

RE: Decision Notice for Planning Application Reference 23/00590/FUL at 19 Torridon Avenue Glasgow G41 5AX (OFFICIAL)

Howard, Jordan (NRS) [REDACTED]

Thu 18/01/2024 15:33

To: Scott Morrison [REDACTED]

OFFICIAL

Good afternoon Scott,

Omitting the dormer windows would be welcomed. Rooflight windows are not thought to result in the same level of overlooking as dormers so this should satisfy refusal reason 03.

Low profile, conservation style rooflights flush fitted and coloured to match the roof should be acceptable here.

On the matter of the introduction of glazed doors, SG9: Historic Environment contains the following guidance:

Conversion of Windows to Doors - All proposals for a new door from a flat to a communal backcourt/garden will firstly have to meet the standards set out in SG 1: The Placemaking Principle - Detailed Design Guidance on Development Affecting Residential Property. Owners sometimes wish to form an exterior access to the rear garden of their property by converting existing windows to doors, often in the style of french doors. Such an alteration may, in some cases, be a prominent feature and is likely only to be acceptable where:

- a) the proposed alteration does not impact on the architectural integrity of the building or unity of a building group;*
- b) the proposed doors replicate the design of the existing windows, as far as is practicable;*
- c) the topmost point of the lower panels of the doors align with the existing window cill height;*
- d) the lower panels comprise traditionally detailed solid timber fielded panels;*
- e) the proposed doors are no wider than the existing window;*

I would agree that, due to the nature of this corner plot, the 'rear' elevation is not as simple as a typical plot. This alteration should not be hugely visible from the street, though more so than a typical rear elevation. If the doors installed are a good quality timber with a design to reflect the original windows on the building, this may be acceptable and is certainly an improvement over the more modern installation previously proposed.

I no longer cover applications for this area of the city so a resubmission would not come to me. You will be provided with contact details for your new case officer upon resubmission.

It is my informal view that, as described, the updated proposal would be acceptable, however I can offer no guarantee and this will require a more detailed assessment.

I will upload this correspondence to the application file for the Case Officers notice should you decide to resubmit.

I hope this is of use.

Best,
Jordan

From: Scott Morrison [REDACTED]
Sent: 18 January 2024 15:10
To: Howard, Jordan (NRS) [REDACTED]
Subject: Re: Decision Notice for Planning Application Reference 23/00590/FUL at 19 Torridon Avenue Glasgow G41 5AX (OFFICIAL)

Jordan

Apologies for the delay in responding. I have reviewed the report and would like to discuss the following prior to re-submitting;

- Proposal to omit the attic dormer windows and proposed to install 2No. conservation rooflights in that location
- The rear doors to the garden are required as part of refurbishment and modernisation of the property. The elevation that this is proposed to be installed should be noted as the rear elevation to the property as it is opposite to the elevation facing Torridon Avenue. The doors will be changed to timber framed in keeping with the existing however are still proposed to be glazed.

I would appreciate any feedback on these points prior to re-submitting.

Kind Regards

Scott

From: Howard, Jordan (NRS) [REDACTED]
Sent: 24 April 2023 10:52
To: [REDACTED]
Subject: FW: Decision Notice for Planning Application Reference 23/00590/FUL at 19 Torridon Avenue Glasgow G41 5AX (OFFICIAL)

OFFICIAL

Good morning Scott,

Thank you for your email.

I am the Case Officer for the application for 19 Torridon Avenue.

You should be in receipt of the Decision Notice which details the decision and reason(s).

I have also attached the Report of Handling for the application which goes into more detail and outlines policy.

Both are also available to view and download on Online Planning.

I recommend that you review the Report to inform your decision as to whether you choose to resubmit and if so, what changes may be necessary.

Refused applications can be resubmitted as a 'free-go' within one year if they are of a similar description.

I trust this is of use for you at this time.

Best,

Jordan

From: Online Planning (DRS) <OnlinePlanning@glasgow.gov.uk>

Sent: 24 April 2023 10:50

To: Howard, Jordan (NRS) [REDACTED]

Subject: FW: Decision Notice for Planning Application Reference 23/00590/FUL at 19 Torridon Avenue Glasgow G41 5AX (OFFICIAL)

OFFICIAL

Good Morning

Please see email below regarding 23/00590/FUL.

Regards

Carol Tibbo

Admin Assistant

Customer and Business Services

Planning and Building Control

231 George Street

Glasgow

G1 1RX

[REDACTED]

From: Scott Morrison <scottandrew3@hotmail.com>

Sent: 24 April 2023 08:29

To: Online Planning (DRS) <OnlinePlanning@glasgow.gov.uk>

Subject: Re: Decision Notice for Planning Application Reference 23/00590/FUL at 19 Torridon Avenue Glasgow G41 5AX

Dear Sir/Madam

Can you supply contact details for the case officer to discuss the proposals?

Kind Regards

Scott

From: OnlinePlanning@glasgow.gov.uk <OnlinePlanning@glasgow.gov.uk>

Sent: 20 April 2023 10:26

To: scottandrew3@hotmail.com <scottandrew3@hotmail.com>

Subject: Decision Notice for Planning Application Reference 23/00590/FUL at 19 Torridon Avenue Glasgow G41 5AX

Please see attached Decision Notice for planning application 23/00590/FUL.

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