

**APPLICATION FOR PLANNING  
PERMISSION FOR THE ERECTION OF A  
SINGLE STOREY SIDE/REAR WRAP  
AROUND EXTENSION, AND A FRONT  
PORCH, 26 ARCHERFIELD CRESCENT,  
GLASGOW, G32 8EU**

**SUPPORTING PLANNING STATEMENT**

**Submitted on behalf of Ms Jaqueline Kelly by**



**MH Planning**  
Associates

# APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF A SINGLE STOREY SIDE/REAR WRAP AROUND EXTENSION, AND A FRONT PORCH, 26 ARCHERFIELD CRESCENT, GLASGOW, G32 8EU

## SUPPORTING PLANNING STATEMENT

### 1. Site Description:

- 1.1 The site the subject of this application comprises the 2-storey detached dwellinghouse, and its associated garden curtilage, located at 26 Archerfield Crescent, Glasgow (see **Figure 1** below).



**Figure 1:** The Application Property © Google Streetview

- 1.2 The site is located at the end of a cul-de-sac in a designated residential area. There are neighbouring residential properties immediately adjacent to the south, west and east boundaries of the site, with further residential properties to the north on the opposite side of the road.

### 2. Relevant Planning History:

- 2.1 Having checked the council's online planning search, there is no relevant planning history relating to the site.

### 3. Proposed Development:

- 3.1 The development proposed is the erection of a single storey side (east

elevation) and rear 'wrap around' extension to the existing dwellinghouse. The extension would facilitate a new master bedroom with en-suite, a new WC, new store and utility room and new kitchen/lounge.

- 3.2 The proposed single storey wrap around extension would project approximately 3.5m from the side elevation and 3.9m from the rear elevation, with an overall height of approximately 3.9m to the ridgeline and 2.6m to the eaves. The side elevation would be set back from the frontline of the existing house. The overall floor area of the proposed side and rear extension would be approximately 64m<sup>2</sup>.
- 3.3 The small porch to the front elevation will measure just 1.2m by 1.8m.
- 3.4 In terms of design, the extensions would complement the form of the existing dwellinghouse. The proposed finishes, with exposed brick walls, uPVC windows and a tiled roof, would also be consistent with and complement the finish of the existing house and the also neighbouring properties.

#### **4. Relevant Development Plan Policies:**

- 4.1 Section 25 of the Town and County Planning (Scotland) Act 1997 states that "where in making any determination under the planning act regard is to be had to the Development Plan, the determination shall be in accordance with the plan unless material considerations indicate otherwise".
- 4.2 The Development Plan relevant to the current planning application comprises the:
  - Glasgow City Development Plan 2017
- 4.3 The following policies of the Local Development Plan are directly relevant to the determination of the current application:

#### ***CDP1 – The Placemaking Principles***

In order to be successful, development should aspire to achieve the six qualities of place as defined in draft Scottish Planning Policy, and reinforced by Creating Places and Designing Streets (these qualities are further elaborated in Supplementary Guidance). the Council will also expect new development to be design-led, to contribute towards making the City a better and healthier environment to live in and aspire towards

the highest standards of design while protecting the City's heritage, by achieving the following (relevant to this application);

- Delivering sustainable buildings, areas and spaces that are attractive and enhance the quality of life for everyone;
- Demonstrating a creative and iterative process in developing proposals;
- Delivering highly creative, innovative, and technical standards in design of buildings, structures, infrastructure and their setting;

The level of detail and design tools required to deliver on Policy CDP1: *The Placemaking Principles* will be considered in the context of the size of development and the relationship to delivering on Policy CDP 2: *Sustainable Spatial Strategy*. The Supplementary Guidance that supports this policy will provide details on how development proposals shall be assessed in terms of meeting the Placemaking Principles.

### **CDP2 – Sustainable Spatial Strategy**

The Council will continue to focus on the regeneration and redevelopment of the existing urban area to create a sustainable City. In doing so, the Council will support new development proposals that:

- Contribute to the development of vibrant and accessible residential neighbourhoods.

### **Supplementary and Planning Guidelines**

4.4 Planning guidelines provide advice on a range of topics to guide new development. While these guidelines do not form part of the Plan, unlike supplementary guidance, the wider advice on a range of topics support the Plan. Of relevance to the current application are the following:

- SG1 – The Placemaking Principles (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, for example design and materials, privacy and overlooking and daylighting and sunlight. It seeks to ensure that extensions and alterations to houses and flats 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 e.g., by the

excessive reduction of useable private garden space or a loss of privacy. This is set out in detail under Section 2 *Residential Development* of SG1 and assessed in more detail as set out under Section 6 below.

## 5. Other Material Considerations:

### **Scottish Planning Policy (2014)**

- 5.1 The Scottish Government have recently stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources. Furthermore, the SPP now introduces a presumption in favour of development that contributes to sustainable development. This means that the planning system must support economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. Policies and decisions should therefore give due weight to net economic benefit, and should support the delivery of accessible housing, business, retailing and leisure development. It is clear from this that the Scottish Government are of the firm opinion that the planning system exists to promote, not to prevent, development.

