

DG/RES 1 - ALTERATIONS TO DWELLINGS AND GARDENS

This Development Guide should be read in conjunction with policy RES 16: Alterations to Dwellings and Gardens (see Part 3 of the Plan).

Planning applications should meet the general guidance in relation to:

1. Design and Materials
2. Rear Access
3. Usable Private Garden Space
4. Privacy and Overlooking
5. Daylighting and Sunlight

They will also be required to meet the following guidance for particular types of development:

6. Dormers
7. Front Extensions
8. Side Extensions
9. Rear Extensions
10. Conservatories
11. Decking, Balconies and Roof Terraces
12. Extensions to Flats
13. Access from Flats to Communal Backcourts and Gardens
14. Window Replacement in Flats
15. Re-roofing
16. Conversion of Garages to Living Accommodation
17. Free-standing Garages
18. Front Garden Parking Outwith Conservation Areas
19. Access Ramps
20. Fences and Walls
21. Pigeon Lofts
22. Waste/Recycling Stores

GENERAL GUIDANCE

1. DESIGN AND MATERIALS

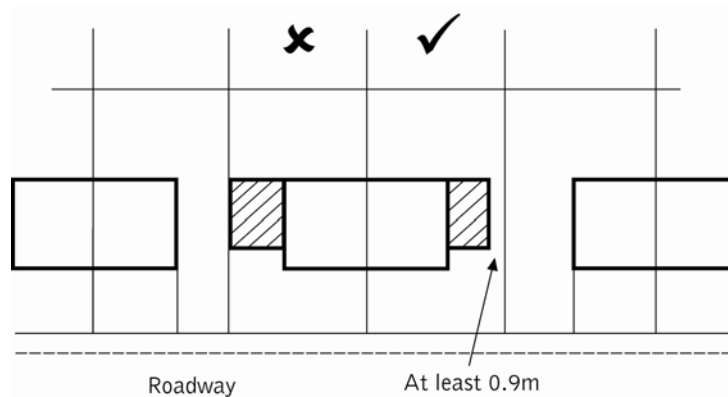
- High quality innovative design is encouraged where it will complement the property.
- Extensions and other alterations to dwellings should be designed so they do not dominate the existing building, or neighbouring buildings.
- External materials should reflect the character of the original building and the street and the windows and doors in an extension should match those of the existing property in shape and proportion.
- Developments within the “medium to high” flood risk area of the City should be designed to mitigate against the effects of flooding (see policy ENV 5: Flood Prevention and Land Drainage).



2. REAR ACCESS

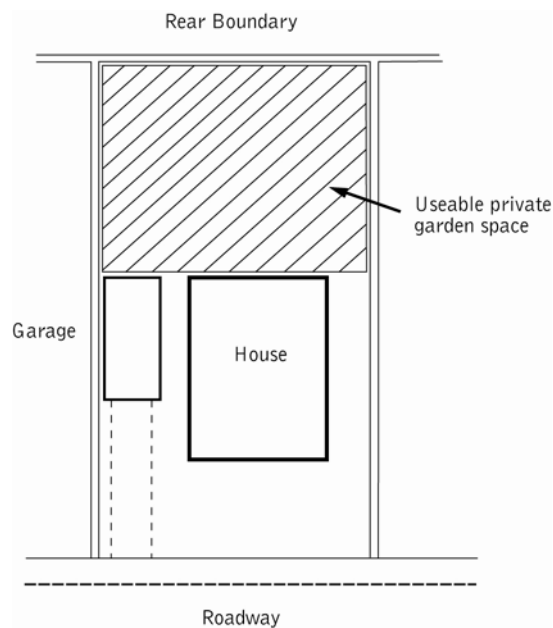
Extensions should not be built up to a common boundary thereby blocking off the only route around the house for garden equipment and refuse bins. All extensions, garages, etc., should be set back from the side property boundary by at least 1 metre.

Exceptions may be made where a route will be maintained via a garage, a small utility room or an access from the rear garden on to a footpath, which is a short direct route to the street at the front of the property.



