

WEST DUNBARTONSHIRE COUNCIL

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

Planning Committee: 28 August 2013

DC13/167 Installation of new shopfront at 139 Main Street, Alexandria by Greggs Plc.

1. REASON FOR REPORT

- 1.1** The proposal relates to a retail unit that is owned 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 the conditions set out in Section 9.

3. DEVELOPMENT DETAILS

- 3.1** The application relates to a retail unit located within the main shopping area in Alexandria town centre. The ground floor unit is part of a 2 storey building and is bordered by a bank on one side and by a retail unit on the other side. There are other retail units on the opposite side of Main Street, while to the rear there is a car park. The unit is occupied by Gregg's bakers.
- 3.2** Planning permission is sought to replace the shopfront. At present the entrance doors into the shop are located on the right hand side of the shopfront and a large display window extends across the rest of the shopfront, with a tiled stallriser underneath. The proposal would involve moving the entrance to the middle of the shopfront with windows on either side. The new doors and aluminium shopfront frame would be painted, and the stallriser, which would remain the same height, would be retiled. The proposed works also include the installation of new signage, however, this would require a separate application for advertisement consent. The proposal would also involve internal changes to the layout of the shop, but these are not subject to planning control.

4. CONSULTATIONS

- 4.1** West Dunbartonshire Council Estates Service has no objections to the proposal.

5. REPRESENTATIONS

- 5.1** None.

6. ASSESSMENT AGAINST THE DEVELOPMENT PLAN

West Dunbartonshire Council Local Plan 2010.

- 6.1** The site lies within Alexandria Town Centre and is covered by Policy RET1 which indicates that town centres are the preferred location for retail, commercial leisure, cultural and public service developments. The proposal would not involve any change of use, and the modernisation to the shopfront would contribute to the attractiveness of the town centre. The proposal is therefore consistent with this policy.
- 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 to the surrounding area. It is considered that the new shopfront would be in keeping with the character of the building and surrounding area, and that it would modernise the appearance of the shop. The proposal is therefore consistent with this policy.

7. ASSESSMENT AGAINST MATERIAL CONSIDERATIONS

West Dunbartonshire Local Development Plan (Proposed Plan)

- 7.1** The site remains within Alexandria Town Centre in the proposed plan. The proposed alterations would be consistent with all relevant policies.
- Design of the shopfront
- 7.2** Although the position of the entrance doors would change, the proposed new shopfront would be of similar design to the existing one, and it would contribute to the visual amenity of the town centre by updating the appearance of the unit. A large amount of glazing would be incorporated into the shopfront, giving the shop an appropriate frontage onto the street. Overall it is considered that the proposed changes would be of appropriate appearance and would be in keeping with the Shopfront Design Guide. There would be no impact on any neighbouring property and there are not technical issues.

8. CONCLUSION

- 8.1** The proposed alterations would modernise the appearance of the shopfront and would help to enhance the character of the town centre in which the site is located and are in keeping with local planning policies.

9. CONDITIONS

- 01. Prior to the commencement of the development details of the tiles to be used on the stallriser shall be submitted for the further written approval of the planning authority and thereafter implemented as approved.**

Elaine Melrose
Executive Director of Housing, Environmental
and Economic Development
Date: 13 August 2013

Person to Contact: Pamela Clifford, Planning & Building Standards Manager,
Housing, Environmental and Economic Development,
Council Offices, Clydebank. G811TG.
01389 738656
email: Pamela.Clifford@west-dunbarton.gov.uk

Appendix: None.

Background Papers:

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

Wards affected: Ward 2 (Leven)