



## PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Regeneration and the Economy

Contact: Jamie McArdle Phone: 0141 287 6042

<b>APPLICATION TYPE</b>	Full Planning Permission		
<b>RECOMMENDATION</b>	Grant Subject to Condition(s)		
<b>APPLICATION</b>	19/03252/FUL	<b>DATE VALID</b>	18.12.2019
<b>SITE ADDRESS</b>	21 Elmwood Avenue Glasgow G11 7ED		
<b>PROPOSAL</b>	Erection of extension, formation of balcony, rooflight, external alteration and replacement windows to rear of dwellinghouse.		
<b>APPLICANT</b>	Mr Ross Stewart 21 Elmwood Avenue Glasgow G11 7ED	<b>AGENT</b>	ROBIN GREER ARCHITECT FLAT 3/2 26 QUEENSBOROUGH GARDENS GLASGOW G12 9QS
<b>WARD NO(S)</b>	12, Victoria Park	<b>COMMUNITY COUNCIL LISTED</b>	02_012, Broomhill
<b>CONSERVATION AREA</b>	Broomhill		
<b>ADVERT TYPE</b>	Affecting a Conservation Area/Listed Building	<b>PUBLISHED</b>	8 November 2019
<b>CITY PLAN</b>			

### REPRESENTATIONS/ CONSULTATIONS

6 representations objecting to the proposal have been received. In addition, 3 representations expressing support for the proposal have been received.

The grounds of objection are summarised as follows and are addressed further in the report below:

- *The extension will impact on the appearance and ambiance of the traditional terrace.*
- *The proposal will be detrimental to the look of the terrace and conservation area.*
- *Broomhill is a conservation area and the proposed development is not in keeping with the character of the area or the terrace.*
- *Proposed development does not respect and complement the character and appearance of the conservation area. This is contrary to SG 9 of the City Development Plan.*
- *The proposed development will result in the loss of architectural detail which has a cumulative detrimental impact on the character and appearance of the conservation area.*
- *This would be the first addition or extension to the rear elevation of the terrace which would disrupt the uniformity of the terrace.*
- *The removal of the bay window and alterations to the roof will disrupt the symmetry and established pattern of the terrace.*

- *The removal of the bay window to the rear and addition of dormer to the side will alter the look and balance of the terrace.*
- *The proposed triple windows, in terms of their design, would not be in keeping and would impact on the uniformity of the terrace.*
- *This is a conservation area and the works will turn this terrace property into a town house which is not conducive to the area.*
- *The proposed development will, effectively, create a 4-storey townhouse.*
- *Detrimental impact on residential amenity in terms of loss of privacy to the adjoining properties caused by overlooking from the proposed balcony and upper floor glazed doors.*
- *The dormer to the side roof-slope will infringe upon the privacy of the neighbouring school.*
- *The application is very vague in terms of external materials.*
- *There is only one other balcony in the immediate vicinity and this predates the establishment of the conservation area.*
- *Granting of the application will set a precedent.*
- *The applicant's supporting statement is, in part, misleading and factually incorrect.*
- *Potential noise and disturbance.*
- *Some supporting statements are from householders who live too far away to be affected by the proposals.*
- *Health and safety concerns, for example, possible asbestos in the existing structure which will be disturbed by the proposed works.*
- *Building works and construction vehicles should not cause excessive noise or pollution and activity should be limited to appropriate hours for a residential neighbourhood.*

The representations supporting the proposal are summarised as follows and are addressed further in the report below:

- *The proposed development is a good use of the attic space to create a larger living area.*
- *The proposed development is a good use of the internal space and will externally enhance the look of the back of the building onto the lane.*
- *The replacement of existing uPVC windows with timber sash and case is commendable and demonstrates a commitment to maintaining the integrity of the terrace.*
- *The balcony is to the rear where there are differences in appearance of each house, including an extension in one.*
- *The rear of most of the streets in the area have little conformity of appearance.*

No formal consultations were requested.