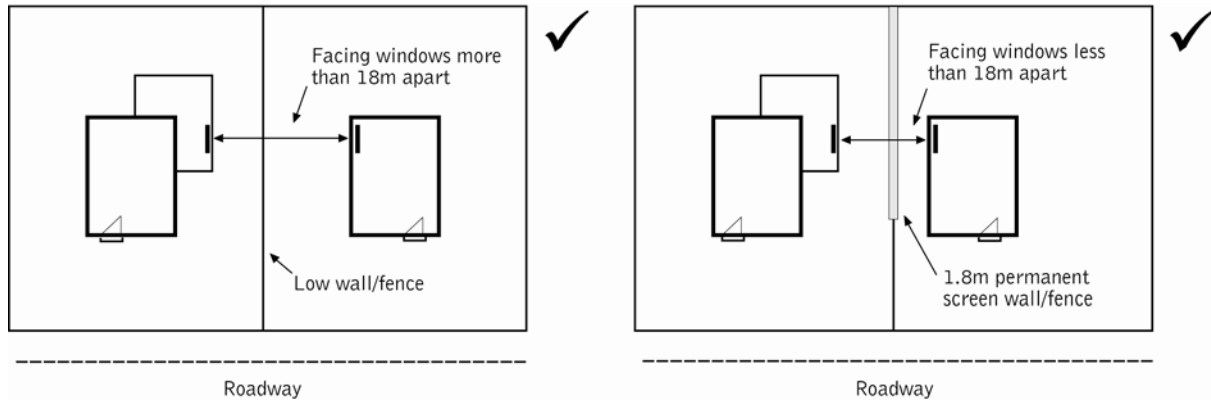
3. USABLE PRIVATE GARDEN SPACE

A minimum of 66% of the original useable private garden space (see Definition) should be retained in all house plots after extensions, garages, and outbuildings, etc., have been built, to avoid over-development of the site.



4. PRIVACY AND OVERLOOKING

- Windows of habitable rooms (see Definition) in extensions, including dormers, which directly face each other should be at least 18 metres apart and should be at least 9 metres from the site boundary. These distances do not apply to non-habitable rooms, or to rooflights.
- Windows of habitable rooms, above ground floor level, should not directly overlook an adjacent private garden.

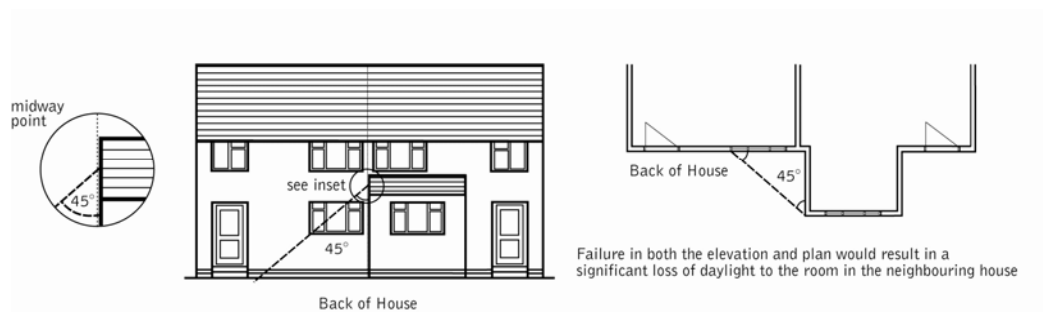


Exceptions to these distances may be made, for ground floor windows only, in situations where windows are at an angle to each other, or effective permanent screening either exists, or can be erected.

5. DAYLIGHTING AND SUNLIGHT

Some building extensions will cast a shadow over a neighbour's house that may reduce their daylight and adversely affect their amenity. The Building Research Establishment (BRE) document - 'Site Planning for Daylight and Sunlight: A Guide to Good Practice', (PJ Littlefair 1991) will be used by the Council to assess any impact on daylighting. To this end, extensions should not:

- cause significant loss of daylight to any habitable room (see Definition) of neighbouring property from the construction of an extension; and
- block sunlight to adjacent private gardens to a significant extent.



TYPES OF DEVELOPMENT

6. DORMERS

Dormers should:

- be well below the ridgeline of the roof;
- be finished to match the materials of the existing roof;
- have a front face predominantly glazed;
- match the style and materials of any existing original dormer;
- be drawn well back from the eaves;
- not extend the full width of the roof (two small dormers on the same elevation would be preferable to one large dormer);
- not extend right up to the gable end;
- not be over-dominant in relation to the existing scale of the property;
- not give the appearance of a flat roof; and
- relate to windows and doors below in character, proportion and alignment.



Dormers should also not be located on the side of hipped roofs, as they would infringe the privacy of neighbours, by directly looking into their windows or private gardens (the use of opaque glass in windows will not be acceptable as a means of preventing overlooking).

