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REPORT OF HANDLING FOR APPLICATION 20/01148/FUL**

Item 4

27th April 2021

ADDRESS:	1 Flowerdale Place Glasgow
PROPOSAL:	Erection of 2 storey side extension to dwellinghouse
DATE OF ADVERT:	
NO OF REPRESENTATIONS AND SUMMARY OF ISSUES RAISED	There were no representations received.
PARTIES CONSULTED AND RESPONSES	There were no consultations undertaken.
PRE-APPLICATION COMMENTS	No formal pre-application discussion recorded on uniform. The Council has formalised the means for obtaining pre-application advice of this type in order to make this stage of the Planning process more accessible and efficient for applicants, agents and Planning staff. The Council welcomes pre-application discussions between the applicant, their agent(s) and its Planning staff in advance of making an application for any scale of development. The applicant failed to avail themselves of this service.
EIA - MAIN ISSUES	NONE
CONSERVATION (NATURAL HABITATS ETC) REGS 1994 – MAIN ISSUES	NOT APPLICABLE
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	NOT APPLICABLE
CITY DEVELOPMENT PLAN POLICIES	CDP 1 – The Placemaking Principle SG 1 - Placemaking, Part 2, Residential Development
OTHER MATERIAL CONSIDERATIONS	None
REASON FOR DECISION	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.

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	COMMENTS
PLANNING HISTORY	94/01490/DC - Use of domestic garage as living room. Granted 05/02130/DC - Erection of single storey extension to rear of dwellinghouse - PERMITTED DEVELOPMENT
SITING	The application site is a 2 storey detached dwellinghouse located on the south side of Flowerdale Place, at its junction with Waukglen Drive, Glasgow. The property is located within an established residential area.
DESIGN AND MATERIALS	The application proposes the erection of a side extension. The proposed extension would appear as 2 storeys. The depth of the extension would be 7 metres with a width of 5 metres, eaves height of 5 metres with a pitched roof extending to 6.5 metres. Located to the side, the upper elevation of the extension would be set back approximately 2.8 metres from the main elevation of the original house. The extension would be finished in brick and concrete tiles to match the existing dwelling.
DAYLIGHT	Owing to the extensions siting and design there would be no adverse effect on daylighting within neighbouring properties with any overshadowing falling upon the applicants land.
ASPECT	The extension would be attached to the side elevation.
PRIVACY	The extension would have windows on the front and rear elevations. Those to the front would overlook the public road. Windows would be located at the rear but only at ground floor level. These would be within 10 metres of the boundary which is marked by a high fence. As such there would be no detrimental impact on neighbouring amenity.
ADJACENT LEVELS	The site is relatively flat although slightly elevated above the public road.
LANDSCAPING (INCLUDING GARDEN GROUND)	The development would be located within the side garden as such there would be no impact on useable garden ground.
ACCESS AND PARKING	No change
SITE CONSTRAINTS	The site is located within a Coal Authority Low Risk Area.
OTHER COMMENTS	Sections 25 and 37 of the Town and Country Planning (Scotland) Acts require that when an application is made, it shall be determined in accordance with the Development Plan unless material considerations dictate otherwise. The issues to be taken into account in the determination of this application are therefore considered to be: a) whether the proposal accords with the statutory Development Plan; b) whether any other material considerations (including objections) have been satisfactorily addressed. a) The Development Plan comprises the Clydeplan Strategic Development Plan, approved in July 2017 and the Glasgow City Development Plan (CDP) adopted on the 29th March 2017 In this case Policy CDP1 - Placemaking as well as statutory guidance SG1, part 2 are most relevant. SG1 of the City Development Plan (Part 2, Residential Development – Alterations to

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Dwellings & Gardens) sets out the Planning requirements for alterations to dwellings and gardens for particular types of householder developments, such as extensions. It outlines the criteria that must be met in relation to, for example, siting, design and materials, privacy and overlooking and daylight. It seeks to ensure that extensions and alterations to houses are carefully designed, so that the visual amenity of residential buildings and areas is not adversely affected by over-dominant extensions and that residential amenity is not reduced.

The guidance specifically states that extensions should generally have a pitched roof, should not project in front of the building line, should relate to the design of the original dwellinghouse, and should be subordinate to the original dwelling house in scale and design.

