
Report To:	The Planning Board	Date:	4th August 2010
Report By:	Head of Regeneration and Planning	Report No:	10/0133/IC
			Local Application Development
Contact Officer:	Mike Martin	Contact No:	01475 712412
Subject:	Erection of external bin enclosure at 30 Regent Street Greenock PA15 4PB		

SITE DESCRIPTION

30 Regent Street, Greenock is situated on the north east junction of Regent Street and Bank Street, Greenock. Planning permission was granted in March 2009 for the construction of the building which provides accommodation for Health Authority and Social Services personnel. The application property is bound to the east by the Wellpark and to the north by the grade B listed Jericho House (hostel).

PROPOSAL

It is proposed to erect an enclosed bin storage area located close to the entrance at the east side of the site, bound by the retaining wall at the Wellpark. The bin storage area would be enclosed in part by existing stone walls and by a newly constructed facing brick wall, straw rustic in colour to match the existing front boundary wall. On top of the structure would be metal railings with a powdercoated silver grey finish to match those on the wall to the Wellpark. The overall height of the proposed structure is approximately 2.0 metres at its highest point and it would serve to screen the storage bins from view.

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 H8 - The Character and Amenity of Residential Areas

Proposals for residential development that are acceptable in principle in terms of the Development Strategy of the Local Plan will still be required to satisfy the following development control criteria:

- (a) compatibility with the character and amenity of an area in terms of land use, density, design

- and materials used;
- (b) visual impact of development on the site and its surroundings;
- (c) landscaping proposals;
- (d) open space proposals (see also Policy H11 and guidance in Policy DC1);
- (e) proposals for the retention of existing landscape or townscape features of value on the site;
- (f) assessment against the Council's Roads Development Guidelines 1995 with regard to road design, parking and traffic safety;
- (g) provision of adequate services; and
- (h) accommodation of, in appropriate cases, the requirements of bus operators regarding road widths, lay-bys and turning areas.

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 Safer and Inclusive Communities – No objections.

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

No representations have been received.

ASSESSMENT

The material considerations in the determination of this planning application are the Development Plan, the consultation responses, and the impact upon residential amenity.

Whilst the application site is on the border of the commercial town centre and the residential area, Policy H1 applies. It seeks to safeguard and, where practical, enhance the character and amenity of residential areas. In so far as the current proposal to form an enclosure to accommodate bin storage is ancillary to the existing authorised development, I consider that it does not conflict with Policy H1. Additionally, in terms of its proposed design and materials I consider it to be acceptable in relation to Policies H8 and H9. It is restricted in size, and screened from the road and from the adjoining park. In terms of materials it is compatible with existing boundary treatment at this location and is an appropriate means of containing, from public view, a necessary storage function.

In conclusion, I consider the proposal to be appropriate in terms of the appearance of the building and its impact upon the amenity for the neighbouring properties. The proposal is therefore acceptable in terms of Policies H1, H8 and H9.

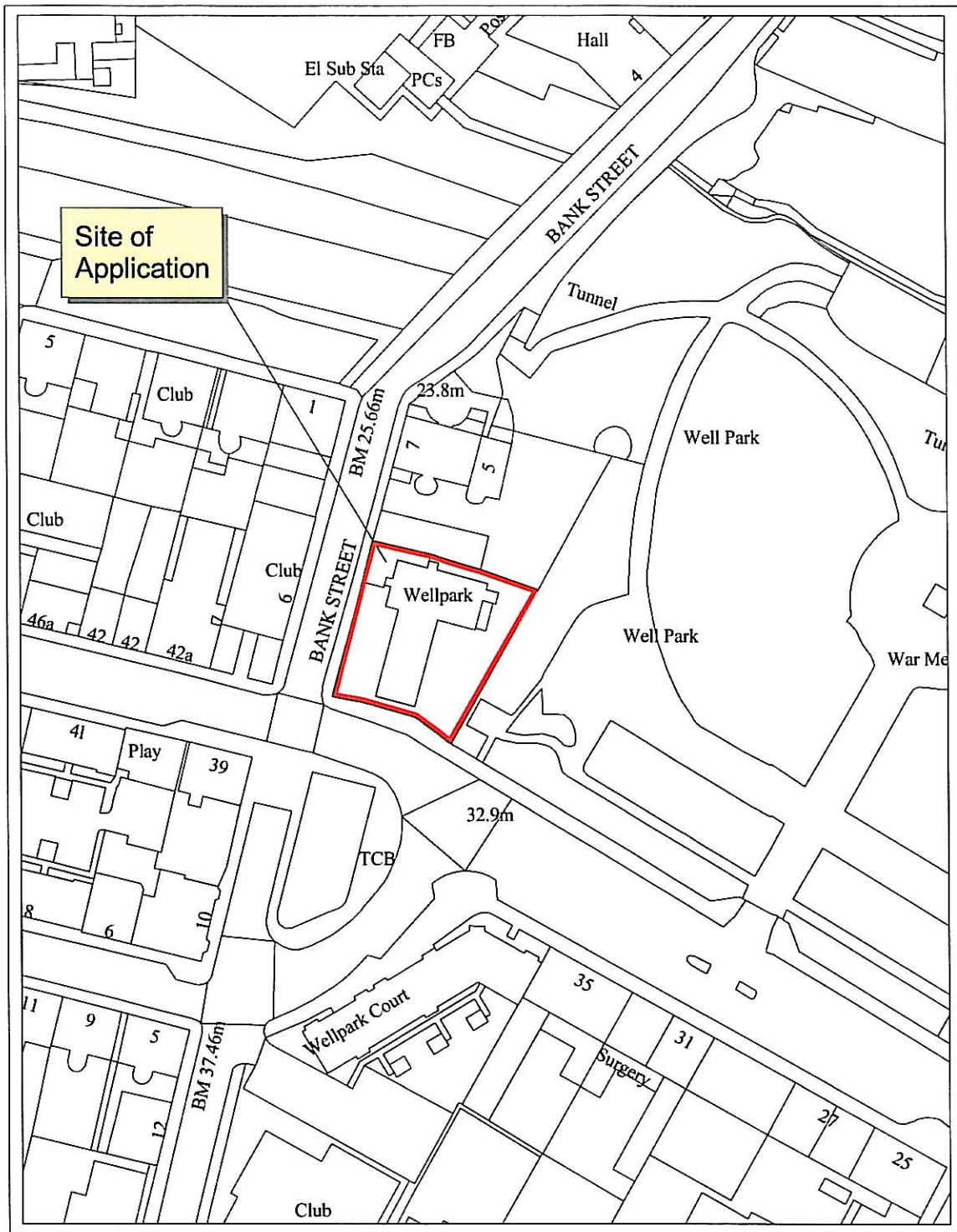
RECOMMENDATION

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. Consultation response.



Drawing No. 10/0133/IC 30 Regent Street, Greenock

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Date: 29:06:10



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