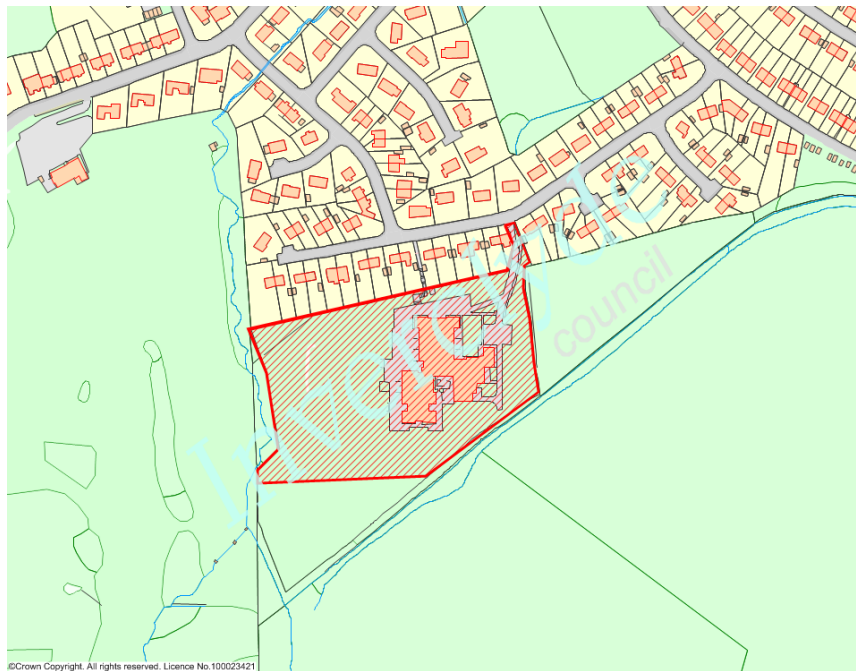

Report To:	The Planning Board	Date:	6th June 2012
Report By:	Head of Regeneration and Planning	Report No:	12/0119/IC Plan 06/12
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Proposed replacement of windows, screens and exit doors at Moorfoot Primary School, Moorfoot Drive, Gourock		

SITE DESCRIPTION

Moorfoot Primary School lies to the rear of houses on the south side of Moorfoot Drive, Gourock. The school is a flat roofed 1960s building finished in red/brown facing brick with mushroom window screen panels, brown cladding panels, single glazed aluminium windows and timber doors. Access is via a driveway off Moorfoot Drive. Mature planting runs along the boundary with the rear gardens of the houses on Moorfoot Drive. Moorland adjoins to the southeast and west.



PROPOSAL

It is proposed to replace the windows, window screen panels and doors throughout. Double glazed window units are proposed with grey coloured window frames, doors and panels. Window openings remain as existing with minor alterations to the proportions of opening panes.

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.

CONSULTATIONS

None 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

No written representations have been received.

ASSESSMENT

The determining factor is the impact on the changes to the appearance of the school with reference to Local Plan policy.



Local Plan policy H1 seeks to safeguard and, where practicable, enhance residential amenity and character. Impact upon residential amenity comprises the outlook from the rear of the neighbouring houses on Moorfoot Drive. The development accords with Policy H1 in that as well as improving the fabric of the building, the changes will freshen its appearance improving the overall visual amenity of the school.

RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Application form and plans
2. Inverclyde Local Plan



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