



PLANNING APPLICATIONS COMMITTEE

Report by Executive Director of Development and Regeneration Services

Contact: Ms S Shaw Phone: 0141 287 6066

ITEM 1 (d)

19th April 2011

APPLICATION TYPE Full Planning Permission

RECOMMENDATION Grant Subject to Condition(s)

APPLICATION 10/01075/DC

DATE VALID 07.05.2010

SITE ADDRESS 24 Gower Terrace Glasgow G41 5QF

PROPOSAL Erection of three storey care home with associated parking and garden ground.

APPLICANT Colston Care Home
33 Liddesdale Square
Glasgow
G22 7BT

AGENT Sondh Associates
Bristol And West House
4t Floor, 82 Union Street
Glasgow
G1 3QS

WARD NO(S) 05, Govan

COMMUNITY COUNCIL LISTED 02_078, Dumbreck

CONSERVATION AREA

ADVERT TYPE

PUBLISHED 21 May 2010

CITY PLAN Residential

REPRESENTATIONS/ CONSULTATIONS

No representations have been received in response to the application.

Consultations:

Scottish Water: no objection.

Network Rail: no objection, comments provided.

Transport Scotland: no objection.

Land And Environmental Services (Public Health): no objection subject to conditions including a noise and vibration survey (carried out- see below)

SITE AND DESCRIPTION

Background

The site is an area of approximately 950 square metres (0.09 hectares) bounded on the south by Gower Terrace, on the west by Bellahouston Academy, to the north by the railway and to the east by a public footpath, then the M77 motorway just over 40 metres away. The ground appears to have formerly been occupied by a house and garden, long since demolished. The site slopes downhill from the road towards the railway, with a change in level from 16.56 metres AOD at street level to 13.86 metres at the bottom of the site. Along the eastern boundary of the site there is a pedestrian walkway leading north across the railway. A sewer runs through the site along the northern and eastern boundaries, the discovery of which resulted in a re-design of the footprint of the building.

The applicant proposes a care home over three floors. Due to the change in levels across the slope, there would be an undercroft or basement level to the rear of the building. The ground floor would provide 8 bedrooms and communal facilities such as lounge/dining room and staff offices. The first floor would provide a further 10 bedrooms (18 in all) with a lounge/dining room. Access would be taken from the basement level to outdoor amenity and sitting-out spaces on the west and east side of the building. Four off-street parking spaces would be provided on the Gower Terrace frontage.

On the street frontage the building is a 2-storey building of facing brick (shown buff and red with areas of blue/grey contrast brickwork) and a pitched roof with grey roof tiles. To the rear the building would be 3-storey.

The original site area has been enlarged by the addition of a further 7.5m wide strip along the length of the site. This additional area is currently owned by Glasgow City Council. This area has been added to the application site in order to achieve an acceptable outdoor space and setting for the care home in line with the requirements of Policy RES 14 Care in the Community Developments.

POLICIES

Development Policy Principle DEV 2 Residential
DES 1 Development Design Principles
RES 2 Residential Layouts
RES 12 Non Residential Development within Residential Areas
RES 14 Care in the Community Developments
TRANS 4 Vehicle Parking Standards
ENV 4 Sustainable Urban Drainage Systems
ENV 5 Flood Prevention and Land Drainage

ASSESSMENT AND CONCLUSIONS

Section 25 of the 1997 Planning Act requires the determination of this application to be made in accordance with (a) the provisions of the development plan unless material considerations indicate otherwise. The adopted City Plan together with the Structure Plan is the development plan for Glasgow.

1. The site forms part of a DEV 2: Residential and Supporting Uses Development Policy Principle area which, in addition to housing, can support complimentary uses and facilities such as schools, local shops, public buildings, small businesses, light industry, local community, health, social and recreational facilities and areas of green/open space.
2. Policy 'RES 12: Non Residential Development within Residential Areas' is of direct relevance in ensuring that proposed uses within residential areas remain compatible with the primary function and without detriment to residential amenity. The proposed use, although not mainstream housing, is residential in nature and should not detract from the residential nature of the area.

The proposed use falls comfortably within the scope of uses which would be considered appropriate for this residential area and coupled with the nature of use and proposed days and hours of operation, would not impact on residential amenity. The proposals are therefore considered to be compatible with policies DEV 2 and RES 12.

3. City Plan Policy RES 14 addresses care in the community proposals such as care homes and sets out standards for such developments. The policy states that care homes should be located in areas designated Residential. It also states that developments should be located in areas of high accessibility to public transport to provide for visitors and residents. Open space provided on the site should include a spacious garden for sitting out, which should be sheltered, screened from public view, and accessible to the disabled. It should receive sunlight for a significant proportion of the day.

The site is just on the edge of the area zoned as high accessibility to public transport. The building will be detached and provides potential for reasonably spacious areas, both to the east and west of the development which will provide for sitting out in morning and evening. This will need to be adequately landscaped to provide an attractive and sheltered area and a condition to this effect is suggested. The land to the east of the development has been included in the proposal latterly in order to provide adequate open space, as the original proposal only included a smaller area to the west of the building which, due to its orientation and the proximity of high walls, would only receive direct sunlight for part of the day.

