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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>3rd March 2010</b>
<b>Report By:</b>	<b>Head of Planning and Housing</b>	<b>Report No:</b>	<b>10/0001/IC Plan 03/10  Local Application Development</b>
<b>Contact Officer:</b>	<b>Jane Shields</b>	<b>Contact No:</b>	<b>01475 712423</b>
<b>Subject:</b>	<b>Change of use of shop to office (class 4) at 19-21 Lynedoch Street, Greenock</b>		

## **SITE DESCRIPTION**

The application site comprises two shop units contained within a small shopping parade located within a residential area. The adjacent unit (no 23) is occupied as a hot food takeaway shop and no 25 is currently vacant. The premises are located on the east side of Lynedoch Street, adjacent to the site formerly occupied by Lynedoch Court.

## **PROPOSAL**

It is proposed to change the use of the vacant Council owned units to a Class 4 office. In terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997 a class 4 office use is one which could be carried on in any residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, soot, ash, dust or grit. The premises were previously used on a temporary basis by a Tenants Association for Board Member Meetings.

## **LOCAL PLAN POLICIES**

Local Plan Policy H1 - Safeguarding the Character and Amenity of Residential Areas

The character and amenity of existing residential areas, identified on the Proposals Map, will be safeguarded, and where practicable, enhanced. New residential development will be acceptable, in principle, subject to other relevant Local Plan policies.

Local Plan Policy H9 - Non-Residential Development Proposals within Residential Areas

The introduction of new, or the extension of, non-residential uses in existing residential areas will be acceptable only where such uses are compatible with the character and amenity of the area and satisfy other relevant policies of the Local Plan.

## **CONSULTATIONS**

**Head Of Environmental Services** – No objections.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 22nd January 2010 as there are no premises on neighbouring land.

## **SITE NOTICES**

The nature of the proposal did not require a site notice.

## **PUBLIC PARTICIPATION**

No representations have been received.

## **ASSESSMENT**

The material considerations in the assessment of this application are Local Plan Policies H1 and H9.

Whilst this part of Lynedoch Street is a predominantly residential area, there are also local shops and businesses. The proposed use of the premises as a Class 4 office would not be at conflict with the residential character of the area, and as such I consider there to be no conflict with Local Plan policy. Furthermore, a new use for a vacant shop is to be welcomed since it may generate local employment.

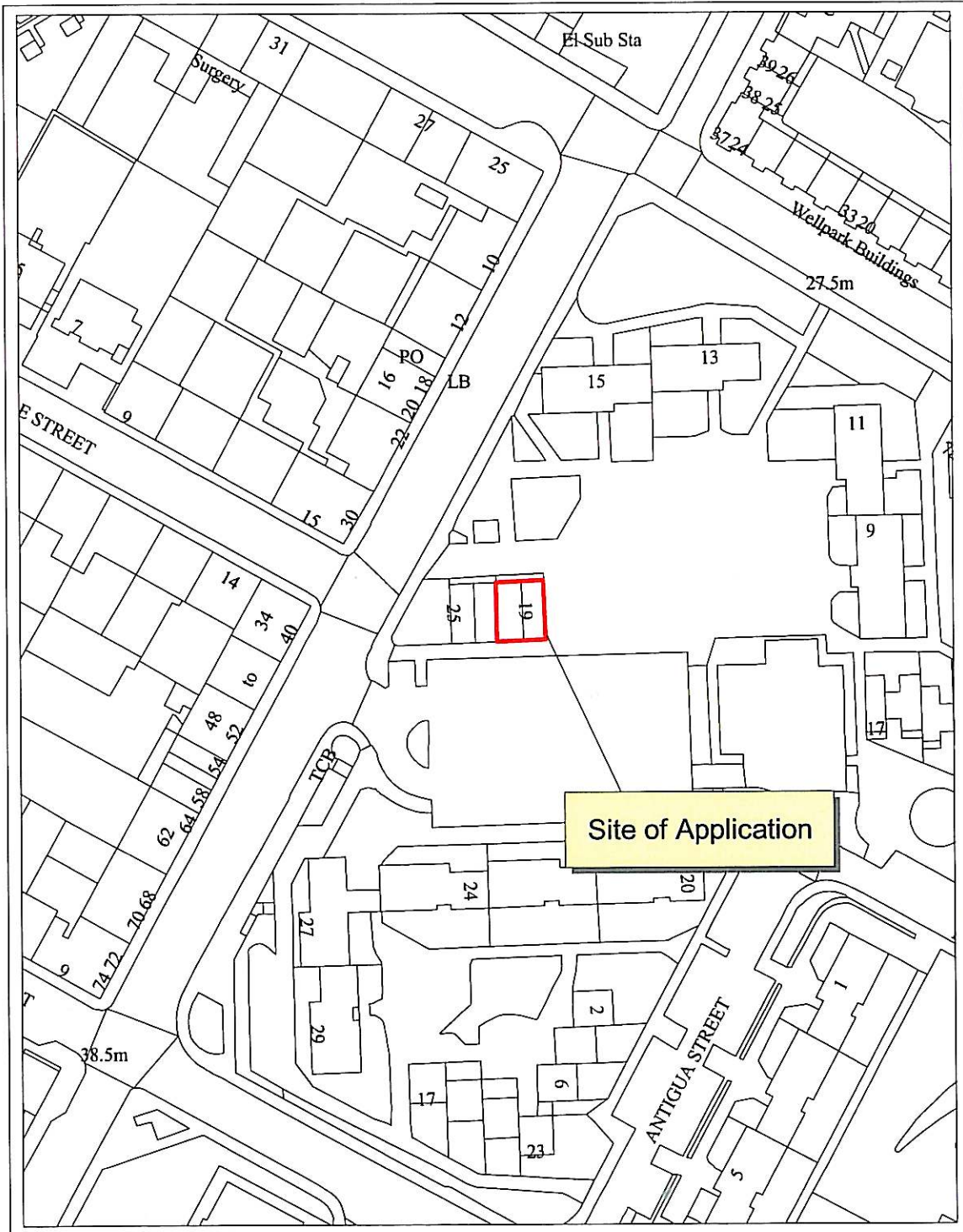
## **RECOMMENDATION**

That the application be granted.

F. K WILLIAMSON  
Head of Planning and Housing

### Background Papers

1. Application forms
2. Application plans
3. Inverclyde Local Plan



Drawing No. 10/0001/IC  
 19-21 Lynedoch Street, Greenock  
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