## **SITE AND DESCRIPTION**

The application site is located in an established residential area, within Ward 12 (Victoria Park). The property is an end-terrace dwellinghouse within the Broomhill Conservation Area, which was designated on 8<sup>th</sup> December 2015. This part of the conservation area is characterised by a street pattern of primary streets with secondary lanes to the rear. This 2-storey red-sandstone dwelling was constructed between c1912 and c1933 and is similar in character to many of the dwellings in the surrounding streets. Broomhill is built on one of the city's many drumlins and this is particularly noticeable at the application property. The site changes level considerably over its area from the front to the rear. Consequently, the terrace is effectively, 2-storeys to the front and 3-storeys to the rear. To the front (north) and side (south) of the site is the Broomhill Primary School campus. To the rear (west) of the site, beyond Elmwood Lane, is a terrace of similar 2-storey red-sandstone dwellings.

21 Elmwood Avenue is served by a modest garden to the front and side, contained within a low-level stone wall and neat hedge/shrubbery with an iron gate. A larger rear garden is enclosed by mature hedging along the side (south) boundary on to a public footpath, with a mixture of hedging and horizontally slatted timber fencing separating the rear garden from Elmwood Lane to the rear and that of its adjoining neighbour to the north (23 Elmwood Avenue).

The front elevation of the property is finished in red sandstone with the side and rear elevations finished in harling. The roof is finished in traditional natural slate. Unfortunately, the dwelling does not retain the original sash and case, timber windows. These have been replaced at some point with white uPVC framed windows. The rear of the dwelling has an original bay-window at upper-ground level, which is repeated at the other properties in the terrace.

## PROPOSAL

This application seeks Full Planning permission for erection of extension, formation of balcony, roof-light, external alteration and replacement windows to the rear of the dwellinghouse.

**Extension:** The proposed extension will be at garden level and will have a modest footprint of 7.4sqM. The mono-pitched roof will have an eaves level of 2.6 metres, rising to an overall height of 3.1 metres. The roof will be finished in lead and safeguarding conditions will ensure the glazed doors and external walls will be finished satisfactorily.

**Formation of double doors at garden level:** A set of double-doors will be formed at garden level leading from the proposed dining room. A condition will ensure the doors are in compliance with development plan guidance.

**Formation of triple doors at (upper) ground floor level:** The original bay-window will be removed and replaced with a set of triple-doors at (upper) ground floor level. A condition will ensure the doors are in compliance with development plan guidance.

**Balcony:** The proposed doors at (upper) ground floor level will lead onto a modestly sized balcony which will be formed on a flat section of the roof of the garden-level extension (depth: 930mm; Width: 4000mm; footprint: 3.72sqM). The balcony is set-back 900mm from the front of the extension, within a C-shaped inset formed by the original rear projections of the application dwelling and the neighbouring property (23 Elmwood Avenue). Consequently, the proposed balcony is a partially enclosed inset-balcony.

**Rooflight:** A roof-light will be formed on the rear roof-slope of the original roof, alongside an existing roof-light. A condition will ensure it is a flush-fitted conservation style roof-light in compliance with development plan guidance.

**Replacement windows:** Three of the first-floor uPVC framed windows on the rear elevation will be replaced with timber-framed, sash and case windows in accordance with development plan guidance.

The original submission included the formation of a dormer window to the side roof-slope to allow for the attic space to be converted to a habitable room. Following discussions with the DRS Planning Services, the agent was advised that the location of the dormer window was contrary to the development plan policy and guidance. Subsequently, this was removed and revised drawings were submitted which showed the roof type altered from a hipped-finish to a gable-finish. Consequently, a second round of neighbour notification and publicity for the application was undertaken. Following the second round of neighbour notification and further discussions with DRS Planning Services, the alterations to the roof have been omitted from the proposed development.

## SPECIFIED MATTERS

Planning legislation 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 any consultations and representations that may have been received and is provided elsewhere in the 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

Not applicable to this application.

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

Not applicable to this application.

**iii. a design statement or a design and access statement**

The agent submitted a supporting Planning/design statement.

**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)**

Not applicable to this application.

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

Not applicable to this application.

**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 to this application.

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

Not applicable to this application.

**2. restricting the grant of planning permission**

Not applicable to this application.

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

Not applicable to this application.