4. Access to the building will be from street level on Gower Terrace and four car parking spaces are provided near the front door. TRANS 4 states that 2 car parking spaces are required for every 8 residents in care homes so the level of parking is adequate. The spaces have been moved away from the front door so that a level of privacy in the ground floor bedrooms can be achieved. This has also been achieved by the inclusion of the additional strip of land within the application site. There is also a requirement for cycle parking and a condition can be added to this effect.
5. Care homes also have to comply with Policy RES 2 Residential Layouts, which includes considerations of daylighting, privacy and aspect.

Daylighting/aspect: All rooms appear to have adequate daylighting. All bedrooms face south, east or west over either amenity space or the front which will include some landscaping.

Privacy: On the western side of the building the boundary with the school is marked by a high boundary wall. This provides privacy at ground and basement level and at first floor level the bedrooms are set back by 7m from the boundary. This, together with the setback of the school buildings from the boundary, ensures that there would be no window-to-window overlooking issues. On the northern boundary the building overlooks the railway and on the east the open space, from which boundary the bedrooms are set back 12 metres so there are no privacy issues. The bedrooms to the front would now be set back by 6m from the road frontage (shown in the amended site layout) and some 4m from the path linking the four parking spaces to the front door. This will provide acceptable privacy for the bedrooms on this level.

6. DES 1 Development Design Principles:

The proposal is for a development which is domestic in scale in that the main street frontage will be 2 storeys. The context of the development is that it will be adjacent to Bellahouston Academy which consists of 2 to 4-storey flat roofed concrete buildings. There is no cohesive plot pattern in the area. The proposal for the care home will enhance the appearance of the area and will comply with the principles of DES 1.

7. Drainage and SUDS

It is intended that the site will drain to the Scottish Water combined sewer which borders the site, as there are no watercourses in the vicinity. The surface water would be attenuated by private attenuation tanks. Technical approval will be required from Scottish Water.

8. Other material considerations: Noise and Vibration

Due to the proximity of the railway and road, the applicants carried out a noise and vibration survey. This concluded that the development would fall into noise category B (as defined in PAN 56) and suggested mitigation measures in terms of a glazing specification, anti vibration measures in the foundations. It is suggested that a condition could be attached to ensure that these measures are achieved.

Matters to be addressed on the assessment of the application as specified by the requirements of the new Planning Legislation.

A. Summary of the main issues raised where the following were submitted or carried out

i. an environmental statement

Not applicable to this application. The application is not a Schedule 1 or Schedule 2 development in terms of the 1999 Environmental Impact Assessment Regulations.

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

No formal design statement submitted.

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 noise and vibration impact assessment were carried out by the applicant in relation to the adjacent roads and railway. The proposals were considered to be acceptable as long as some mitigating measures were carried out in relation to vibration. The applicants have confirmed that these mitigation measures will be carried out.

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

Not applicable or appropriate summary

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

In conclusion, the proposals are considered to be in accordance with the development plan and there are no material considerations which would outweigh this. It is therefore recommended that planning permission should be granted subject to the conditions below.

CONDITIONS AND REASONS

01. The development shall be implemented in accordance with drawing number(s):

L3(00)001 Rev P05 Proposed Site Plan
L0(21)003 Rev P04 Proposed Floor Plans
L1(21)002 Rev P02 Proposed Sections
L1(21)001 Rev P02 Proposed Elevations

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

Reason: As these drawings constitute the approved development.

02. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s), details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development.

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

03. The landscaping plan for the sitting out areas to the east and west shall include a planting plan, details of seating and hard landscaping, and details of terracing and retaining walls where appropriate, including sections. These areas shall be available for use before occupation of the care home.

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

04. 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.

05. All landscaping, including planting, seeding and hard landscaping, shall 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.

06. Before any work on the site is begun, 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. External materials shall be as shown, colours to be agreed. Samples shall be submitted to and approved by the Planning Authority in writing in respect of type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

09. Two safe and secure cycle parking spaces shall be provided at the front of the development. Details of design and location shall be provided to the planning authority for written approval before works commence.

Reason: To provide cycle parking for the staff and visitors.

10. The glazing specification shall meet the minimum acoustic requirements as set out in the Noise and Vibration Report by Charlie Fleming Associates, received by the planning authority on 20 July 2010.

Reason: In order to safeguard residential amenity.

11. The structural recommendations in relation to vibration in the Noise and Vibration Report by Charlie Fleming Associates, received by the planning authority on 20 July 2010, shall be incorporated into the construction of the proposed building.

Reason: In order to safeguard residential amenity.

11. In order to reduce potential vibration from the adjacent roads or railway, elastomeric bearings should be incorporated in the foundations of the building.

Reason: In order to safeguard residential amenity.

