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<b>Report To:</b>	<b>The Planning Board</b>	<b>Date:</b>	<b>4th August 2010</b>
<b>Report By:</b>	<b>Head of Regeneration and Planning</b>	<b>Report No:</b>	<b>10/0189/IC Plan08/10</b>
			<b>Local Application Development</b>
<b>Contact Officer:</b>	<b>James McColl</b>	<b>Contact No:</b>	<b>01475 712462</b>
<b>Subject:</b>	<b>Alterations to existing shopfront at 2 - 4 Bay Street, Port Glasgow</b>		

## **SITE DESCRIPTION**

The application relates to a ground floor retail unit, occupied by Hair Internationale, located on Bay Street, Port Glasgow. There are a variety of building designs and uses in the vicinity of the application site.

## **PROPOSAL**

It is proposed to provide a replacement security gate within the entrance doorways of this Council owned property. The gate will be finished in dark painted galvanised steel and extend to a height of 1500 mm.

This application is one submitted as part of a wider scheme being taken forward by Riverside Inverclyde to refurbish existing shopfronts in the Port Glasgow Town Centre. Planning permission was previously granted by the Board on 3<sup>rd</sup> March 2010 for other refurbishment works to these premises.

## **LOCAL PLAN POLICIES**

Local Plan Policy R18 - Shopfront Design

Inverclyde Council, as Planning Authority, will require new shopfronts to be compatible with the development site and its surroundings and to take cognisance of Planning Practice Advice Note No. 12 on Shopfront Design or any other relevant standards.

Local Plan Policy DC1 - Development Control Advice

Inverclyde Council, as Planning Authority, will support applications for planning, listed building and advertisement consent, where applicable, which accord with the principles established in the Council's Planning Practice Advice Notes.

PPAN12 - Shopfront Design applies.

## **CONSULTATIONS**

No consultations were required.

## **PUBLICITY**

The application was advertised in the Greenock Telegraph on 18th June 2010 as there are no premises on neighbouring land.

## **SITE NOTICES**

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

## **PUBLIC PARTICIPATION**

The application was subject of neighbour notification and a press advert. No representations were received.

## **ASSESSMENT**

The material considerations in the determination of this application are the development plan and the impact on the existing building and wider streetscape.

In considering the relevant provisions of the Inverclyde Local Plan, Policy R18 supports proposals where new shopfronts are compatible with the development site and its surroundings and take cognisance of Planning Practice Advice Note No. 12 on Shopfront Design. Policy DC1 also supports applications which accord with the guidance contained within PPAN 12.

Assessing the proposal for the new addition to the shopfront, I consider that the replacement security gate located to the front of the recessed doorways is appropriate for the existing shopfront. These works, together with those already approved will have a positive benefit on the appearance of the building. The wider shopfront improvement scheme will be of significant benefit to the appearance of Port Glasgow Town Centre.

To conclude, the proposal is appropriate for both the existing building and Bay Street, presents no conflict with the Inverclyde Local Plan and the guidance contained within PPAN 12, and therefore merits support.

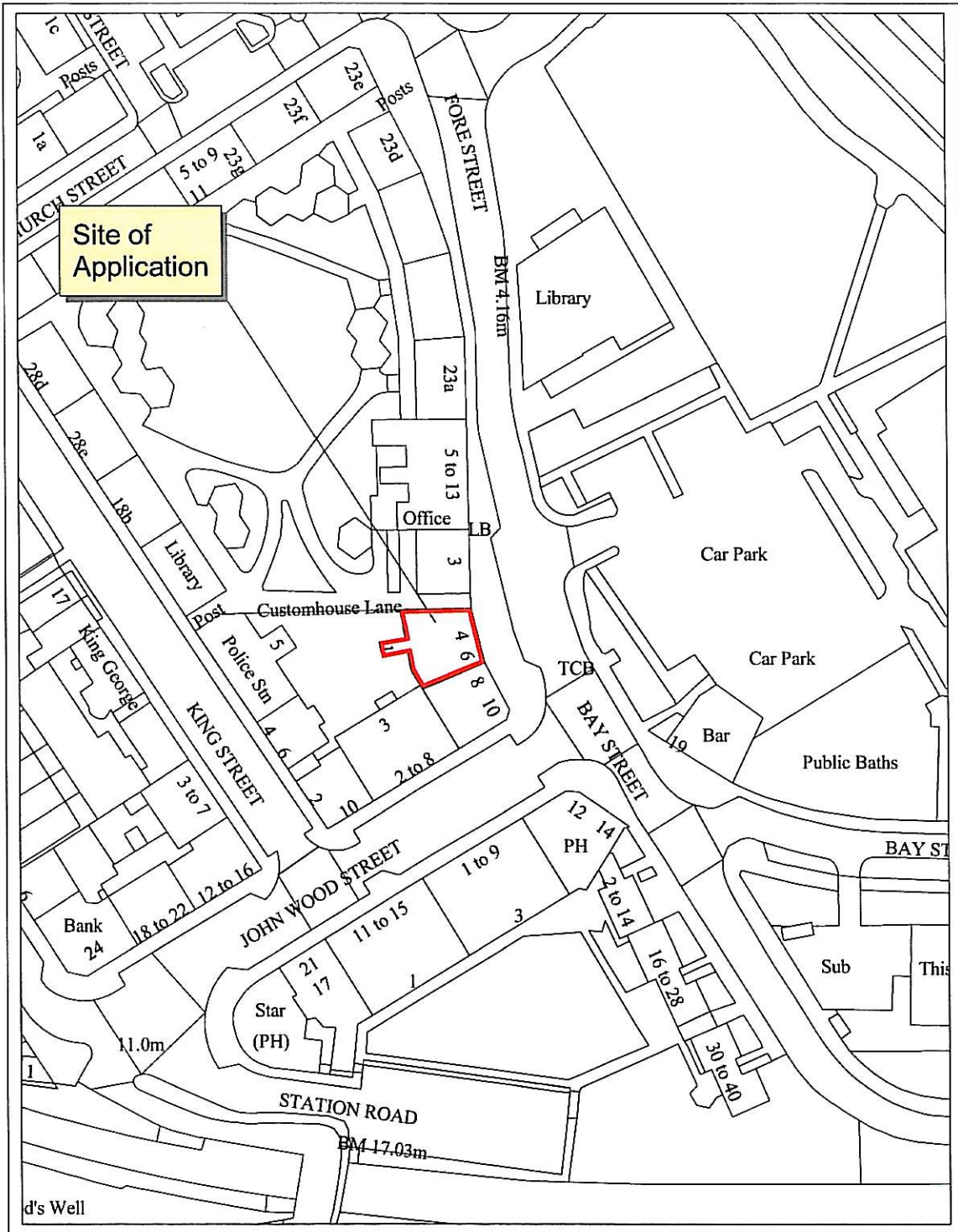
## **RECOMMENDATION**

That the application be granted.

Stuart Jamieson  
Head of Regeneration and Planning

## **Background Papers**

1. Application Forms
2. Application Plans
3. Inverclyde Local Plan
4. PPAN 12



Drawing No. 10/0189/IC 2-4 Bay Street, Port Glasgow

Drawn by: JML

Date: 29/06/10



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