

**WEST DUNBARTONSHIRE COUNCIL****Report by the Executive Director of Housing, Environmental and Economic Development****Planning Committee: 6 September 2011**

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**DC11/148/FUL: Proposed re-roofing, and external cladding of residential properties at Cleddans View, Duncombe View, Garscadden View, Gleniffer View and Peel View, Clydebank by West Dunbartonshire Council.**

**1.0 REASON FOR REPORT**

- 1.1** This report relates to an application for development by the Council. Under the terms of the Council's approved Scheme of Delegation it therefore requires to be determined by the Planning Committee.

**2.0 DEVELOPMENT DETAILS**

- 2.1** The application relates to five separate blocks of high rise flats which are located off Kirkoswald Drive, Clydebank. The 12 storey high flats are arranged in a row on a strip of land between Kirkoswald Drive and the Great Western Road dual carriageway. On the opposite side of Kirkoswald Drive are low rise residential properties and a small local centre containing several shops. On the opposite side of the A82 Great Western Road are football pitches, a golf driving range and open land.
- 2.2** Planning permission is sought for the re-cladding and re-roofing of the five separate 12 storey high flats. The flats are currently finished in brown render with painted panels beneath some windows. The proposal is to re-render the buildings using structural insulated render in two different colour tones to provide a contrast. New laminated fascia panels and window overcills would also be provided. The works would also include various internal upgrading works in the buildings. The proposed works are intended to upgrade the flats by improving their insulation, enabling them to be more fuel efficient and affordable for residents to heat.

**3.0 CONSULTATIONS**

- 3.1** None.

**4.0 REPRESENTATIONS**

- 4.1** None.

**5.0 ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

West Dunbartonshire Local Plan 2010

- 5.1** The site is within an Established Residential Area covered by Policy H5. This policy indicates that development within such areas should be of appropriate scale, density, design and materials. It is considered that the proposal would be in accordance with Policy H5 for the reasons discussed in Section 6.

## **6. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS**

External Works

- 6.1** The proposal is part of a package of works to improve the flats for the benefit of residents, which is to be welcomed. The principal external change will be the re-rendering of the flats. The replacement of the existing brown render with new insulated render in contrasting colours will serve to brighten the appearance of the blocks. There would be no adverse impact on any neighbours.

## **7. CONCLUSION**

- 7.1** The proposed works would improve the appearance of the flats and make them more energy efficiency, thereby benefiting residents by reducing their heating costs. There would be no adverse impacts and the proposal is in compliance with relevant policies.

## **8. RECOMMENDATION**

- 8.1** **Grant** 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.** Full details of the external colour finishes to be used on the elevations shall be submitted to and approved in writing by the Planning Authority before development commences on site and shall be implemented as approved.

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 23 August 2011**

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**Appendix:** None.

**Background Papers:** 1. Planning application and plans.  
2. West Dunbartonshire Local Plan 2010

**Wards affected:** 5 Clydebank Central