12. The car parking spaces shall be permeable but shall exclude loose material. Car parking spaces shall be at least 2.5m x 5m and shall be clearly delineated and available for use before occupation of the proposed development.

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.

13. Vehicular access shall be taken via a dropped kerb footway crossing in accordance with Figure 10.16 of the Glasgow City Council Roads Development Guide.

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

14. Details of the surface water attenuation and technical approval from Scottish Water for connection to the combined sewer shall be exhibited to the planning authority before works start.

Reason: To ensure adequate drainage of the site and ensure that development of the site does not have an adverse effect on adjacent land.

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 inclusion of the additional land which will contain a large part of the landscaping is crucial to this application. Any changes to the layout as shown on the approved plans may require a fresh application.

for Executive Director of Development and Regeneration Services

DC/ SSH/t/3
1304/2011

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Glasgow City Council

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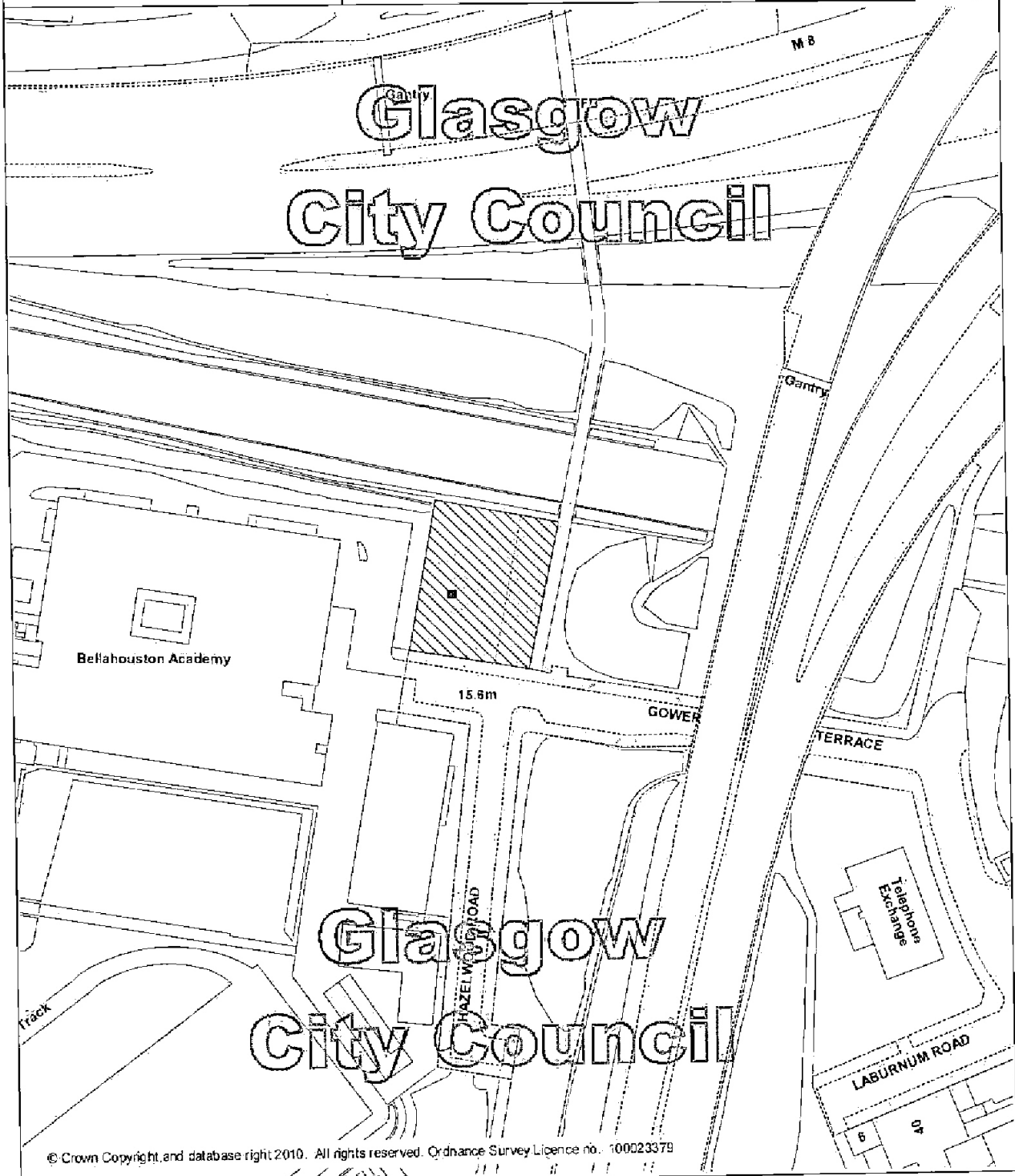
Reference No. **10/01075/DC**

Address : **24 Gower Terrace**

Scale : 1:1250

Indicative Site Location

Ward : **05**



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Location of Site
(For details, refer to Report)