7. FRONT EXTENSIONS

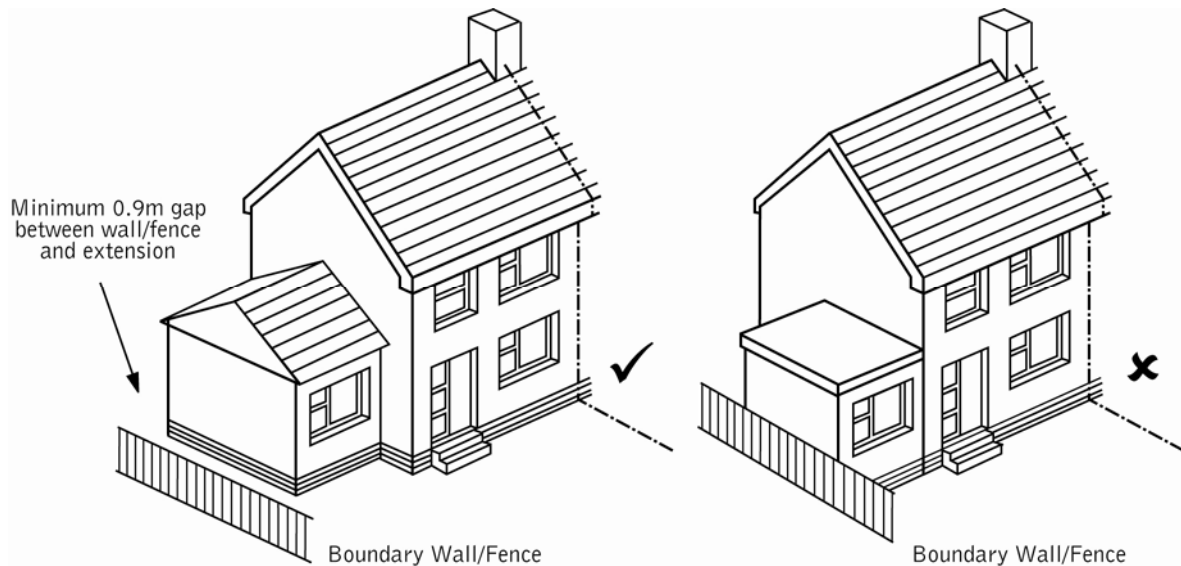
Should not exceed 3 sq m floor area and project no more than 1.5 metres, as they can disrupt regular front building lines, to the detriment of the appearance of the building and the street.

8. SIDE EXTENSIONS

Side extensions should have a pitched roof and not protrude in front of the building line (see Definition).

To ensure extensions are subsidiary to the existing house and avoid a terracing effect, two-storey side extensions should:

- be set back a minimum of 1.5 metres from the building line; and
- incorporate a roof style which carries through the line of the eaves of the existing house and has a ridge line lower than the ridge of the roof of the house.

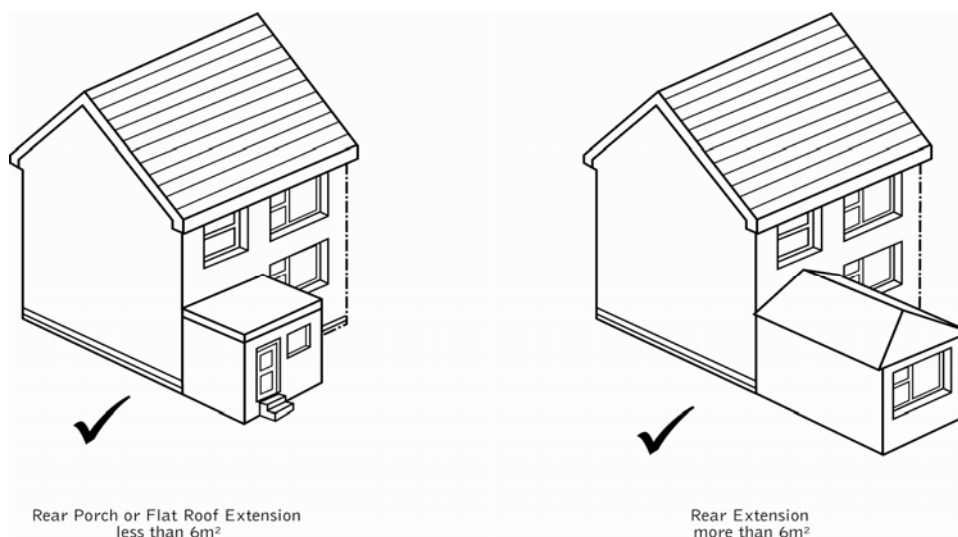


A relaxation to the full 1.5 metres setback may be made for extensions to houses where a terracing effect, or unbroken massing, could not arise in the future. These could include houses on a street corner, where the house extension would be adjacent to a non-residential use and houses with asymmetrical frontages and staggered building lines.

