 20 metres. The proposed boundary treatments will provide appropriate screening of the parking court and garden area. There are therefore no overriding overlooking or privacy issues with adjacent properties.

4. Insufficient car parking for new residents (contrary to SG 11: Sustainable Transport), resulting in unacceptable on-street parking pressure at the locus.

Comment: SG 11: Sustainable Transport requires a holistic assessment of car parking provision. The proposed parking provision is 12 spaces (75% provision), which is below the recommended minimum of 125% provision.

Consideration has been given to the low car availability by household in the surrounding area, the proposed tenure (social rented accommodation), and the evidence from a similar development delivered by Maryhill Housing Association in the local area. Consideration has also been given to the on-street parking pressure in the surrounding streets. It is considered that the proposed parking provision for Smeaton Street of 12 car parking spaces (75% provision), is likely to be sufficient for the car parking requirements of the future residents and visitors to the development, and is unlikely to result in unacceptable pressure on on-street parking in the local area. The reduced level of off-street parking provision is therefore considered justified for this development.

5. Insufficient Cycle Parking for new residents (contrary to SG 11: Sustainable Transport).

Comment: An appropriate safeguarding condition is attached requiring details of a minimum provision of 20 cycle parking spaces, as required by SG 11.

6. Noise and light pollution to neighbouring properties from vehicle movements in car parking area.

Comment: In addition to a 1.8m high close boarded timber fence, there is an approx 1.4m wide soft landscape buffer between the car parking court and the common east boundary with residential properties at Huxley Place, This should adequately screen direct glare from headlights, though it is recommended that finalised details are controlled through a safeguarding condition. The proposal is a residential development within an established residential area, and it is not considered that the noise from vehicle movements will unacceptably impact the amenity of existing residents.

7. Concern about construction noise.

Comment: Noise and disturbance during the construction phase of development is unfortunately inevitable, and not a material planning consideration. Notwithstanding, it is recognised that this is a residential area, and that the proposal would require construction work within close proximity of nearby properties. It is recommended that a suitable advisory note is attached to advise the applicant that permissions may be required from neighbouring residents in order to access/build the proposed development. Further recommended advisory notes invite the developer to sign up to the Considerate Constructors scheme, and remind them of the requirement to adopt reasonable working hours.

CONCLUSION

The above demonstrates that the proposed development complies with the relevant policies of the Development Plan. Other material considerations including the consultation responses and letters of objection have been considered, however these do not outweigh the proposal's accordance with the Development Plan.

On the basis of the foregoing, it is recommended that the application for planning permission be granted subject to the following suggested conditions, and the completion of a S69 legal agreement to secure a financial contribution of £3,861 in lieu of on-site amenity provision.

CONDITIONS AND REASONS

Approved Drawings:

D(--)005 REV A Location Plan
 D(--)006 REV B Wider Site Plan, Ground Floor
 D(--)010 REV D Site Plan, Landscape Layout
 D(--)011 REV D Site Plan, Ground Floor
 D(--)012 REV D Site Plan, First Floor
 D(--)013 REV D Site Plan, Second and Third Floor
 D(--)018 REV B Roof Plan
 D(--)020 REV B Block Plans
 D(--)021 REV B Hard and Soft Landscaping
 D(--)100 REV A Elevations, Sheet 1
 D(--)101 REV A Elevations, Sheet 2

D(--)201 REV A Section AA_A
 D(--)202 REV A Section BB_A
 D(--)203 REV A Section CC_A
 D(--)204 REV A Section DD_A

SK(190516)001 Section AA
 SK(190516)002 Section BB
 SK(190516)003 Section CC
 SK(190516)004 Section DD
 SK(190516)005 Section EE
 SK(190516)006 Section FF

SK(190626)001 Bike Storage
 E2633_L_52_03 REV B Proposed Drainage Layout

Conditions:

01. Unless otherwise formally agreed in writing with the Planning Authority, external materials shall be:

Building:

- facing brick
- standing seam pre-patinated anthracite zinc cladding
- dark grey concrete roof tiles
- dark grey single ply membrane low pitch roofing
- timber framed windows,
- timber framed windows and screens to common closes
- colour galvanised steel juliet balcony balustrades

Hard Landscaping:

- Tobermore Hydropave Sienna Block Paving in Graphite
- Tobermore Sienna Block Paving in Graphite and Silver

Samples and/or product literature of all proposed external materials shall be submitted to and approved by the Planning Authority in writing in respect of type, format, colour and texture. This written approval shall be obtained for all external materials before their use on site. A sample panel of the facing brick, including mortar joints, shall be erected for the inspection and written approval of the Planning Authority. This written approval shall be obtained before the facing brick is used on site, and the approved sample panel shall remain in place throughout construction.

