

WEST DUNBARTONSHIRE COUNCIL

Report by the Executive Director of Housing, Environmental and Economic Development

Planning Committee: 4 October 2011

DC11/133/FUL: Erection of 3 storey side extension and re-cladding of existing building at 151 Glasgow Road, Clydebank by JC Roxburgh &Co Ltd.

1. REASON FOR REPORT

- 1.1** This application relates to a site partly owned by the Council. Under the terms of the approved scheme of delegation it therefore requires to be determined by the Planning Committee.

2. DEVELOPMENT DETAILS

- 2.1** The application site fronts the north side of Glasgow Road south east of the corner of Whitecrook Street. A two storey 1960s style office building stands on the north-western part of the site, while the south-east of the site is part of a larger landscaped area covered with grass and trees. Historically this landscaped area contained various shops, a cinema and a church, but it has been vacant for many years. On the opposite side of Glasgow Road are flatted properties, on the opposite side of Whitecrook Street is a tenement building with small shops at ground level. To the rear of the site is a playing field which belonged to the former St Andrew's High School (now demolished), and the application site itself includes a strip of grass along the edge of the playing field.
- 2.2** The office building is occupied by a financial services business, which seeks to expand the building by erecting a 3 storey high side extension on land to the south-east of the existing building. The extension would be of the same height as the existing building (which is only two storey but has unusually high ceilings), and would have a similar flat roof. The footprint of the extension would be slightly larger than that of the existing building, and would add a total of 573m² of new floorspace, more than doubling the size of the building. The extension would feature extensive glazing and would be finished with blue facing brick and aluminium framed windows. It is also proposed to refurbish the existing building by recladding it with brick and glazing to match the extension. The existing building has a small parking area for 2 cars at the end of the turning head at the bottom of Whitecrook Street, and this would be replaced by a new 12-space car park to the south-east of the building, accessed by way of a new link from the turning head through the former playing field land behind the building. The existing building currently accommodates 16 staff and the extension would provide space for approximately 30 additional staff who would be relocating from other offices.

Although it is intended at this stage that the extension would be occupied by staff employed by the existing business it is possible that space may be let in the future to other businesses if it is not required by the applicant.

3. CONSULTATIONS

- 3.1** West Dunbartonshire Council Roads has no objection subject to conditions relating to the construction of the car park.
- 3.2** West Dunbartonshire Council Environmental Health Service has no objection subject to conditions relating to construction hours, piling, dust and unexpected contamination.
- 3.3** West Dunbartonshire Council Estates Section is generally supportive of the application, subject to future detailed discussions relating to the purchasing of the land and access arrangements.
- 3.4** Scottish Water has no objection to the development

4. REPRESENTATIONS

- 4.1** None

5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 5.1** The majority of the site is identified as being within an Existing Residential Area. Policy H5 indicates that the character and amenity of existing residential areas will be safeguarded and where possible enhanced. Development within existing residential areas must reflect the character of the existing building and surrounding area in terms of scale, density, design and materials, and should not have a significantly adverse effect on neighbouring properties.
- 5.2** The strip of land behind the building is within the grounds of the former St Andrew's High School playing field, which is designated as a Redevelopment Opportunity. Policy GD2 seeks to encourage the redevelopment of underused, vacant and/or derelict land and buildings for appropriate uses. Policy GD1 indicates that all new development should employ a high standard of design and should respect the amenity of the area in which it is located.
- 5.3** Policy LE3 indicates that proposals for commercial development outwith designated sites require to be assessed against criteria which include locational need, economic benefit, landscape and amenity impacts and accessibility. The proposed development is assessed against the above policies in Section 6 below and it is considered to comply with the above policies.

6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Acceptability of the use

- 6.1** Although most of the site is identified as an Existing Residential Area in the local plan, the existing office building has existed on this site for many years without any apparent disruption to nearby residential properties. The site is located next to Glasgow Road, one of the main traffic routes through Clydebank, and is close to the town centre. Historically the area was of a mixed character, and some small shops remain nearby. It is therefore considered that the expansion of the office use at this location would be appropriate. The proposal would also involve the development of a small part of the former St Andrew's High School playing field land for use as a link road to the new car park. The land involved is a grass banking and its loss would not impact significantly upon either the use of the sports pitches or the future redevelopment of the site. The Councils Estates section is generally supportive of the application subject to discussions with the applicant in relation to the sale of the land and access arrangements. The proposal is therefore considered to be acceptable in terms of Policies H5 and GD2.
- 6.2** The expansion of an existing local business and the creation of additional local jobs is to be welcomed. Whilst the site is not within an area designated for commercial development, the proposal represents the expansion of an existing business on the site, and the location is close to Clydebank town centre and is easily accessible on foot and by public transport. It is therefore considered that the proposal can be justified against the criteria listed in Policy LE3.