9. REAR EXTENSIONS

- Single-storey rear extensions should have a pitched roof (including mono-pitched).

Exceptions may be made, where the extension is completely obscured from public view and where the scale of the proposal is very small, i.e. less than 6 square metres.



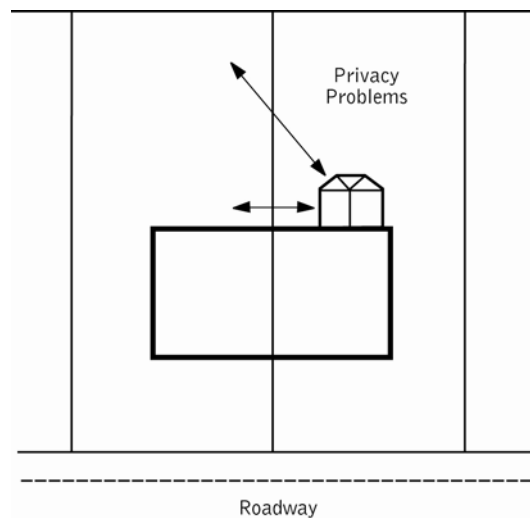
To reduce the dominance of the extension, as well as comply with the other General Standards, 2-storey rear extensions should:

- have a ridge line well below the ridge of the existing house;
- only have upper floor windows, including dormers, if they are at least 9 metres from the site boundary;
- when being proposed for a terraced or a semi-detached house, be located as far as possible from the adjoining house(s); and
- not, generally, be deeper than half the depth of the house.

10. CONSERVATORIES

To be acceptable, conservatories should:

- be at garden level only, with any significant difference in level between the property and the garden taken up by steps within the conservatory;
- have the base and “fire” walls finished in materials to match the wall of the property to which the conservatory is joined; and
- include proposals for screening of the garden boundary if no permanent screening exists.



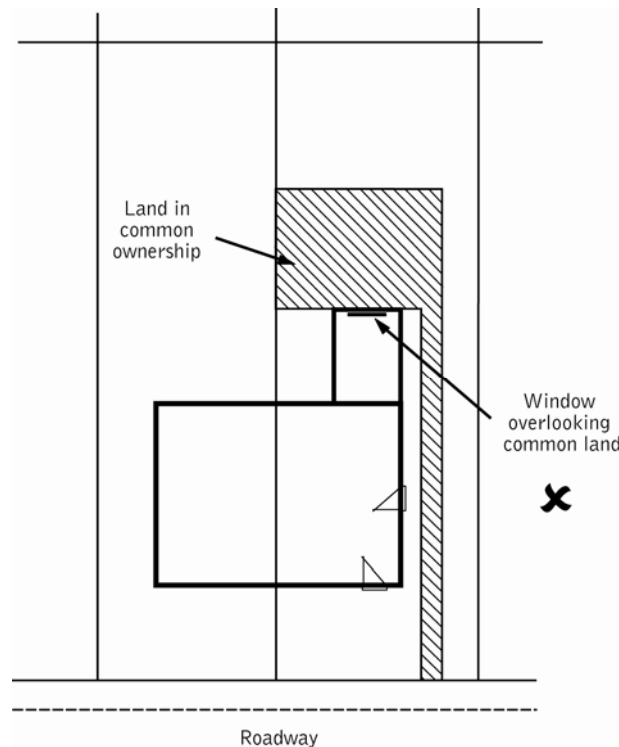
11. DECKING, BALCONIES AND ROOF TERRACES

- Decking is only likely to be acceptable where there is no overlooking of neighbouring windows or private gardens, suitable permanent screening exists or can be erected.
- Balconies and roof terraces are likely to be acceptable, where any direct view into neighbouring properties is already blocked by, for instance, mature trees, or any view can be blocked by permanent screening.