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

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

02. Before any work on the site is begun, full details of the design and location of external rainwater goods, external vents, flues and any other similar fixings to the building shall be submitted to and approved in writing by the planning authority. Where reasonably practical it is expected that all requirements for vents, flues and similar fittings shall be accommodated to the rear elevation or via rising internal service ducts which terminate at roof level.

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

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

03. Before any work on the site is begun detailed section and elevation drawings of the following elements of the building facade, to a scale of 1:20, shall be submitted to and approved in writing by the planning authority:

- typical window and Juliet balcony detail
- typical stairwell detail (windows, doors and screens)
- zinc cladding / facing brick transition detail.

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

Reason: To enable the Planning Authority to consider this/these aspect(s) in detail.

04. Before any work on the site is begun, further details of the approved external landscaping scheme shall be submitted to and approved by the planning authority. This shall include details of the following aspects:

- external lighting
- boundary treatments, including further details of the front boundary treatment with Smeaton Street, and details to ensure privacy and reduce headlight glare from the parking court.
- external bin store
- automatic opening gate for vehicle access
- Colour galvanised mild steel gate and railing
- benches, clothes drying area and natural play equipment
- a detailed planting schedule, including information of all tree species and sizes, shrub planting numbers and specification.

Details shall also include a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard landscaping, shall thereafter be completed in accordance with the approved scheme.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

05. The minimum depth of topsoil shall be 150mm for grass areas, 450mm for shrub areas and 900mm for trees on clean subsoil free from builder's rubble and other deleterious materials. Topsoil shall be free from pernicious weeds and shall have a pH value of approximately 7.0.

Reason: To ensure that favourable conditions are created for survival of the planting.

06. Before any of the dwellings are occupied, a maintenance schedule for the landscaping scheme/open space, and details of maintenance arrangements, including the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

07. Any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

08. Before any work on the site is begun, a comprehensive site investigation report shall be submitted for the written approval of the Planning Authority. Site investigations shall be conducted and reported in accordance with current and recognised codes of practice such as British Standards Institution "The investigation of potentially contaminated sites – Code of Practice" and BS ISO 18400 Series of Standards. The investigation reports shall include a risk assessment of all relevant pollutant linkages, as required by Planning Advice Note PAN33 Development of Contaminated Land. Where a risk assessment identifies any unacceptable risk or risks, a remediation strategy shall be prepared that sets out all the measures necessary to bring the site to a condition suitable for the intended use and must be agreed with the Planning Authority in writing prior to work starting on the development. The remediation strategy shall also include a timetable and phasing plan where relevant.

The approved remediation scheme shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Planning Authority. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the execution of the completed remediation works in accordance with the approved remediation scheme shall be completed by a suitably qualified Engineer and submitted for approval in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

09. In the event that any previously unsuspected or unencountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease unless otherwise agreed by the Planning Authority in writing. A comprehensive contaminated land investigation and assessment shall be conducted to determine the revised contamination status of the site and a remedial strategy where required shall be prepared and agreed in writing with the Planning Authority before work recommences on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure the ground is suitable for the proposed development.

10. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

11. All dwellings shall be designed and constructed so that noise from road traffic does not give rise to internal noise levels, with windows closed, greater than 45 dB(A) daytime and 35 dB(A) night time when measured as LAeqT.

Reason: To protect residents in the development from rail traffic noise.

12. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development / the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

13. Vehicular access into and from the parking court shall be taken via a dropped kerb footway crossing in accordance with Figure 5.8 of the Design Guide for New Residential Areas.

Reason: To ensure that the access complies with approved standards in the interests of pedestrian and vehicular safety.