**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 to this application.

## **POLICIES**

The current development plan comprises the Glasgow and the Clyde Valley Strategic Development Plan and the Glasgow City Development Plan. There are no directly applicable policies within the strategic development plan. With regards the Glasgow City Development Plan, the relevant Policy and Supplementary Guidance is as follows:

**CDP 1:** The Placemaking Principle

**CDP 2:** Sustainable Spatial Strategy

**CDP 9:** Historic Environment

**SG 1:** Placemaking (Part 2), Residential Development – Alterations to Dwellings and Gardens

**SG 9:** Historic Environment

## **ASSESSMENT AND CONCLUSIONS**

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 provisions of the development plan unless material considerations indicate otherwise. In addition, under the terms of Section 64 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997, the Council is required to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

The principal issues to be taken into account in the determination of this application are considered to be:

- i) whether the proposal accords with the relevant provisions of the Glasgow and Clyde Valley Strategic Development Plan 2017 and the Glasgow City Development Plan;
- ii) whether the proposal preserves or enhances the character or the appearance of the Conservation Area and;
- iii) whether any other material considerations, such as consultations or representations, have been satisfactorily addressed.

In respect of (i), there are no specific policies of relevance to this application proposal in the Glasgow and Clyde Valley Strategic Development Plan. The policies of relevance in the Glasgow City Development Plan are outlined below.

### **CDP 1: The Placemaking Principle**

Policy CDP 1 is an overarching Policy which must be considered for all development proposals to help achieve the key aims of the Glasgow City Development Plan. CDP 1 states that new development should aspire towards the highest standards of design while protecting the City's heritage. New development should respect the environment by responding to its qualities and character.

### **SG 1: Placemaking (Part 2), Alterations to Dwellings and Gardens**

This guidance 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 design and materials, privacy and overlooking and daylighting and sunlight. 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, for example, by the excessive reduction of useable private garden space or a loss of privacy.

### **Comment**

The proposed extension of the dwellinghouse is of a very modest scale and when it is assessed along with the external alterations, replacement windows and new rooflight, is not considered to be detrimental to the amenity of neighbouring residential properties. The proposal will not result in an unacceptable loss of sunlight or daylight to neighbouring properties and neither will the extension overdevelop the usable private garden space. In terms of privacy and overlooking, the pertinent aspects of supplementary guidance SG 1 of the City Development Plan states:

- *There should be no adverse impact on existing or proposed accommodation;*
- *Windows of habitable rooms should not increase direct overlooking into adjacent private gardens or rooms;*
- *At ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties;*
- *Above ground floor level, windows of habitable rooms which directly face each other, including dormers, should be at least 18 metres apart and at least 10 metres from the site boundary; and*
- *Balconies should not be located where they could infringe the privacy of neighbours, by directly looking into their windows or private gardens.*

### **Privacy and Overlooking and Assessment: 90 Randolph Road**

The proposed balcony and glazed doors are orientated to face directly towards the rear garden of the application site and are 15 metres distant from the rear site boundary. This exceeds the 10 metre minimum as stipulated in SG 1. The rear site boundary of the application site has a 2 metre high timber fence and beyond this is a 5 metre wide lane (Elmwood Lane). The dwelling directly beyond the lane is 90 Randolph Road. This property has a 2 metre high (approximately) mature hedge and an outbuilding along its rear boundary. The distance from the rear boundary to the rear elevation of 90 Randolph Road is 14 metres. Therefore, the

proposed balcony and glazed doors are, in total, 34 metres distant from the rear elevation of 90 Randolph Road. As stated, there are also significant boundary treatments and a lane between the proposed balcony/glazed doors and the rear elevation of 90 Randolph Road. It is considered that the distance to the rear site boundary accords with SG 1 and, furthermore, the existing screening and site layout adequately addresses any privacy and overlooking concerns with regards 90 Randolph Road.

#### **Privacy and Overlooking and Assessment: 23 Elmwood Avenue**

The shared boundary of the application site and 23 Elmwood Avenue is bounded by a 2 metre high timber fence. As stated above, the proposed balcony and glazed doors are orientated to face directly towards the rear garden of the application site and will be a considerable distance from the dwelling directly opposite (90 Randolph Road). Therefore, as the glazed doors do not face directly towards 23 Elmwood Avenue and, when considered in isolation, are not considered to raise any issues with regards privacy.

