

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 3 October 2012

DC12/189 Installation of roller shutters at 16 West Bridgend, Dumbarton by Mrs Marie Heaney

1. REASON FOR REPORT

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

2. RECOMMENDATION

- 2.1** Grant planning permission subject to the condition set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application site is a ground floor retail unit located within a tenement building in West Bridgend, Dumbarton. The unit currently operates as a shop selling special occasion cakes. The property is bounded by retail units on either side and by residential properties above. To the front there is a road and to the rear there is communal garden space shared with all the properties within the building.
- 3.2** The unit currently has grille type panels on its windows for security and the applicant proposes to replace these with roller shutters. Across the recessed entrance door and the windows immediately on either side the applicant proposes to install solid metal roller shutters and across the larger window to the left of the entrance where the building curves the applicant proposes to install a 'pepperpot' type roller shutter. All shutters would be painted lilac to match the existing shopfront. The boxes containing the shutters would be recessed within the building and metal cover panels coloured to match the shopfront would be fitted at the top of the windows to cover the shutter housing boxes.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Estates has no objections to the proposed development. .

5. REPRESENTATIONS

5.1 None

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Local Plan 2010

6.1 Policy DC2 Shop Front Design and Security states that shop front security systems should be in accordance with the Council's Shop Front Design Guide and should generally ensure that the amenity of an area is not jeopardised. The Council's Design Guide advises that to encourage out of hours window shopping 'open' grille roller shutters should be used with nylon acrylic polycarbonate infills or 'pepperpot', colour coated to match or contrast with the shop front colour. The shutter box should be fitted behind the fascia and be flush with the face of the building with appropriate treatment to tone in with the rest of the shop front.

6.2 The site is also identified as being within an Existing Residential Area with the Local Plan, and Policy H5 states that the character and amenity of existing residential areas will be safeguarded and where possible enhanced. The proposed shutters accord with Policy H5, however they are not essentially in accordance with the shopfront design guide as they involve a solid roller shutter over part of the shopfront. However it can be justified for the reasons detailed in Section 7 below.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

Acceptability of the shutters

7.1 The applicant proposes to install a solid roller shutter over approximately two thirds of the front of the building and a 'pepperpot' style shutter over the remaining third. Although solid shutters are normally resisted, the applicant indicates that cake preparation sometimes occurs in the evenings and they would like solid shutters to prevent people seeing in at such times. Following discussions the use of a 'pepperpot' style shutter on the second display window was agreed as a compromise solution which would help to provide some vision into the shop when the shutters are down. Both shutters would be installed in such a way that the stallrisers would still be visible when the shutters are down and the housing for the shutters would be recessed internally which would further reduce any visual impact. Two of the adjacent units also have bare metal solid metal shutters. Under the circumstances it is considered that the proposed mix of solid and pepperpot roller shutters coloured to match the shopfront would be of acceptable appearance. There would be no adverse impact upon the residential properties above, and no representations have been received.

8. CONCLUSION

8.1 Whilst the use of solid roller shutters is not normally encouraged, in this case the applicant has identified a security reason for their use and has agreed to use a 'pepperpot' style shutter on one of the large windows. The proposed

roller shutters would compliment the existing shop front in terms of colour and would be installed in such a way that their impact on the appearance of the unit while open would be minimised. Overall, it is considered that the proposed shutters would be of an acceptable appearance, and no other issues have been raised.

9. CONDITIONS

- 01. Prior to the commencement of the development full details of the proposed 'pepperpot' style shutter shall be submitted for the further written approval of the Planning Authority and shall be implemented as approved.**

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 17 September 2012

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Appendix: None

Background Papers: 1. Application forms and plans
2. West Dunbartonshire Local Plan 2010

Wards affected: Ward 3 (Dumbarton)