



Planning Services 231 George Street GLASGOW G1 1RX Tel: 0141 287 8555 Email: onlineplanning@glasgow.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE 100362652-004

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Applicant or Agent Details

Are you an applicant or an agent? * (An agent is an architect, consultant or someone else acting on behalf of the applicant in connection with this application)

Applicant Agent

Agent Details

Please enter Agent details

Company/Organisation:

Ref. Number: You must enter a Building Name or Number, or both: *

First Name: * Building Name:

Last Name: * Building Number:

Telephone Number: * Address 1 (Street): *

Extension Number: Address 2:

Mobile Number: Town/City: *

Fax Number: Country: *

Postcode: *

Email Address: *

Is the applicant an individual or an organisation/corporate entity? *

Individual Organisation/Corporate entity

Applicant Details

Please enter Applicant details

Title:	<input type="text" value="Mr"/>	You must enter a Building Name or Number, or both: *	
Other Title:	<input type="text"/>	Building Name:	<input type="text"/>
First Name: *	<input type="text" value="C"/>	Building Number:	<input type="text" value="95"/>
Last Name: *	<input type="text" value="Griffin"/>	Address 1 (Street): *	<input type="text" value="Langton Crescent"/>
Company/Organisation:	<input type="text"/>	Address 2:	<input type="text"/>
Telephone Number: *	<input type="text"/>	Town/City: *	<input type="text" value="Glasgow"/>
Extension Number:	<input type="text"/>	Country: *	<input type="text" value="Scotland"/>
Mobile Number:	<input type="text"/>	Postcode: *	<input type="text" value="G53 5LW"/>
Fax Number:	<input type="text"/>		
Email Address: *	<input type="text" value="REDACTED"/>		

Site Address Details

Planning Authority:	<input type="text" value="Glasgow City Council"/>
Full postal address of the site (including postcode where available):	
Address 1:	<input type="text" value="95 LANGTON CRESCENT"/>
Address 2:	<input type="text"/>
Address 3:	<input type="text"/>
Address 4:	<input type="text"/>
Address 5:	<input type="text"/>
Town/City/Settlement:	<input type="text" value="GLASGOW"/>
Post Code:	<input type="text" value="G53 5LW"/>

Please identify/describe the location of the site or sites

Northing	<input type="text" value="662321"/>	Easting	<input type="text" value="253266"/>
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Description of Proposal

Please provide a description of your proposal to which your review relates. The description should be the same as given in the application form, or as amended with the agreement of the planning authority: *
(Max 500 characters)

erection of a 2 storey extension to side of house

Type of Application

What type of application did you submit to the planning authority? *

- Application for planning permission (including householder application but excluding application to work minerals).
- Application for planning permission in principle.
- Further application.
- Application for approval of matters specified in conditions.

What does your review relate to? *

- Refusal Notice.
- Grant of permission with Conditions imposed.
- No decision reached within the prescribed period (two months after validation date or any agreed extension) – deemed refusal.

Statement of reasons for seeking review

You must state in full, why you are seeking a review of the planning authority's decision (or failure to make a decision). Your statement must set out all matters you consider require to be taken into account in determining your review. If necessary this can be provided as a separate document in the 'Supporting Documents' section: * (Max 500 characters)

Note: you are unlikely to have a further opportunity to add to your statement of appeal at a later date, so it is essential that you produce all of the information you want the decision-maker to take into account.

You should not however raise any new matter which was not before the planning authority at the time it decided your application (or at the time expiry of the period of determination), unless you can demonstrate that the new matter could not have been raised before that time or that it not being raised before that time is a consequence of exceptional circumstances.

Planning Permission was granted in December 2018 for a similar extension to the side of 2 Drumcross Road which is the same style as my clients and is also a corner plot and it is our opinion that the extension proposed has less of an impact on the surrounding properties than that at Drumcross Road.

Have you raised any matters which were not before the appointed officer at the time the Determination on your application was made? *

Yes No

If yes, you should explain in the box below, why you are raising the new matter, why it was not raised with the appointed officer before your application was determined and why you consider it should be considered in your review: * (Max 500 characters)

Please provide a list of all supporting documents, materials and evidence which you wish to submit with your notice of review and intend to rely on in support of your review. You can attach these documents electronically later in the process: * (Max 500 characters)

2173. 01 Locality Plan 2173. 02 Plan and elevations as existing 2173. 03 Plans and elevations as proposed 2173 04 Block Plan
Supporting statement Photograph if front / side elevation of 2 Drumcross Road Photograph of Rear elevation of 2 Drumcross Road

Application Details

Please provide the application reference no. given to you by your planning authority for your previous application.

21/-1872/FUL

What date was the application submitted to the planning authority? *

08/06/2021

What date was the decision issued by the planning authority? *

16/07/2021

Review Procedure

The Local Review Body will decide on the procedure to be used to determine your review and may at any time during the review process require that further information or representations be made to enable them to determine the review. Further information may be required by one or a combination of procedures, such as: written submissions; the holding of one or more hearing sessions and/or inspecting the land which is the subject of the review case.

Can this review continue to a conclusion, in your opinion, based on a review of the relevant information provided by yourself and other parties only, without any further procedures? For example, written submission, hearing session, site inspection. *

Yes No

Please indicate what procedure (or combination of procedures) you think is most appropriate for the handling of your review. You may select more than one option if you wish the review to be a combination of procedures.