In terms of the balcony, it is set-back 900mm within a C-shaped inset formed by the original rear projections of the application dwelling and 23 Elmwood Avenue. Consequently, the proposed balcony is a partially enclosed inset-balcony. Accordingly, the original rear projection of 23 Elmwood Avenue, in effect, provides a permanent screen to the side of the proposed balcony. Due to the screening provided by the boundary fence and the rear projection of 23 Elmwood Avenue, any views from the proposed balcony would be at such an oblique angle as to be insignificant, and suitable privacy is considered to be maintained in respect of the proposed balcony.

An access door at (upper) ground floor level will open onto the balcony from the 'proposed study' (as shown on drawing number 03B – Proposed Ground Floor Plan). This door will utilise the existing aperture which currently forms the access door from the kitchen onto the existing external stairs which provide access to the garden. This door faces directly onto the side wall of the rear projection of 23 Elmwood Avenue. Therefore, this door, when considered in isolation, is not considered to create or exacerbate any overlooking or privacy issues.

It is considered there will not be a significant detrimental impact on the current levels of residential amenity and the proposed development complies with the Supplementary Guidance SG 1.

#### **CDP 9: Historic Environment**

The aim of Policy CDP 9 is to ensure the appropriate protection, enhancement and management of Glasgow's heritage assets by protecting, conserving and enhancing the historic environment for the benefit of existing and future generations. This will be achieved by assessing the impact of proposed developments and supporting high quality design that respects and complements the character and appearance of the historic environment and the special architectural or historic interest of its Conservation Areas or by mitigating unavoidable adverse effects on them.

#### **SG 9: Historic Environment**

Supplementary Guidance SG 9 provides detailed direction on repairing, altering or extending unlisted buildings in conservation areas. It seeks to enhance the character and appearance of Glasgow's conservation areas. In addition to the detailed guidance provided by SG 1 above, 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. Balconies on unlisted buildings within conservation areas are, generally not encouraged. Where they do form part of a proposal they should not detract from the appearance of a building or disrupt the architectural unity of a group of buildings. New roof lights should be located to the rear and replicate traditional roof lights in design, low profile framing and structural glazing bars, and be coloured to blend in with the roof finish and be flush fitted. In terms of the window replacement, proposed windows on rear or side elevations, not visible from a public area, must match the original proportions, but may have a different material and/or method of opening.

#### **Comment**

There are numerous examples of rear extensions within the conservation area. Whilst it is recognised that there are no examples of rear extensions on this particular terrace, this in itself is not a reason to resist this proposal. The proposed development is of a relatively small scale and is not readily observable from the street or a public

area. Whilst it is recognised that the bay window is original to the property, the argument for its retention to preserve the character of the terrace and conservation area is, somewhat, limited. In terms of the rear elevation of the terrace, any historic merit or uniformity of the bay windows has been, to some degree, diluted by the accumulation of contemporary alterations and additions. For example, of the seven bay windows to the rear of the terrace, none of them appear to retain the original sash and case timber windows. The windows have various frame types and colours and the roofs of the bays have a mix of covering types and colours. There is also a mix of finishes to the rear of the terrace, with the result that the dwellings have an assortment of harling/pebble-dash/render walls of differing colours and textures. There has also been various contemporary alterations to the dwellings including the addition of windows and patio doors at garden level. The dwelling at the opposite end of the terrace has added a single-storey side extension which also unbalances the rhythm and the original book-ending of the terrace. The replacement of the bay window with glazed doors and a modestly scaled extension, which marginally projects from the rear elevation, provides an innovative contemporary solution. This extension and the associated works will be subsidiary to the original building in scale, height and massing, thereby protecting its proportions. The lead roof for the extension and timber frames for the replacement of the original windows is considered to be an acceptable mix of good quality traditional and contemporary materials. The other external finishing materials, for example the door frames, roof-lights and external walls, can be secured by condition(s). It is not considered that the character of the terrace or the wider conservation area would be adversely affected by the proposed development.