## 6. Planning Assessment:

- 6.1 As noted in Section 5 above, the Scottish Government have stated that planning should take a positive approach to enabling high-quality development and making efficient use of land to deliver long-term benefits for the public while protecting and enhancing natural and cultural resources (Scottish Planning Policy).
- 6.2 The proposal would see the erection of a single-storey extension and a porch to an existing dwellinghouse located within an established residential area. As such the proposed development would accord with **Policy CDP1** and **Policy CPD2** of the City Development Plan, which together set out the placemaking and sustainable development strategy aims of the Council.
- 6.3 With respect to the submitted application, having regard to the provisions of the adopted Local Development Plan (and its Supplementary Guidance), and the relevant material considerations, the following are the site-specific planning issues that will require to be assessed.

## **Design and Materials**

- 6.5 The proposed single storey wrap around extension would project approximately 3.5m from the side elevation and 3.9m from the rear elevation, with an overall height of approximately 3.9m to the ridgeline and 2.6m to the eaves. Furthermore, the side extension element would be set back 400mm from the front elevation of the existing house.
- 6.6 In terms of external finishes **SG1** states that these “*should reflect the character of the original building and the street and the windows and doors in an extension should match those of the existing property*”. The proposed exposed brick walls, white uPVC windows and a tiled roof would be consistent with and complement the finish of the existing house.
- 6.7 The proposed extension would have an overall floor area of approximately 64m<sup>2</sup> and by reason of its design, scale and appearance, would be viewed as being visually subordinate to the original house.

## **Daylight**

- 6.8 Part 2.9 of **SG1** states that “*extensions should not cause a significant loss of daylight to any habitable room (see definition) of neighbouring properties, or significantly block sunlight to adjacent private gardens. There should be no significant adverse impact on either existing adjacent properties, or the proposed accommodation.*”
- 6.9 In terms of the side extension, the only neighbour that could be affected is located to the east of the site. Given the path of the sun in rising from the east and setting in the west, it is not considered that any daylight into habitable rooms nor sun light levels into private garden ground of the neighbouring property to the east, would be adversely impacted upon in any way as a result of the proposed extension. Furthermore, given the height of the extension it is not considered that the rear extension element would have any similar adverse impact in this regard on the neighbouring semi-detached dwellinghouse to the west.

## **Privacy**

- 6.10 **SG1** states that the following with regards to matters of privacy;
- a) there should be no adverse impact on existing or proposed accommodation;
  - b) windows of habitable rooms (see Definition) should not increase direct overlooking into adjacent private gardens or rooms;

- c) at ground floor level, screening of 1.8 metre high will usually be required along boundaries where new windows face neighbouring properties.
- 6.11 There would be 2 no. small windows proposed on the wall of the side extension element facing the neighbouring property to the east. However, as these are proposed within the WC and small utility room then it is not considered there would be any resultant impact in respect of any loss of privacy afforded to the neighbouring property to the east.
- 6.12 In terms of the rear extension element, bi-folding doors would lead out directly into the rear garden ground for the existing dwelling and not create any issues regards the privacy of any neighbouring properties to the south or west. Furthermore, no windows are proposed on the west gable of the rear extension facing onto the neighbouring property that could impact upon privacy.

### **Landscaping (including garden grounds)**

- 6.13 **SG1** states that *“a minimum of 66% of the original useable private garden space should be retained in all house plots after extensions, garages, and outbuildings etc, have been built, to avoid over-development of the site”*.
- 6.14 The proposal can be comfortably accommodated within the existing plot while ensuring that than no less than 66% of the original useable garden space would be retained. As such, sufficient amenity space would be retained for the existing dwellinghouse.

### **Access and Parking**

- 6.15 **SG1** states the following in this regard:
- a) *extensions should not be built up to a common boundary thereby blocking off the only route around the house for garden equipment and refuse bins. All extensions, garages, etc., should be set back from the side property boundary by at least 900 mm to allow external movement of refuse bins, garden equipment etc from the front to the rear of the property;*
- 6.16 The proposed extension would be set back significantly more than 900mm from the boundary with the neighbouring property to the east, thus ensuring an adequate passageway for ease of movement from the front to the rear of the property. Additionally, adequate parking provision would be retained.



## 7. Conclusions:

- 7.1 In conclusion, the proposed extension is of an appropriate scale, massing and design that would ensure it is viewed as being visually subordinate to the original house. Furthermore, the external finishes would be largely in keeping with those of the main dwelling.
- 7.2 The proposal has been assessed against the relevant policies of the City Development Plan and **SG 1: Placemaking – Alterations to Dwellings & Gardens**. It is considered to be in accordance with the Development Plan and there are no material considerations which would outweigh presumption in favour of approval. There is therefore no reason why the application proposal should not be able to be fully supported, and planning permission granted.