14. All redundant footway crossings shall be reinstated to match the dimensions of the existing footways as soon as the access serving the development is available for use by the occupiers of the development.

Reason: In the interests of pedestrian safety

15. All parking spaces within the development shall be designed and constructed as passive electric vehicle charging spaces, ensuring 20% capacity in the electricity network, providing individual fuse boxes for each space, and designing in ducting for future cabling.

Reason: To support the provision of electric vehicle charging infrastructure, and thus accord with the aims and requirements of City Development Plan policy CDP 11: Sustainable transport, and supplementary guidance SG11: Sustainable Transport.

16. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area shall be available for use before the development is occupied.

Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

17. Before development commences on site a Statement on Energy (SoE) shall be submitted to and approved in writing by the planning authority.

The SoE shall analyse the energy and CO2 savings that can be achieved in the development by utilising energy efficient design, practice and technologies. It shall demonstrate how the development will incorporate low and zero-carbon generating technologies to achieve at least a 15% cut in CO2 emissions and the 'Silver Active' sustainability label, or better, as per the Building Standards Technical Handbook Section 7: Sustainability Standard.

The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall be submitted to and approved in writing by the planning authority before the development/the relevant part of the development is occupied. See also advisory note 07.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy. To comply with City Development Plan policy CDP 5: Resource Management.

18. Safe, secure and sheltered cycle parking shall be provided within the development for a minimum of 20 bicycles. Before development commences on site full details of the cycle parking shall be submitted to, and approved by, the planning authority. Thereafter the approved provision shall be in place before the development is occupied.

Reason: To ensure that cycle parking is available for the occupiers/users of the development.

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

02. The applicant should consult Scottish Water concerning this proposal in respect of legislation administered by that organisation which is likely to affect this development. In particular, sustainable drainage systems (SUDS) should be designed and constructed in accordance with the vestment standards contained in "Sewers for Scotland", 3rd edition 2016. The applicant is advised that, where drainage systems including SUDS are not vested in Scottish Water, it is the applicant's/developer's responsibility to maintain those systems in perpetuity or to make legal arrangements for such maintenance.
03. Construction and/or demolition work associated with this development should conform to the recommendations/standards laid down in BS5228 Part 1: 1997 "Noise and Vibration Control on Construction and Open Sites". Best Practicable Means as defined in Section 72 of the Control of Pollution Act 1974 should be employed at all times to ensure noise levels are kept to a minimum.
04. In order to protect local residents' amenity, noise associated with construction and demolition works in residential areas should not occur before 0800 or after 1900 Monday to Friday, and not before 0800 or after 1300 on Saturdays. Noise from construction or demolition works should be inaudible at the site's perimeter on Sundays and public holidays. The planning authority should be notified of necessary works likely to create noise outwith these hours.
05. The applicant is advised to consider registering the site with the Considerate Constructors Scheme, which aims to improve the image of the construction industry. For further details, please contact the scheme directly. Considerate Constructors Scheme, PO Box 75, Ware, Hertfordshire SG12 0YX. Telephone: 01920 485959 Fax: 01920 485958 Freephone: 0800 7831423 www.ccscheme.org.uk email:enquiries@ccscheme.org.uk
06. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99(1) of the Roads (Scotland) Act 1984.
07. Prior to implementation of this permission, the applicant should contact Development and Regeneration Services (Transport) at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.
08. It is recommended that the required Statement of Energy is submitted using the format set out in Annex A of City Development Plan supplementary guidance SG 5: Resource Management.

The development is required to meet a level of environmental sustainability set out in Building Standards Technical Handbook Section 7: Sustainability Standards. The developer will be reminded of this requirement on submission of subsequent Building Warrant(s) for the development. It is expected that the formal confirmation of compliance with the SoE which is required by this Decision Notice shall be satisfied by submission of the Certificate of Sustainability to the planning authority.

ADVISORY NOTES TO COUNCIL

This application requires the completion of a S69 Legal Agreement.

for Executive Director of Regeneration and the Economy

DC/ IAB/
21/08/2019

BACKGROUND PAPERS

PLEASE NOTE THE FOLLOWING:

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