

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 7 August 2012

DC12/145 Proposed Installation of Replacement Windows, External and Internal Glazing, Incorporation of Balconies into Living Room, Rendering and Roof Upgrade at Ellinger Court, Burnside Court, Crescent Court, Dunswin Court and Overtoun Court, Dunswin Avenue, Dalmuir by West Dunbartonshire Council

1. REASON FOR REPORT

- 1.1** The report relates to an application for development by the Council. 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 five separate blocks of 14 storey high rise flats. Three of the blocks of flats are located in a row off Dunswin Avenue. They are bordered to the south by Dalmuir local centre and to the north by Dalmuir railway station, with tenement flats to the east and west. The other two blocks are located further to the west between Mountblow Road and Scott Street. They are bordered by a convenience store and petrol filling station to the south, by Duntocher Burn and open land to the west, the railway line to the north and tenement flats to the east.
- 3.2** Planning permission is sought for the external re-cladding and re-roofing of each of the five separate blocks. The existing balconies of the properties would be enclosed by new glazed screens to provide enlarged living rooms. The works would also include refurbishment of roof balustrades, new windows and new roof fascia panels. The rendering of the flats would be to provide an insulated render system and this would match the existing rendering of the flats. There would also be various internal upgrading works within the building which do not require planning permission. The proposed works are intended to upgrade the flats by improving their insulation, making them more fuel efficient and affordable for residents to heat.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Housing support the proposed development.

4.2 BAA Safeguarding have no objections subject to an advisory note.

4.3 West Dunbartonshire Council Estates Section have no objections to the proposal.

5. REPRESENTATIONS

5.1 The proposals were subject to consultation with residents of the flats prior to the application being submitted. The Housing Service wrote to all tenants and owner-occupiers on 2 May 2012 to advise them of the proposals and invite comment, and a residents' meeting took place on 29 May at which residents voted for their choice of internal and external colour schemes. All residents were also notified of the planning application, and no representations have been received.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

6.1 West Dunbartonshire Local Plan 2010

The site is within an Established Residential Area covered by Policy H5. This policy indicates that development within such areas should be of appropriate scale, density, design and materials. The proposal involves improvements to existing residential properties and would be in accordance with Policy H5.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

7.1 The proposal is part of a package of works to improve the flats for the benefit of residents, including improved thermal efficiency and enlarged living rooms. The principal external changes will be the re-rendering of the flats and the screen glazing of the existing balconies. The replacement of the existing external finish with new insulated render in matching colour finish will serve to improve the appearance of the blocks. The various changes to the appearance of the buildings are acceptable, and there would be no adverse impact upon any neighbouring properties.

8. CONCLUSION

8.1 The proposed works would improve the appearance and liveability of the flats and are considered acceptable. The proposal would be in compliance with policy H5.

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.

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and Economic Development
Date: 20 July 2012

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Appendix: None

Background Papers:

1. Planning application and plans
2. Consultation responses
3. West Dunbartonshire Local Plan 2010

Wards affected: Ward 6 (Clydebank Waterfront)