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REPORT OF HANDLING FOR APPLICATION 20/00553/FUL**

6th October 2020

ADDRESS:	353 Cuihill Road Glasgow G69 6UF
PROPOSAL:	Demolition of dwellinghouse, garage and outbuildings and erection of one dwellinghouse with detached garage.

DATE OF ADVERT:	13 March 2020
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	The application has not generated any letters of representation.
PARTIES CONSULTED AND RESPONSES	Neighbourhoods And Sustainability – objections concerning the impact of the development on bats; conditions concerning de-contamination works, refuse facilities, and lighting; Scottish Water – No response; The Coal Authority – No objections subject to conditions covering the preparation and implementation of a detailed remediation scheme; Scotland Gas Networks – Objection based on the proximity of the development to High Pressure Gas Transmission Pipelines; Transport Planning – No objections subject to conditions concerning vehicle charging, gates and delineation between private and public areas.
PRE-APPLICATION COMMENTS	

EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	All buildings scheduled for demolition should have a Pre-Determination Preliminary Bat Roost Assessment – PRA. In view of the age and condition of outbuildings in this instance, it is considered that there is a strong likelihood that bats will be roosting on site. The applicant has submitted a Bat Roost Potential Survey in support of the application, which shows that bat roost potential was low. Had the development been acceptable this matter would have been conditioned to include further surveys in order to comply with the Conservation (Natural Habitats etc) Regs 1994, therefore.
DESIGN OR DESIGN/ACCESS STATEMENT – MAIN ISSUES	NOT APPLICABLE
IMPACT/POTENTIAL IMPACT STATEMENTS – MAIN ISSUES	NOT APPLICABLE
S75 AGREEMENT SUMMARY	NOT APPLICABLE
DETAILS OF DIRECTION UNDER REGS 30/31/32	NOT APPLICABLE
STRUCTURE PLAN POLICIES	There are no policies of a strategic nature in the Glasgow and Clyde Valley Strategic Development Plan that are relevant to this proposal.
CITY DEVELOPMENT PLAN POLICIES	CDP1/SG1 The Placemaking Principle In order to be successful new development should aspire to achieve six qualities of place, including character and identity and safety. The scale of the development and built form are significantly larger than the present building and are more akin to an urban/suburban setting than the green belt or countryside. In addition, the proposed materials have an urban feel and are not appropriate to a rural location. Consequently,

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	<p>the proposal does not reinforce the local character and setting of a countryside location or green belt. In addition, the applicant has failed to demonstrate that the proposed development results in a safe environment as Scottish Gas objects to the proximity of the proposed house to a High Pressure Gas Transmission Pipeline. In light of the foregoing, it is considered that the proposed development does not comply with the terms set out in CDP1.</p> <p>CDP2 Sustainable Spatial Strategy The Council will focus on the regeneration of the existing urban area in order to create a sustainable city. In so doing, CDP2 promotes brownfield sites and seeks to protect and enhance the function and integrity of the green belt. The proposal entails development in the green belt. It does not meet the requirements of relevant Supplementary Guidance that support the development plan. The proposal is therefore contrary to CDP2.</p> <p>CDP5/SG5 Resource Management All new development is required to be supported by a Statement of Energy. This ensures that the development is designed to reduce the need for energy. Such a statement has not been submitted with the application. Whilst this may have been a conditionable item if the proposal had been acceptable, it has not been demonstrated and the proposal achieves the intentions of CDP5.</p> <p>CDP6/IPG6 Green Belt and Green Network There is a strong presumption against development proposals that would adversely affect the function and integrity of the green belt. The proposed form of development is not supported by Supplementary Guidance. Whilst the proposal is for a dwelling house to replace a dwelling house and the redevelopment closely follows the footprint of the original dwelling, it is not contained substantially within the footprint of the original dwelling and the curtilage exceeds the original dwelling. An increase in height and footprint may have been acceptable if the form, mass and materials had been more appropriate to a rural setting. Under no circumstances does the outbuilding (garage) constitute acceptable development in the green belt. The proposal is therefore contrary to CDP6 therefore.</p> <p>CDP7/SG7 Natural Environment There is a duty to further conservation and nature conservation under the Nature Conservation (Scotland) Act 2004 and to protect certain species. The application includes a Bat Roost Potential Survey, which demonstrates that there is low roosting potential. Had the development been acceptable this matter would be conditioned concerning the need for more pre-development surveys in order to comply with CDP7 therefore.</p> <p>CDP11/SG11 Sustainable Transport New development should expect to provide suitable parking and charging points for electric vehicles. Had the development been acceptable these matters would form planning conditions in order to comply with the terms set out in CDP11.</p>
<p align="center">OTHER MATERIAL CONSIDERATIONS</p>	<p>None have been raised in the processing of the application.</p>
<p align="center">REASON FOR DECISION</p>	<p>The proposal was not considered to be in accordance with the Development Plan and there are no material considerations which outweighed the proposal's variance with the Development Plan.</p>