Design and Location of the Extension

- 6.3** The character of Glasgow Road suffered as a result of demolition of many former streetfront buildings in the 1970s-'80s, with the result that this important route into Clydebank contains several vacant sites. The redevelopment of such land in order to improve the appearance and character of Glasgow Road is considered to be desirable, and therefore the provision of a sizeable extension fronting the street is to be welcomed in urban design terms. The design of the extension itself is considered to be acceptable as it would compliment that of the existing building and would incorporate a large amount of glass on the front and side elevations which would help to break up its mass. The proposed re-cladding of the existing building would help to tie the new and old buildings together and would improve the appearance of the original building. Although large, the extension would not be out of scale with the existing building or its surroundings. Due to the extension's size and location it would not cause any overlooking or overshadowing of any nearby properties. Several trees currently stand on the area where the extension and car park would be built, and although these do contribute to the visual amenity of the area it is considered that their removal would not have an unacceptable impact as there would still be a number of trees adjacent to the site. The applicant also intends to plant trees within the site to compensate for the lost trees and to soften the appearance of the development. Overall, the appearance of the proposal is considered to be acceptable.

Parking

- 6.4** The proposed 12-space car park would improve the current parking provision, as at present there is only a very small informal parking area at the side of the building which can accommodate only 2 cars. The Roads Service considers the proposed number of spaces to be acceptable and have recommended conditions relating to the specification of the car park.

7. CONCLUSION

- 7.1** The proposed expansion of an existing business is to be welcomed and it would create employment and would improve the streetscape of Glasgow Road. The extension is appropriate in terms of its size, design and proposed use, and it would not have any significant detrimental impact on nearby residential properties.

8. RECOMMENDATION

- 8.1** **Grant** full planning permission subject to conditions set out in Section 9 below.

9. CONDITIONS

- 01.** The development hereby approved shall commence within a period of 3 years from the date of this decision notice.
- 02.** The developer shall submit to the Planning Authority in writing upon the forms specified for the purpose and attached to this decision notice:
- a)** A Notice of Commencement of Development as soon as practicable once it is decided to commence the development hereby approved (which shall be prior to the development commencing);
 - b)** A Notice of Completion of Development as soon as practicable once the development has been completed
- 03.** Exact details and specifications of all proposed external materials shall be submitted for the further written approval of the Planning Authority prior to any work commencing on site and shall be implemented as approved.
- 04.** During the period of construction, all works and ancillary operations which are audible at the site boundary (or at such other place(s) as may first be agreed in writing with the Planning Authority) including all piling works shall be carried out between the following hours unless otherwise approved in writing by the Planning Authority:
- | | |
|-------------------------------------|-------------------|
| Mondays to Fridays: | 0800-1800 |
| Saturdays: | 0800-1300 |
| Sundays and public holidays: | No working |

- 05. No piling works shall be carried out until a method statement has been submitted to and approved in writing by the Planning Authority. This statement shall include an assessment of the impact of the piling on surrounding properties, taking into account the guidance contained in BS 6472: 1984 'Evaluation of Human Response to Vibration in Buildings'. It shall detail any procedures which are proposed to minimise the impact of noise and vibration on the occupants of surrounding properties. This statement shall be prepared by a suitably qualified person, and the piling works shall thereafter be carried out in accordance with the approved method statement.**
- 06. Unless otherwise approved in writing by the Local Planning Authority, no development shall commence on site until such time as a scheme for the control and mitigation of dust has been submitted to and approved in writing by the Planning Authority. The scheme shall identify likely sources of dust arising from the development or its construction, and shall identify measures to prevent or limit the occurrence and impact of such dust. The approved scheme shall thereafter be implemented fully prior to any of the identified dust generating activities commencing on site and shall be maintained thereafter, unless otherwise approved by the Planning Authority.**
- 07. The presence of any previously unencountered contamination that becomes evident during the development of the site shall be reported to the Planning Authority in writing within one week, and work on the affected area shall cease. At this stage, if requested by the Planning Authority, an investigation and risk assessment shall be undertaken and an amended remediation scheme shall be submitted to and approved by the Planning Authority prior to the recommencement of works in the affected area. The approved details shall be implemented as approved**
- 09. A landscaping scheme for the amenity open space and boundary of the site shall be submitted to and approved by the Planning Authority prior to commencement of development on site, and the approved scheme shall be implemented not later than the end of the next appropriate planting season after the occupation of the proposed extension. The scheme shall include details of tree planting and the maintenance arrangements. The agreed landscaping shall thereafter be maintained in accordance with these details.**
- 10. The parking spaces shown on drawing no.L 002 shall measure a minimum of 4.8 metres by 2.5 metres for standard spaces and 6.6 metres by 3.3 metres for disabled spaces and shall be implemented prior to the extension being brought into use.**

FOR NOTING

01. A Road Bond may be required where the development ties into the boundary of the public road. No water should be shed from the development onto the public road.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 21 September 2011

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Appendix: None

Background Papers:

1. Application forms and plans;
2. Consultation responses; and
3. West Dunbartonshire Local Plan 2010.

Wards affected: Ward 6 (Clydebank Waterfront)