Please select a further procedure *

By means of inspection of the land to which the review relates

Please explain in detail in your own words why this further procedure is required and the matters set out in your statement of appeal it will deal with? (Max 500 characters)

Because of the orientation of the applicants property and elevation of the adjacent open space it is our opinion that a site visit would be beneficial to the representatives of the committee.

In the event that the Local Review Body appointed to consider your application decides to inspect the site, in your opinion:

Can the site be clearly seen from a road or public land? *

Yes No

Is it possible for the site to be accessed safely and without barriers to entry? *

Yes No

Checklist – Application for Notice of Review

Please complete the following checklist to make sure you have provided all the necessary information in support of your appeal. Failure to submit all this information may result in your appeal being deemed invalid.

Have you provided the name and address of the applicant? *

Yes No

Have you provided the date and reference number of the application which is the subject of this review? *

Yes No

If you are the agent, acting on behalf of the applicant, have you provided details of your name and address and indicated whether any notice or correspondence required in connection with the review should be sent to you or the applicant? *

Yes No N/A

Have you provided a statement setting out your reasons for requiring a review and by what procedure (or combination of procedures) you wish the review to be conducted? *

Yes No

Note: You must state, in full, why you are seeking a review on your application. Your statement must set out all matters you consider require to be taken into account in determining your review. You may not have a further opportunity to add to your statement of review at a later date. It is therefore essential that you submit with your notice of review, all necessary information and evidence that you rely on and wish the Local Review Body to consider as part of your review.

Please attach a copy of all documents, material and evidence which you intend to rely on (e.g. plans and Drawings) which are now the subject of this review *

Yes No

Note: Where the review relates to a further application e.g. renewal of planning permission or modification, variation or removal of a planning condition or where it relates to an application for approval of matters specified in conditions, it is advisable to provide the application reference number, approved plans and decision notice (if any) from the earlier consent.

Declare – Notice of Review

I/We the applicant/agent certify that this is an application for review on the grounds stated.

Declaration Name: Mr Robert Waring

Declaration Date: 26/07/2021

Supporting statement for application for Planning Permission for extension to side and rear of 95 Langton Crescent.

An application, Ref 21 / 00465 / FUL, for a larger two storey extension was applied for in February 2021 and for a number of reasons this was refused.

This amended application is for a smaller extension that addresses the points that resulted in the refusal of the aforementioned application.

This revised proposal was submitted to the council for comment along with a number of examples where Planning Permission has been granted.

07 / 03801 / FUL 3 Damshot Crescent : This example was discounted by the city council on the grounds that the application because of its age was considered against different conditions.

18 / 03248 / FUL 2 Drumcross Road : The reason given by the city council for granting this application is that the gable of the property opposite, not the front of the houses facing onto ones on Levenside Road that sets the building line and the extension has been allowed to extend beyond the face of the front elevations of the houses on Levenside Road.

The response that there was little support for a two storey extension on this site and recent examples where permission has been refused given and subsequent reviews upheld

Ref 20 / 01063 / FUL 70 Bargany Place
Ref 20 / 01148 / FUL 1 Flowerdale Place

These properties differ from my clients in that they are detached and semi-detached houses in relatively new developments with modest plots where my clients house sits on a large corner plot of approx 450 m2. Having looked at the examples put forward by the city council it is clear that the extension proposed by the applicant has more in common with extension approved at 2 Drumcross Road and meets the policies that it should be assessed against which are noted below.

CDP 1: The Placemaking Principle, SG 1: Placemaking (Part 2, Residential Development - Alterations to Dwellings & Gardens) of the City Development Plan (adopted March 2017).

It should be noted that 2 Drumcross Road is the same house type, it is also located on a corner plot and the extension has a footprint almost identical to that being applied for by my client and if that application complied with the aforementioned policies it is difficult to understand how my clients application fails to comply.

The application site is located on a corner plot with open public space to the east and an elevated playing field to the south.

Because the front elevation is at acute angle to 91 Langton Crescent, unlike the extension at 2 Drumcross Road, the corner of the proposed rear and side elevations would be very close to being in line with the front elevation of this house.

The applicants property is at the end of a block of 4 terraced villas with combined length of 27 m, the property at 91 Langton Crescent is also an end terrace villa on a similar sized terrace, and therefore the extension would not dominate either the existing or the adjacent buildings, unlike 2 Drumcross Road windows are proposed on the side elevation at first floor level to break up the elevation.

The existing house has foot print of approximately 46 m2 and sits on a plot of 450 m2
The proposed extension is 40 m2 at ground level reducing to 28 m2 on the first floor.

The proposed extension does not result in the loss of daylight or privacy to the houses at 91 or 97 Langton Crescent.

It is set 1.5 m back from the face of the existing house.

The eaves of the existing house and the proposed extension coincide.

The ridge of the proposed extension is below the existing and the proposed extension is subservient to the original house.

No habitable rooms in the upper floor of the proposed extension overlook the side elevation of the adjacent property at 91 Langton Crescent, additionally there are no windows on the side elevation of 91 therefore overlooking cannot be an issue.

The rear elevation of the proposed extension would be 12 m from the applicant's rear boundary. The materials on the proposed extension will match the existing house which is to be re-roofed and re-rendered.