	<p align="center">COMMENTS</p>
<p>PLANNING HISTORY</p>	<p>A planning application (18/02195/FUL) was submitted in 2018 and subsequently withdrawn for a similar proposal.</p>
<p>SITE VISITS (DATES)</p>	<p>Whilst no site visit has been possible, the site was visited during the consideration of planning application 18/02195/FUL, which was eventually withdrawn.</p>
<p>SITING</p>	<p>The site sits in the countryside at the junction with Cuilhill Road and Heatheryknowe Road. The actual positioning of the proposed building is on the site of the current house.</p>

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DESIGN AND MATERIALS	<p>It is proposed to redevelop the site with a single two-storey house with a detached garage with accommodation over and a linked covered area joining the two together. The scale of the proposed development is significantly larger than the present building. The proposal closely follows the footprint of the existing 'L' shaped bungalow but squares off the plan with the subsequent increased area. The existing large bungalow, five bedroom @ 201m² is replaced with a substantial two storey house of approximately 273m² / floor (546m²). The proposed pallet has an urban feel in material and detail which is inappropriate to the site and location, being more suburban in style with no relationship to traditional buildings. The triple garage proposed is again two storeys at 184m² and just slightly smaller than the existing large bungalow. The upper floor games room includes a kitchen and shower room. The scale of this part of the proposal is inappropriate for an outbuilding with a prominent blank elevation presented to the south.</p>
DAYLIGHT	The proposed development complies with City Development Plan in this respect.
ASPECT	The proposed development complies with City Development Plan in this respect.
PRIVACY	The proposed development complies with City Development Plan in this respect.
ADJACENT LEVELS	The levels are generally the same adjacent the site.
LANDSCAPING (INCLUDING GARDEN GROUND)	The existing trees and hedgerows from the neighbouring land would need to be protected and a tree survey required to ascertain how the proposed building sits in the landscape. A full landscape plan would also be required. If the proposal had been acceptable, these matters would have been subject to planning conditions.
ACCESS AND PARKING	The proposed development utilises the existing access and incorporates an outbuilding for the parking of three cars. Transport Planning has no objections subject to conditions had the development been acceptable.
SITE CONSTRAINTS	<p>The proposed development is within 28 metres of a High Pressure Gas Transmission Pipeline and there are no measures within the proposed development to safeguard the pipeline.</p> <p>The buildings scheduled for demolition have the potential for bat roosts. The proposal does not include a Preliminary Roost Assessment.</p> <p>Whilst the site is within an area defined by the Coal Authority as Development High Risk Area, the Coal Authority had no objections subject to a suitable remediation scheme, which could be handled by a planning condition.</p>
OTHER COMMENTS	
RECOMMENDATION	Refuse

Date: 6th May 2020

DM Officer **Neil Rutherford**

Date

DM Manager

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REASON FOR REFUSAL

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

REASONS

01. The proposal was not considered to be in accordance with the Development Plan and there were no material considerations which outweighed the proposal's variance with the Development Plan.

02. The proposal is contrary to CDP1 and SG1 The Placemaking Principle of the Glasgow City Development Plan (Adopted 2017) in that the development would be in the green belt and does not accord with the qualities and character of the green belt. The proposal is therefore detrimental to placemaking at this location.

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03. The proposal is contrary to CDP2 Sustainable Spatial Strategy of the Glasgow City Development Plan (Adopted 2017) in that the development does not accord with the Sustainable Development Strategy. The proposal is therefore detrimental to the regeneration and development of the existing urban area and would not contribute towards the creation of a sustainable city.

04. The proposal is contrary to Policy 14 Green Belt of Clydeplan (Adopted 2017) and CDP6 and IPG6 Green Belt and Green Network of the Glasgow City Development Plan (Adopted 2017) in that the development would be in the green belt and fails to meet the exemptions to the Council's presumption against development in the green belt. The proposal therefore would adversely affect the function and integrity of the green belt.

05. The proposal is contrary to CDP1 and SG1 The Placemaking Principle of the Glasgow City Development Plan (Adopted 2017) in that it is within 28 metres of a High Pressure Gas Transmission Pipeline and no safety measures to safeguard the security of the pipeline are provided. The proposal therefore fails to demonstrate a safe environment, to the detriment of placemaking.

06. The proposal is contrary to CDP and SG5 Resource Management of the Glasgow City Development Plan (Adopted 2017) in that there is no Statement of Energy provided. The proposal therefore fails to demonstrate a contribution to a reduction in carbon emissions, to the detriment to tackle climate change.

Drawings

The development shall not be implemented in accordance with the drawing(s)

1. 00-001 A LOCATION PLAN Received 24 February 2020
2. 00-003 SITE PLAN AS PROPOSED D Received 24 February 2020
3. 02-001 FLOOR PLANS AND ELEVATIONS AS PROPOSED H Received 24 February 2020
4. 02-002 GARAGE FLOOR PLANS AND ELEVATIONS AS PROPOSED D Received 24 February 2020

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

ADVISORY NOTES

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