## OTHER MATERIAL CONSIDERATIONS

In respect of **ii)** it is considered that the proposed development will preserve the character of the Broomhill Conservation Area, for the reasons outlined above.

In respect of **iii)**, other material considerations include the views of statutory and other consultees and the contents of letters of objection and letters of support. This application did not require or generate any consultees' views. 6 representations objecting to the proposal and 3 representations expressing support for the proposal were received. Grounds of objection and support are summarised with appropriate comment, as follows:

### Grounds of objection

- *The extension will impact on the appearance and ambiance of the traditional terrace.*
- *The proposal will be detrimental to the look of the terrace and conservation area.*
- *Broomhill is a conservation area and the proposed development is not in keeping with the character of the area or the terrace.*
- *Proposed development do not respect and complement the character and appearance of the conservation area. This is contrary to SG 9 of the City Development Plan.*
- *The proposed development will result in the loss of architectural detail which has a cumulative detrimental impact on the character and appearance of the conservation area.*
- *This would be the first addition or extension to the rear elevation of terrace which would disrupt the uniformity of the terrace.*
- *The removal of the bay window and alterations to the roof will disrupt the symmetry and established pattern of the terrace.*
- *The removal of the bay window to the rear and addition of dormer to the side will alter the look and balance of the terrace.*
- *The proposed triple windows, in terms of their design, would not be in keeping and would impact on the uniformity of the terrace.*

**Comment:** As noted above, the proposed development at this site is not considered to detract from the visual amenity of the dwelling and will not have a detrimental impact on the residential amenity of adjoining properties. The development is of a very modest scale and reflects similar contemporary developments within the conservation area. This extension is considered to be of an appropriate design and will be subservient to the existing building in scale, height, massing and will protect its proportions and setting. Whilst the proposed extension is not entirely traditional in design and materials, the basic form is considered appropriate and the mix of contemporary and traditional materials and detailing provides continuity with the overall elements of the proposal. This is in accordance with the development plan guidance of creating new development which complements the original property. Whilst it is acknowledged that the rear elevation of the terrace is, somewhat,

visible from certain vantage points in the immediate vicinity, it is not considered reasonable or practicable to afford the rear elevation equal status to the front elevations of these properties, which possess the majority of the features and detailing which typify the character of this conservation area. Any degree of historic or architectural merit the bay windows may have once had has been significantly diluted over time due to contemporary alterations and additions.

- *This is a conservation area and the works will turn this terrace property into a town house which is not conducive to the area.*
- *The proposed development will, effectively, create a 4-storey townhouse.*

**Comment:** As previously stated, the proposed development is of a relatively modest scale. The alterations to the roof have been omitted, therefore, the roof-scape of the property will remain intact. As a consequence of the works, the non-habitable space at garden level will be converted to usable habitable rooms. This will be akin to other dwellings in the terrace which have added patio doors and windows at garden level.

- *Detrimental impact on residential amenity in terms of loss of privacy to the adjoining properties caused by overlooking from the proposed balcony and upper floor glazed doors.*

**Comment:** As noted above, it is considered there will not be a significant detrimental impact on the current levels of residential amenity in terms of privacy and the proposed development complies with supplementary guidance SG 1.

- *The dormer to the side roof-slope will infringe upon the privacy of the neighbouring school.*

**Comment:** The proposed dormer window to the side roof-slope, which formed part of the original submission, has subsequently been omitted from the proposed drawings which are being assessed.

- *The application is very vague in terms of external materials.*

**Comment:** The lead roof for the extension and timber frames for the replacement of the original windows have been specified on the proposed drawings. The other external finishing materials, for example the door frames and external walls, can be secured by condition(s).

- *There is only one other balcony in the immediate vicinity and this predates the establishment of the conservation area.*
- *Granting of the application will set a precedent.*

**Comment:** While there is a need to maintain consistency in the consideration of points of merit, this is not the same as a precedent. No two individual Planning applications are the same and each application must be determined on its own merits. Any balconies at other properties cannot be considered as a precedent.

- *The applicant's supporting statement is, in part, misleading and factually incorrect.*

**Comment:** The content of the supporting statement has been noted. However, the statement on its own is not a determining factor in the assessment of this application. Therefore, the veracity of the supporting statement is not a consideration.