12. EXTENSIONS TO FLATS

Extensions to flats, such as 4-in-a-blocks and subdivided villas, pose particular difficulties because of the proximity of properties and the complexity of land ownership. Although flat dwellers have less privacy in their rear garden than house dwellers, as they are directly overlooked by their immediate neighbours, this situation should not be exacerbated by a proposed extension.

- Extensions should not have any windows or doors immediately adjacent to garden areas in common ownership.



13. ACCESS FROM FLATS TO COMMUNAL BACKCOURTS AND GARDENS

Many tenements, and houses subdivided into flats, share a communal backcourt/garden that is accessed via a common back door. Forming a new door to provide owners of ground floor flats with a private access to the backcourt/garden is likely to lead to an additional path being formed to the new door and informal annexation of the area of the backcourt/garden immediately adjacent. This, in turn is likely to lead to a marked reduction of the garden area available to neighbouring residents and prove detrimental to their residential amenity. The forming of such accesses, therefore, will not be supported.

14. WINDOW REPLACEMENT IN FLATS

Stone-Built Tenements

- If a comprehensive window replacement scheme has already been carried out in the block, then the new windows should match the established pattern in proportion and method of opening.
- In all other circumstances, the new window frames should match in with the predominant colour in the block and should match exactly the proportions of the original windows, e.g. 50/50 or 40/60 proportion.

Post Second World War Flats

- Windows should match the proportions and colour of the original windows.

15. RE-ROOFING

- Stone-built tenements, should be re-roofed with either grey slate or flat grey tiles to ensure continuity of appearance in the street block.
- Re-roofing of post-war flats and 4-in-a-blocks, should provide consistency of colour and materials and minimise any contrast with existing unaltered roofs.
- Re-roofing of terraced houses (including any porches), should match the colour of the standard for the block.
- Detached and semi-detached houses, should be re-roofed to blend in with neighbouring properties.

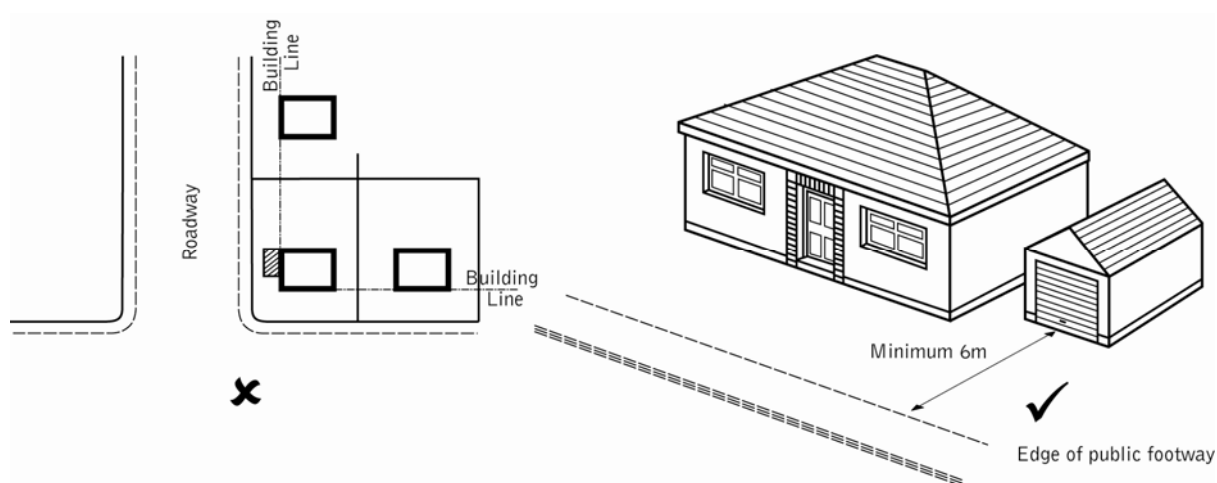
16. CONVERSION OF GARAGES TO LIVING ACCOMMODATION

- The loss of the garage space should not reduce the need for appropriate car parking provision on site.
- The frontage alterations should reflect the character and appearance of the house.
- Conversion of the garage should not block access from the front to the rear of the house (see Section 2 above).
- The potential cumulative impact on on-street parking should also be considered.

17. FREE-STANDING GARAGES

Garages should:

- be set a minimum of 6 metres back from the rear edge of the public/common footpath;
- have a pitched roof, unless well screened from public view;
- not extend in front of the established building line (see Definition); and
- be finished in materials to match the original house.



