



AHSS Strathclyde Group Office
Tobacco Merchants House
42 Miller Street
Glasgow
G1 1DT

Council Headquarters
Eastwood Park
Rouken Glen Road
Giffnock
G46 6UG

2/4/25

Dear Sir/Madam,

**Planning Application No: 2025/0127/TP
1 The Loaning, Newton Mearns**

The Society has considered the application above, and notes that the proposal concerns alteration and extension to a bungalow style dwelling, including installation of a new hipped roof incorporating dormer windows at the front, sides and rear, with associated raising of the building's eaves and ridge heights; erection of a two storey side extension; and erection of a rear extension incorporating a roof terrace. The site is in the Whitecraigs (Upper Whitecraigs) Conservation Area.

The house is the last in a row of detached dwellings along the north side of the street, which are generally white rendered or sandstone faced, with red clay or natural slate pitched roofs. As well as being visible from the street, they can be seen from Cathcart Castle Golf Course to the north.

The proposed extension to the rear will have a flat roof; the extension to the side will have "slate roof tile"; other external materials include zinc and cedar timber cladding. This is not reflective of local character, contrary to Adopted Local Plan Policy D1.

The extension's form, particularly its disproportionate scale, and the new hipped roof, is not in proportion to the existing building's character, and colours are inappropriate. They fail to complement the scale and character of the existing building, the largely unaltered neighbouring properties and their setting. This is contrary to Adopted Local Plan D1.1.

The proposals would result in loss of character in the Conservation Area, contrary to Adopted Local Plan Policy D16.

Yours faithfully,

Iain J. Wotherspoon,
Chairman, Cases Panel, Strathclyde Group