- *Potential noise and disturbance.*

**Comment:** This application is not for a change of use. Therefore, it is not considered that any non-domestic floor-space is being created on the site which would generate disturbance of a non-residential nature. Any concerns regarding noise issues emanating from the application property will be controlled by other legislation and should be reported to the appropriate authorities or Council service in the first instance, e.g. Neighbourhoods and Sustainability Services.

- *Some supporting statements are from householders who live too far away to be affected by the proposals.*

**Comment:** Individuals can submit a representation regardless of where they live or whether they were neighbour notified.



- *Health and safety concerns, for example, possible asbestos in the existing structure which will be disturbed by the proposed works.*

**Comment:** Health and safety aspects of the proposed works will be administered by Building Standards Services during the building warrant process.

- *Building works and construction vehicles should not cause excessive noise or pollution and activity should be limited to appropriate hours for a residential neighbourhood.*

**Comment:** Building works to implement most Planning permissions of this type may generate a certain amount of construction noise and vehicular traffic. However, disruption relating to construction is temporary and Planning permission cannot be refused on this account.

### Grounds of support

- *The proposed development is a good use of the attic space to create a larger living area.*
- *The proposed development is a good use of the internal space and will externally enhance the look of the back of the building onto the lane.*

**Comment:** The alterations to the roof have been omitted from the proposed development. As the property is not a Listed building, alterations to the interior are not a consideration. The works which will impact upon the rear of the building have been considered above and these comments of support in this regard are noted.

- *The replacement of existing uPVC windows with timber sash and case is commendable and demonstrates a commitment to maintaining the integrity of the terrace.*

**Comment:** Noted. Safeguarding condition will ensure the replacement windows are in accordance with SG 9 of the City Development Plan.

- *The balcony is to the rear where there are differences in appearance of each house, including an extension to one.*
- *The rear of most of the streets in the area have little conformity of appearance.*

**Comment:** Noted. These matters have been considered above.

### CONCLUSION

The proposed development, being to the rear and not readily observable from public view, is considered to be generally sympathetic to the character of the property itself and the character and appearance of the surrounding conservation area. No issues pertaining to the amenity of neighbouring residential properties would arise as a result of the proposed development. The proposal is compliant with development plan guidance relating to householder development and development in the historic environment. In terms of the design it is considered that the resultant development would represent a visually satisfying addition and alterations that would provide an innovative contemporary solution to upgrade the existing basement of the property for modern living. The additions would not dominate the appearance of the original dwellinghouse or result in the loss of important original features or detailing, and accordingly would preserve and enhance the character of the Broomhill Conservation Area. On the basis of the foregoing, it is recommended that the application for Full Planning permission be granted subject to the following suggested condition(s).

### CONDITIONS AND REASONS

01. The replacement window(s) to the rear elevation, hereby approved, shall match the original windows in design, proportions and framing colour(s). The new windows should reflect the profiles and dimensions of the original windows.

Reason: In order to protect the appearance of both the property itself and the surrounding area

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

02. Details of the doors at ground floor and garden level, including materials and specifications, shall be submitted for the written approval of the Planning authority. No work shall be begun on this aspect of the works until written approval has been issued.

Reason: In order to protect the appearance of both the property itself and the surrounding area

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

03. Details of the balustrade for the balcony, including materials and specifications, shall be submitted for the written approval of the Planning authority. No work shall be begun on this aspect of the works until written approval has been issued.

Reason: In order to protect the appearance of both the property itself and the surrounding area

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

04. 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: In order to protect the appearance of both the property itself and the surrounding area

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

#### **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.

**Approved Drawings**

The development shall be implemented in accordance with the approved drawing(s)

1. 01B Received 21 February 2020
2. 03B Received 21 February 2020
3. 05B Received 21 February 2020
4. 07B Received 21 February 2020
5. 08B Received 21 February 2020

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

for Executive Director of Development and Regeneration Services

DC/ JMR/  
26/02/2020

**BACKGROUND PAPERS****PLEASE NOTE THE FOLLOWING:**

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