

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 5 September 2012

DC12/141 Installation of a New Shopfront at 15 Sylvania Way South, Clyde Shopping Centre, Clydebank by Mrs S Humphries

1. REASON FOR REPORT

- 1.1** This application relates to land over which the Council has an ownership interest. 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** This application relates to an existing retail premises situated within the southern part of the Clyde Shopping Centre in Clydebank town centre. The unit has a floor area of 58m² and is presently a baker's shop (Greggs). It is bordered to the west by the service area for the shopping centre and on all other sides by a mixture of retail and other commercial uses. Planning permission is sought by the existing tenant for the installation of a new shop frontage.
- 3.2** The proposed new shopfront would have several alterations. The existing single doorway which is right of centre would become double doors and be located in the centre of the shopfront. Either side of the double doors would have two large full length glass panels and above the door and panels would be the introduction of three large celestory panels. The door and frames of the unit would be painted silver with the small amount of stallriser being painted black. These alterations are associated with a planned internal rearrangement to the unit to provide a larger bakery area and a more efficient sales counter layout.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Estates has no objection to the proposal.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** The site is within the Clyde Shopping Centre, Clydebank town centre, which Policies RET1 and RET2 indicates retail and commercial leisure activities to be the preferred location for these activities as the application relates only to the replacement of a shopfront, the terms of these policies are not directly relevant to the application proposal.
- 6.2** Policy DC2 has regard to Shop Front Design and Security. This indicates that the Council will require new shop fronts to be designed in accordance with the Council's Shop Front Design Guide for commercial frontages. Proposals should in general be in keeping with the character of the building and appropriate surrounding area. Shop front security systems should also be in accordance with the Council's Shop Front Design Guide. The proposal is considered to be in compliance with this policy.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Design of the Shopfront

- 7.1** The Shopfront Design Guide recommends that features such as stallrisers should be a certain size and promotes the provision of traditional shopfront features and proportions. In this case the shop unit is part of a 1980s shopping centre where most shopfronts would all be of a relatively simple style, and the proposed changes to the shopfront would all be of a relatively minor nature. The appearance of the proposed shopfront is considered to be appropriate for the location. There would be no adverse impacts on any other premises, and the investment in improvements to a retail unit in this location is to be welcomed.

8. CONCLUSION

- 8.1** The proposed alterations are of a very minor nature and the design of the shopfront is considered to be in keeping with the character of the shopping centre in which the site is located.

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.

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 21 August 2012

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Appendix: None

Background Papers:

1. Application Forms
2. West Dunbartonshire Council Shopfront Design Guide
3. Consultation responses
4. West Dunbartonshire Local Plan 2010

Wards affected: Ward 6 (Clydebank Waterfront)