
Report To:	The Planning Board	Date:	4th August 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0157/IC Plan 08/10 Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Installation of replacement security gate within doorway at Aitkens Ironmongers, 43 Cathcart Street, Greenock		

SITE DESCRIPTION

The application relates to a ground floor retail unit, occupied by Aitken the Ironmonger, located on Cathcart Street, Greenock. A variety of building designs and uses lie adjacent to the application site.

PROPOSAL

It is proposed to provide a replacement security gate within the entrance doorway of this Council owned property. The gate is approximately 1300 mm high and the design will feature a key pattern.

This application is one submitted as part of a wider scheme being taken forward by Riverside Inverclyde to refurbish existing shopfronts in the Greenock Town Centre. Planning permission was previously granted by the Board on 2nd December 2009 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 nature of the proposal did not require advertisement.

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 doorway 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 Cathcart Street.

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

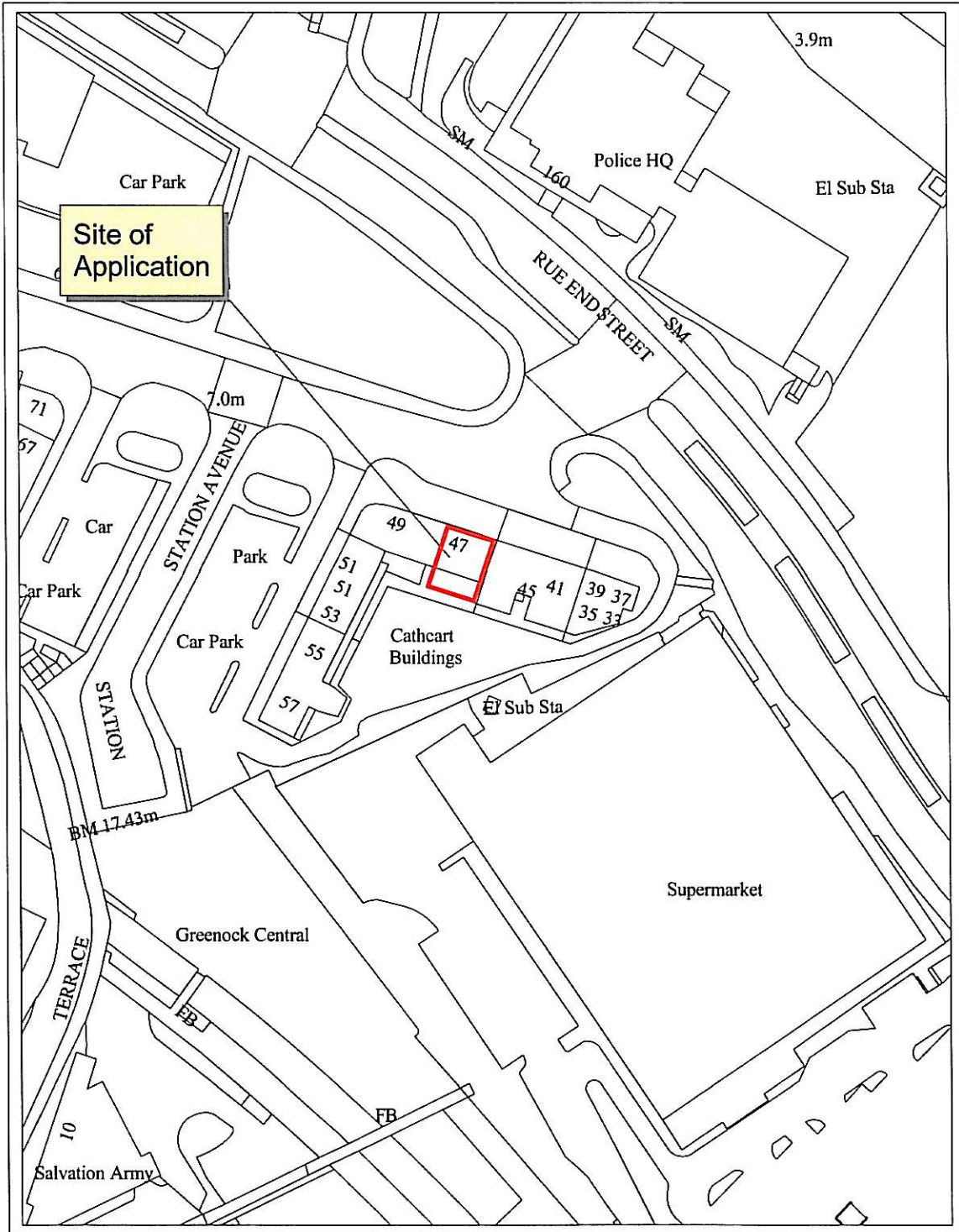
RECOMMENDATION

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. 10/0157/IC Aitkens Ironmongers, 43 Cathcart Street, Greenock

Drawn by: JML

Date: 29:06:10



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