

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 August 2012

DC12/140 Erection of 3 storey side extension to provide office space, car parking and re-cladding of existing office building at 151 Glasgow Road, Clydebank by JC Roxburgh & Co. Ltd

1. REASON FOR REPORT

- 1.1** This application relates to a site that is 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. RECOMMENDATION

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

3. DEVELOPMENT DETAILS

- 3.1** The application site fronts the north side of Glasgow Road and is bounded by Whitecrook Street to the west. A 2-storey 1960s style office building stands on the southern part of the site and to the north the site encompasses part of the playing field which belonged to the former St Andrew's High School (now demolished). The site also includes a small area on the west side of the building which is partly covered with grass and partly hard surfaced. This area currently provides 2 car parking spaces accessed from Whitecrook Street, which is a cul-de-sac that is not accessible from Glasgow Road. To the east of the site is a landscaped area covered with grass and trees. Historically this landscaped area contained various shops, a cinema, and a church but the land has been vacant for many years. On the opposite side of Glasgow Road are flatted properties, and on the opposite side of Whitecrook Street is a tenement building with small shops at ground level. The playing field of the former school at the rear is at a higher ground level.
- 3.2** The office building is occupied by a locally based insurance broker business, which seeks to expand the building by erecting a 3 storey high side extension on land to the west of the existing building. The extension would be approximately 1 metre higher than the existing building (which is only 2 storey but has relatively 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 gross floor space, more than doubling the floor area of the building. The extension would feature extensive glazing on the front and side elevations and would be finished with blue grey facing brick and aluminium framed windows. It is also proposed to refurbish

the existing building by blocking up the existing entrance door on the front and cladding the front elevation with panels in a blue grey colour. As the extension would be built on the small parking area at the side of the building a new, larger car park would be formed at the rear of the building providing 12 spaces. The car park would be accessed directly from Whitecrook Street. 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 office space may be let in the future to other businesses if it is not required by the applicant.

- 3.3** In 2011 the applicant submitted a similar application for a 3 storey side extension (DC11/133/FUL). In that application it was proposed to build the extension and form the car park to the east side of the existing building within the landscaped area fronting Glasgow Road. That application was considered by the Planning Committee where it was decided to continue the application to seek changes to the layout to reduce the impact upon the landscaped area. Following discussions with the applicant it was agreed that it would be preferable to extend the building to the west, so that the extension could provide a proper corner feature onto Glasgow Road/Whitecrook St, and this would also allow the car park to be situated behind the building. This application was subsequently withdrawn.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads, BAA Safeguarding and Scottish Water all have no objection to the development.
- 4.2** West Dunbartonshire Council Environmental Health has no objection subject to conditions relating to construction hours, piling, dust, lighting and contamination.
- 4.3** West Dunbartonshire Council Estates Section is supportive of the application. Negotiations on a possible disposal of the land concerned have been completed and the matter would be the subject of a separate report to a future HEED Committee.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** Most 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. The proposal involves expansion of an existing office building within an area which includes a mixture of residential and commercial uses, and the proposal would be consistent with Policy H5.

- 6.2** The area 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. The proposal involves a small area of land at the corner of the former school site and would not prejudice the successful redevelopment of the rest of the site. The design is considered appropriate, and it is therefore considered to be in compliance with these policies.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Principle of Expanding the Business Use

- 7.1** 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 contained a mixture of residential and commercial uses, and although most of the original tenements in the area were demolished in the 1970s and '80s some small shops remain nearby. It is therefore considered that the expansion of this long established office use at this location would be appropriate.
- 7.2** The expansion of an existing local business is to be welcomed, and whilst the proposal would not create new jobs the relocation of existing jobs from other offices to Clydebank would allow the firm to operate more efficiently. Whilst the site is not within an area designated for commercial development, the proposal represents the expansion of an existing business at a location which is close to Clydebank town centre and is easily accessible on foot and by public transport. It is therefore considered that the proposal is supported by Policy LE3.

Impact on Wider Regeneration

- 7.3** The character of Glasgow Road suffered as a result of demolition of many of the former streetfront buildings in the 1970s-'80s, with the result that this important route into Clydebank contains several vacant sites which have been given over to landscaping. The redevelopment of such land to restore a built frontage onto Glasgow Road is considered to be acceptable and beneficial as this would help to improve the appearance and character of the street. In streetscape terms corner sites are of particular importance, and at present the eastern corner of Glasgow Road and Whitecrook Street is not attractive as the original corner building has been demolished leaving the corner unmarked and exposing the blank side elevation of the office building. The proposed extension to the office building is therefore particularly welcomed as it would reinstate a corner feature at this location. 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. Overall, the appearance of the proposed extension is considered to be appropriate, and the development would enhance the appearance of the area and contribute to the regeneration of the Glasgow Road area.

- 7.4** 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 an access and car park. Due to the relatively small size of the area of land involved it is considered that its loss would not impact significantly upon the future redevelopment of the site. The Council's Estates section is supportive of the application subject to discussions with the applicant in relation to the sale of the land and access arrangements. The proposal would not impact upon the trees or landscaped area to the east of the site.

Technical Issues

- 7.5** It is considered that the extension would not cause any overlooking or overshadowing of any nearby properties due to its size and location, and no representations have been received in connection with the application. The expansion of the office would not give rise to any adverse impacts upon the amenities of local residents.
- 7.6** When the office was built in the 1960s it did not have any car parking, although subsequently a small parking area has been provided adjacent to Whitecrook Street which can accommodate 2 cars. The adopted parking standard for offices in Clydebank Town Centre is 1.4 spaces per 100m², which equates to 5 spaces for the existing building and 8 spaces for the proposed extension. It is proposed to provide a 12-space car park to the rear of the building adjacent to Whitecrook Street, which would be sufficient for the extension and would make up most of the historic shortfall for the existing office. The Roads Service considers the proposed number of spaces to be acceptable, and the design and layout of the car park would be appropriate.

8. CONCLUSION

- 8.1** The proposed expansion of an existing business is to be welcomed as it will safeguard 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.

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 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

08. No development shall take place on site until such time as details (including specific luminaire and lamp type; beam control; wattage; the use of reflectors; baffles; louvers; cowling; lux contours/distribution diagrams and column types/colours) of any floodlights to be installed have been submitted to and approved in writing by the Planning Authority. The floodlights shall then be implemented in accordance with the approved details and shall be maintained in this condition. Any subsequent changes to their position or specification shall be subject to the prior written approval of the Planning Authority.
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 maintenance arrangements. The agreed landscaping shall thereafter be maintained in accordance with these details.
10. Prior to the commencement of works, full details of the design and location of all walls and fences to be erected on site shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.
11. The parking spaces shown on the drawing titled Block Plan shall be implemented prior to the extension being brought into use.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 20 July 2012

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Appendix: None.

Background Papers:

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

Wards affected:

Ward 6 (Clydebank Waterfront)