

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 5 September 2012

DC12/134 Change of use from public house to flat including external alterations to building and formation of car parking spaces at Horseshoe Bar, 110 Dumbarton Road, Bowling by Mr P Doherty

1. REASON FOR REPORT

- 1.1** A representation from Bowling and Milton Community Council has been received in relation to this application. 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 is the former Horseshoe Bar which sits on the corner of Dumbarton Road and Littlemill Lane. The property is a predominantly 3 storey high building with the former public house on the ground floor and a residential flat occupying the first and second floors. The site is bounded by Dumbarton Road to the front with houses on the opposite side. To the east and north of the site there are 2 storey high flatted properties and to the west the site is bounded by a lane which serves as a vehicular access to the residential properties on Littlemill Lane. On the opposite side of the lane there is the former car park for the pub. There is a small garden area to the east of the building which belongs to the existing upper floor flat.
- 3.2** The proposal would involve alterations to the ground floor of the building only. The first and second floors would remain unaltered. The ground floor has an existing single storey front extension with a flat roof with signage along the top of the windows, and it is proposed to remove the signage (which relates to the former pub) and form a pitched roof. On the front elevation it is also proposed to form an opening to allow the existing kitchen on the eastern side of the building to be converted into a garage. The garage door would be recessed inside the building to allow a second parking space to be created in front of the garage. On the west facing side elevation one new window would be formed on the ground floor to provide a second window for a bedroom and on the rear elevation one new window would be formed to serve the new utility room. Internally the property would comprise of a lounge, two bedrooms, kitchen, bathroom and utility room/drying area. An internal bin store would

also be provided off the utility room and would be accessed from a door on the front elevation. There is no garden space associated with the public house so the new flat would not have a garden. The existing upper flat, which is in separate ownership does have a small garden at the side of the property, and as part of this application the applicant also proposes to form 2 parking spaces for the upper flat within part of that area. These spaces would be located next to the 2 parking spaces proposed for the ground floor flat, and all 4 spaces would be accessed from Dumbarton Road.

- 3.3** The former pub car park is also owned by the applicant and is currently the subject of a separate application for planning permission in principle for the erection of a dwellinghouse (application DC12/124). A separate report on that application is also before the Committee for consideration.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Roads Service has no objection to the proposal provided that the footway crossing is designed and constructed to Council specification.

- 4.2** Scottish Water has no objection to the development.

5. REPRESENTATIONS

- 5.1** Two objections have been received in connection with the application- one from Bowling and Milton Community Council and one from a local resident. Neither of these objections relate to the principle of the pub being converted into a residential property, however, they both raise concerns about parking and vehicular access. The points raised can be summarised as follows:
- The parking spaces would be accessed across the public footpath on Dumbarton Road which would cause a danger to pedestrians.
 - The parking spaces are located near a bend in the road where visibility is limited and where there are problems with speeding vehicles. This could cause an accident as vehicles reverse into or out of the parking spaces.
 - There are no visitor parking spaces and on-street parking is already a problem in the area. The former pub car park currently serves the property and should continue to do so.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

- 6.1** 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 and materials, and should not have a significantly adverse affect on neighbouring properties. The proposal involves the change of use of a public house into a flat and therefore would be consistent with Policy H5

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Principle of the Use

- 7.1** The property was last used as a pub several years ago and has been vacant since it closed. The proposal would bring the ground floor of the building back into use which is welcomed and the proposed use would be appropriate in a residential area. In terms of the physical alterations to the building the main changes would be the addition of a pitched roof over the projecting window feature and the formation of a garage within the single storey section of the building. These alterations would be in keeping with the character of the building and would improve its appearance. The additional windows on the side and rear elevations would also be in keeping with the style of the building and would not cause any unacceptable overlooking of adjacent properties.

Parking

- 7.2** The access to the new parking spaces has been assessed and meets the requirements in terms of visibility splays. Road safety concerns related to vehicles travelling above the 30mph speed limit are caused by speeding and not by the proposed development and are an enforcement issue for the police. The proposed access and car parking arrangements for the proposed development is therefore considered to be acceptable, and the Council's Roads service has no objection to the application. The number of parking spaces proposed meets the standard required for a 2 bedroom flat and the provision of 2 off-street parking spaces for the upper flat, which currently has no parking spaces, is an improvement over the existing situation and would help to reduce on street parking. It is noted that the local community has been using the former pub car park on an informal basis since the public house closed, but that land is outwith the current application site. Concerns about loss of informal parking opportunities on private land outwith the application site are therefore not relevant to this application.

8. CONCLUSION

- 8.1** The proposal would bring a currently vacant building back into use as a residential property in a residential area and is therefore welcomed. The proposed alterations to the appearance of the building would be fairly small scale and would be in keeping with the style of the existing building. The development as a whole would not have a significant detrimental impact on neighbouring properties or the surrounding area.

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. Prior to the occupation of the ground floor flat hereby approved the car parking spaces shown on the approved drawing no. 002 shall be constructed, surfaced and delineated on the site and made available for use by the occupants of the flat.

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 and plans
2. Consultation responses
3. Representations
4. West Dunbartonshire Local Plan 2010

Wards affected: Ward 3 (Dumbarton)