

Coruisk,
42 Holmhead Road
Cathcart,
Glasgow G44 3AR

24th October 2023

Planning Department,
Planning and Building Standards
Glasgow City Council, 231 George Street,
Glasgow, G1 1RX

Dear Sirs,

Rear Extension and Internal Alterations, 113 Norse Road, Scotstoun, Glasgow, G14 9EQ

This covering letter to the Planning Application submitted to Glasgow City Council, provides comments on the project and the design.

The property is a two-storey terrace house of traditional construction from the end of the 19th Century when the Scotstoun grid of tree-lined streets was built-out. The property is within the Scotstoun Conservation Area: it is not a listed building. (Photographs are included in the Drawing Issue Sheet.) To the rear of this terrace, each mid-terrace house has an original projecting two storey part which would have contained the Victorian-era domestic service spaces on the Ground Floor and a Bathroom (for the three Bedroom house on the First Floor), accessed off the stair landing.

The recess that this original two-storey projection created has commonly been filled in with additional accommodation in this type of Scotstoun terrace – and indeed this is the case to the two adjoining properties to the application site. The proposal also aims to “fill-in” this recess but also to extend a further 1.35m into the garden. (This would provide a new building line that is 3.6m out from the main house back wall.)

The recessed projection has a higher mono-pitch roof to allow natural light deeper into the house plan. There is a lower roof due to the constraint of the Bathroom window cill. From garden ground level, the height to the higher roof eaves is 3.7m while the height to the lower roof eaves is 2.9m. Both roof pitches are 16 degrees and are clad in a visually recessive dark grey high-performance membrane. Walls have an external leaf of blockwork that would be rendered. Rooflights, doors and the window would have dark grey aluminium frames.

There is no raised patio or decking and steps outside the new back doorway would lead directly down into the back garden. As the photographs indicate, there are full and high hedges to both rear garden boundaries.

Please advise if you require any further information to progress your review of this Application for Planning Permission.

Yours faithfully,

[Redacted Signature]