18. FRONT GARDEN PARKING OUTWITH CONSERVATION AREAS

As car ownership rises, particularly in flatted areas, owners are increasingly forming parking space within their front gardens. These areas, however, have a vital role to play in the creation of pleasant residential streets, which would be severely affected if there was a concentration of hard surfaced front gardens used for car parking.

When such development is considered acceptable:

1. The vehicular access should:
 - be a minimum of 2.5 metres wide; and
 - be at right angles to the road.

If gates are proposed, they should only open inwards.

2. The parking area should:
 - have a maximum gradient of 10%;

- have its first 2 metres hard paved across its entire width, to prevent gravel spilling on to the public footpath/road;
- be a minimum of 5 metres in length and 2.5 metres in width; and
- take up no more than 50% of the front garden area, and not fragment the garden into small unusable spaces.

Development is unlikely to be supported where:

- the proposed access is located within 25 metres of a major traffic junction;
- the Council's Land and Environmental Services (Roads Division) has recommended refusal for traffic reasons;
- the proposed vehicular public footpath crossing would create more than two driveways side by side;
- in tenement properties, front gardens have a vital role in the preservation of townscape and residential amenity; and
- the formation of the driveway would involve the removal of, or have an adverse effect on, any mature tree in either the garden or on the public footpath.

Other Legal Requirements

Regardless of whether planning permission is required or not, applicants may also require a Footway Crossing Permit from Land and Environmental Services (Roads Division) at Richmond Exchange, 20 Cadogan Street Glasgow G2 7AD (www.glasgow.gov.uk).

19. ACCESS RAMPS

Adaptation of homes with the addition of external access ramps is becoming common. As these are usually in the front gardens of homes, they can be prominent structures and can detract from the visual amenity of the street.

- The base walls of a ramp should reflect the colour and materials of the wall to which the ramp is attached, in order to minimise the visual impact (railings should be coloured black).
- Wherever possible, ramps should not be erected in front of the windows of another property.
- Ramps and platforms, which allow a direct view into adjoining property, or overlook adjoining private gardens, may require to have screening to prevent loss of privacy to adjoining property.

Metal ramps will only be granted temporary planning permission.

20. FENCES AND WALLS

- In front gardens, where privacy is less of a consideration, walls and fences should not exceed 1 metre in height.
- In rear gardens, where a level of privacy can be expected, walls and fences up to 2 metres are acceptable.

Exceptions may be made in areas where higher garden boundaries are the established pattern.

21. PIGEON LOFTS

Pigeon lofts should be:

- similar in size and appearance to traditional garden sheds; and
- sited behind the building line (see Definition) and preferably within the rear garden area.

Lofts incorporated within garage roofs should not impact on visual amenity.

22. WASTE/RECYCLING STORES

Many owners of houses and flatted properties are redesigning their bin store areas to accommodate larger waste and recycling bins. New or refurbished bin stores should comply with the following standards (see also policy DES 12: Provision of Waste and Recycling Space).

- To minimise smell and noise nuisance, bins should be located as far as possible from residential windows. In traditional property, this will usually be at the bottom of the backcourt or rear garden. The screens around the bin stores could either be in materials to match the walls of the backcourt, usually in brick, or a more contemporary solution could be used.
- Cleaning and supervision is easier if roofs are not fitted. If roofs are considered essential, to screen views from upper windows, for example, they should be high enough to allow clearance of the bin lids and designed to allow light and air into the store.
- In post war property, bin stores should be readily accessible for bin collection vehicles and be constructed in similar materials to the development.
- Bin stances or bin stores in front/side gardens, or basement wells, will not generally be accepted, as they detract from residential and visual amenity, both because of their size and prominence. They can also become dirty from rubbish overspill, resulting in smells in hot weather.

DEFINITIONS

BUILDING LINE - The main front wall, not including elements such as the front of any porches, canopies, garages or bay windows.

HABITABLE ROOMS - All rooms other than halls, landings, bathrooms, toilets and small utility rooms.

ORIGINAL USEABLE PRIVATE GARDEN SPACE - The private space available to a dwelling before the erection of any extensions or garages, etc.

USABLE PRIVATE GARDEN SPACE - Land, under the exclusive control of the applicant, including decking, that has been adequately screened, usually to the rear and side of the property, but excludes the driveway, garage and any parking space.