To ensure side extensions are subordinate to the existing house and avoid a terracing effect, 1.5 and 2-storey side extensions should generally:

- not double the footprint of the house;
- be set back a minimum of 1.5 metres from the building line; and
- incorporate a roof style which carries through the line of the eaves of the existing house and has a ridgeline lower than the ridge of the roof of the house.

A relaxation to the full 1.5 metres setback may be made for extensions to houses where a terracing effect, or unbroken massing, could not arise in the future. These could include houses on a street corner; where the house extension would be adjacent to a non-residential use; or houses with asymmetrical frontages and staggered building lines, and when a proposed ridgeline set-down for the extension creates a subordinate appearance.

Comments

The site and surrounding area is characterised by 2 storey semi-detached and detached modern housing. The site sits at the junction of Flowerdale and Waukglen Drive where existing houses are arranged along the street edge with elements of staggering in the standard set back from the road edge. To the north of the site the houses are on the inside bend and are set back from the road. The application site is on the outer edge of the curve, with the building line less defined but a generally standard set back of 6 metres from the edge of the road.

Being on the corner the application site fronts onto Flowerdale Place, but has been sited so as to respect the set back on both Flowerdale Place and Waukglen Drive. The closest part of the dwelling is 6 metres from the road edge on Waukglen Drive.

The application site contains a 2 storey detached house which is simple in appearance with brick walls and pitched roof. There is a high brick wall which separates the front and rear gardens. This wall is behind the building line.

The application proposes the erection of a side extension. This extension would appear as 2 storeys. The extension would not be set back from the front elevation, but this could be permitted under SG1 as there would be no opportunity to create a terracing effect with neighbouring houses.

However in extending to the side the proposal would breach the building line set by the neighbouring properties that front the south side of Waukglen Drive, most relevant of which are at Nos 44, 46 and 48. The extension would extend some 4 metres beyond the building line.

SG1 states that extensions should not project in front of the building line and should be subordinate to the original dwelling house in scale and design.

The proposal would clearly breach the building line and result in an extension that would

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	<p>result in a dominant feature on the corner. As a result the proposal would not appear as a subordinate addition. This is intensified by the sites location on a junction and the sites elevation above the road level which would mean that the extension, and house as a whole, would appear much larger and out of sync with those dwellings immediately around it. On longer views the building would sit proud of the building line and would appear out of place in terms of siting, scale and design.</p> <p>During the processing of this application Planning has sought changes to the development, providing advice on what may be suitable revisions. The applicant has revised the proposals slightly to reduce the scale of the upper storey of the extension, however due to the sites constraints, they have been unable to reduce the width of the extension or set back behind the building line. Unfortunately we have been unable to find a suitable solution and the applicant has instead asked that the revised proposals be determined as they stand.</p> <p>In this situation Part 2 of SG1 describes the criteria that must be met in order to comply with the guidance. The proposal has been assessed against the Councils Statutory Guidance 1 (Part 2) and it is on this basis that it is considered that the proposals scale, and siting does not complement the original building of that of the street. The proposal fails to satisfy the criteria in SG1.</p> <p>b) Whilst there have been no representations this is not reason in itself to approve planning permission. There are no other material considerations which would merit a breach of the Councils Statutory Guidance.</p> <p>For these reasons the proposal has the potential to detrimentally impact the character of the building and visual amenity of the wider area. There are no material considerations which outweigh the proposal's variance with the Development Plan.</p> <p>Therefore, it is recommended the application be refused.</p>
RECOMMENDATION	Refuse

Date: 16/10/2020	DM Officer	Ross Middleton
Date: <u>21/10/2020</u>	DM Manager	Susan Connelly

REASONS 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.
02. The proposed extension is contrary to policy CDP 1: The Placemaking Principle and supplementary guidance SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) of the City Development Plan (adopted March 2017) as, by reason of its scale, massing and siting would dominate the original dwelling and would substantially breach the set building line on Waukglen Drive.

Drawings

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

1. W-569-001 LOCATION PLAN Received 27 April 2020
2. L-02-002 PROPOSED GROUND FLOOR PLAN Received 27 April 2020
3. L-02-003 REV A - PROPOSED FIRST FLOOR PLAN Received 16 October 2020
4. L-02-004 REV A - PROPOSED GABLE ELEVATION Received 16 October 2020
5. L-02-005 REV A - PROPOSED FRONT ELEVATION Received 16 October 2020
6. L-02-006 REV A - PROPOSED REAR ELEVATION Received 16 October 2020

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7. L-02-007 REV A - PROPOSED SITE PLAN Received 16 October 2020

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

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