

WEST DUNBARTONSHIRE COUNCIL

Report by Acting Executive Director of Housing, Environment and Economic Development (Housing & Regeneration Services)

Planning Committee: 2 October 2007

**DC07/290/FUL: Extension to building to form café at 2 – 6 Greenhead Road,
Dumbarton by Coralyn Ltd.**

1. DEVELOPMENT DETAILS

- 1.1** Permission is sought for the erection of a single storey side extension on an existing commercial building to form a café. The existing commercial premises occupy a prominent corner location consisting of a shop, a chemist and hairdressers on ground floor level whilst there are two offices on the upper level. To the north east and east there are residential properties whilst to the south there is a nursing home.
- 1.2** The extension will be single storey, covering an area of approximately 50 square metres. Externally, the extension will have a hipped roof with a canopy over the entrance. The materials that are to be used are to be in keeping with the existing commercial premises. Deliveries will be taken at the rear of the premises, with the main access facing onto Glasgow Road. The front of the extension will protrude forward of the established building line at this location at almost a 45 degree angle.

2. CONSULTATIONS

- 2.1** West Dunbartonshire Council Environmental Health have no objection to the proposal subject to the imposition of suitable planning conditions.
- 2.2** West Dunbartonshire Council Roads Services have indicated that the eleven car parking spaces will provide parking for the existing uses and the proposed café. They have requested that the car parking spaces are maintained in the future by condition.

3. REPRESENTATIONS

- 3.1** Five letters of objection have been received from nearby residents concerning the proposal. The grounds of objection are as follows:
- The building would overshadow and overlook nearby residential property resulting in a loss of amenity;
 - The café would lead to excess noise disturbance, litter and potential odours;
 - Inadequate parking provision and associated problems;
 - Incompatibility with neighbouring commercial and residential uses; and

- The design of the proposal projects forward of the established building line along Glasgow Road.

4. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

Dumbarton District, District Wide Local Plan (1999)

- 4.1** The site is identified as being in an existing residential area and Policy H5 seeks to maintain and enhance the character of existing residential areas. Proposals for non-residential uses will only be favourably considered where it can be demonstrated that the proposed use is ancillary to, and would not result in a significant loss of amenity to, the residential character of the area.
- 4.2** Whilst the proposed café extension will slightly alter the appearance of the building, it is not anticipated that it will detract from the amenity of the area. There are already three commercial premises operating adjacent to the application site, with two offices located on the upper floor of the building. The proposal is for a café with seating for sixteen customers and should not be out of scale with the surrounding area. There is an existing car park at the rear of the property which is currently used for delivery access to the neighbouring units. The proposal is solely for a sit-in café rather than a hot food take away and should not result in general disturbance, litter, light pollution or excessive cooking odours. It is therefore considered that the proposal will not detract from the amenity of other nearby uses.

5. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Plan (Finalised Draft)

- 5.1** The site is also identified as being an existing residential area and the finalised draft plan contains the same policy provision as in Section 4 above although it is more detailed. It stipulates that development within residential areas should not result in over development affecting the amenity of the area by way of access, parking provision or scale. It further states that consideration should be given as to whether the proposal is ancillary or complementary to the surrounding properties and will not result in a loss of amenity by way of increased traffic, noise, vibration, smell, artificial light, litter, hours of operation and general disturbance. The proposed extension to form a café generally accords with the finalised plan.

Representations and Consultations

- 5.2** There is an existing car park to the rear of the property which was constructed in 2002 to provide parking for the shop, chemist, hairdressers and the proposed offices. Previously the existing uses had no car parking. At that time the proposed car park was for 9 spaces, however 11 spaces were constructed on site. Given the previous history of the site and the existing uses the Roads Services accept the level of parking proposed.

- 5.3** In terms of the objections submitted from nearby residents, it should be noted that the proposed extension is single storey and will not lead to any direct overshadowing or overlooking of nearby residential properties. The applicant has proposed that the café will not open beyond 8pm and to ensure there is no late night disturbance, a condition can be attached to control the hours of operation. Since there will be no hot food take away, the prospect of litter gathering outside the premises will be reduced. A further condition will be attached requiring the submission of details of suitable extraction and ventilation of the premises to reduce any odour emissions. Whilst issues with the access/parking arrangements have been raised, it is not considered that the proposed situation will be unacceptable. Although the design of the premises means that it is forward of the building line, it will assist in the separation of the commercial premises from the residential. In any case, there is a previous planning application for the site that allows a new entrance to be formed at the same corner of the building which also comes forward of the established building line.

6. CONCLUSION

- 6.1** It is considered that the proposed café is in keeping with the neighbouring commercial properties and will enhance the vitality and viability of the area and should not result in any loss of amenity to nearby residential properties. The proposed use will contribute to the services in the local area.

7. RECOMMENDATION

- 7.1** **Grant** planning permission subject to the conditions set out in Section 8.

8. CONDITIONS

1. The development hereby approved shall commence within a period of 5 years from the date of this consent.
2. The use hereby permitted shall not commence until the applicant has submitted details of suitable means for the extraction and disposal of fumes and cooking odours clear of the building in which the premises are located for the written approval of the Planning Authority and shall thereafter be implemented as approved.
3. The premises will be used solely for the purpose of a café, as defined within Class 3 of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and the development hereby approved does not include a hot-food take away element.
4. That the hours of opening of the café shall be 8am till 8pm on Sunday to Thursday, and 8am till 9pm on Friday and Saturday.
5. Notwithstanding the submitted plans, the 11 car parking spaces shall be available at all times for parking and maintained thereafter.

6. There shall be no tables and seating placed outside the building without a separate planning consent.
7. 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.

Irving Hodgson

Acting Executive Director of Housing, Environment and Economic Development (Housing and Regeneration Services)

Date: 27 September 2007

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Appendix: None

Background Papers:

1. Planning application.
2. Consultation responses
3. Letters of representation.
4. Dumbarton District, District Wide Local Plan
5. West Dunbartonshire Local Plan (Finalised Draft)

Wards Affected: 3 Dumbarton