

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 28 August 2013

DC13/171: Installation of a New Shop frontage at 32 Sylvania Way South, Clyde Shopping Centre, Clydebank by Primero Contracts Ltd.

1. REASON FOR REPORT

- 1.1** The proposal relates to land in which the Council has a partial ownership interest. 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 the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to the Clydesdale Bank unit within the Clyde Shopping Centre in Clydebank Town Centre. The unit has a floor area of 225m² and fronts Sylvania Way South.
- 3.2** Planning permission is sought for a replacement shopfront, as the current shopfront has a limited amount of glazing. The main purpose of the works is to create an improved entrance area into the bank with a window display area. The doorway would remain in the same position on the left hand side of the shopfront, but a new transom window and a large new display window would be formed above and alongside it. The two existing ATMs would be repositioned to the right hand side of the shopfront, where three existing narrow windows would be removed. The night safe would also be repositioned to the centre of the frontage, within the display window.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Estates Service welcomes the proposed improvement to the unit frontage.
- 4.2** Scottish Power has no objections to the proposal but advise that they have equipment within the vicinity of the proposals.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Council Local Plan 2010.

- 6.1** Policy RET1 indicates town centres to be the preferred location for retail and commercial leisure activities. The site also lies within the defined Retail Core, where there is a presumption in favour of retaining retail uses. The proposal would not involve any change of use, and the improvements to the shopfront would contribute to the attractiveness of the town centre. The proposal is therefore consistent with these policies.
- 6.2** Policy DC2 indicates that new shop fronts should have regard to the Council's Shop Front Design Guide. 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 would improve the shopfront by installing a significant amount of new glazing to open up the existing blank frontage, and the application is therefore consistent with this policy.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (Proposed Plan)

- 7.1** The site remains within Clydebank Town Centre in the proposed plan. The proposed alterations would be consistent with all relevant policies.

Design of the shopfront

- 7.2** The existing shopfront has very limited glazing and presents a blank and uninteresting frontage onto Sylvania Way South. The proposal would replace this with a more traditionally proportioned shopfront with a significant amount of full height glazing, and with the solid wall containing the ATMs located at the corner of the unit where it would be least prominent. Overall, these changes would constitute a significant improvement to the appearance of the unit, and would be in keeping with the advice contained in the Shopfront Design Guide.

8. CONCLUSION

- 8.1** The proposed alterations would improve the appearance of the shopfront and would help to enhance the character of the shopping centre in which the site is located and is consistent with local planning policies.

9. CONDITIONS

None.

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and Economic Development

Date: 7 August 2013

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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)