

## **WEST DUNBARTONSHIRE COUNCIL**

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

**Planning Committee: 6 March 2012**

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#### **DC12/014: Installation of a New Shopfront at 31 Sylvania Way South, Clyde Shopping Centre, Clydebank by Power Leisure Ltd.**

### **1. REASON FOR REPORT**

- 1.1** This application relates to land in 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. DEVELOPMENT DETAILS**

- 2.1** The 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 211m<sup>2</sup> and is presently occupied by Semi-Chem. It is bordered to the west by the service area for the shopping centre and on all other sides by a mixture of business uses. Planning permission is sought by the prospective tenant, a bookmaker, for the installation of a new shop frontage. There is a separate application for change of use from Class 1 (shop) to Class 2 (financial, professional and other services) which is the subject of a separate report to this Committee (DC12/008). Issues relating to the use of the premises are considered in relation to the change of use application, and this application relates solely to the shopfront alterations.
- 2.2** The proposed new shopfront would be very similar in proportions to the existing shopfront, the main difference being the replacement of the existing recessed double doors with a narrower single door within the same recess and a new shopfront frame. Other works would include the provision of new tiling on the pilaster, a deeper transom window above the entrance, and the provision of new roller shutters to enclose the entrance recess. The roller shutters would be installed in a housing recessed behind the fascia, and would be of the perforated type, coloured green to match the intended shopfront colours. As the property is intended to be a betting shop the shop windows would be covered in opaque vinyl, but this element does not require planning permission.

### **3. CONSULTATIONS**

- 3.1** None.

#### **4. REPRESENTATIONS**

4.1 None.

#### **5. ASSESSMENT AGAINST THE DEVELOPMENT PLAN**

##### West Dunbartonshire Local Plan 2010

5.1 The site lies 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 retail and commercial leisure activities as the application relates only to the replacement of a shopfront, the terms of these policies are not directly relevant to this application proposal.

5.2 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.

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

##### Design of the Shopfront

6.1 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 are of 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. The proposed provision of roller shutters is considered acceptable as these would be of a powder coated, perforated style and their roller box would be concealed behind the fascia.

#### **7. CONCLUSION**

7.1 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.

#### **8. RECOMMENDATION**

8.1 **Grant** planning permission in principle subject to conditions set out in Section 9 below.

#### **9. CONDITIONS**

1. **The development hereby approved shall commence within a period of 3 years from the date of this decision notice.**

2. 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.
3. Notwithstanding the submitted details, a sample of all external materials including the tiles shall be submitted to and approved by the Planning Authority and shall be implemented as approved

**Elaine Melrose**  
**Executive Director of Housing, Environmental**  
**and Economic Development**  
**Date: 22 February 2012**

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**Appendix:** None

**Background Papers:**

1. Application forms and plans;
2. Scottish Planning Policy, and
3. West Dunbartonshire Local Plan 2010.

**Wards affected:** Ward 6 (Clydebank Waterfront)