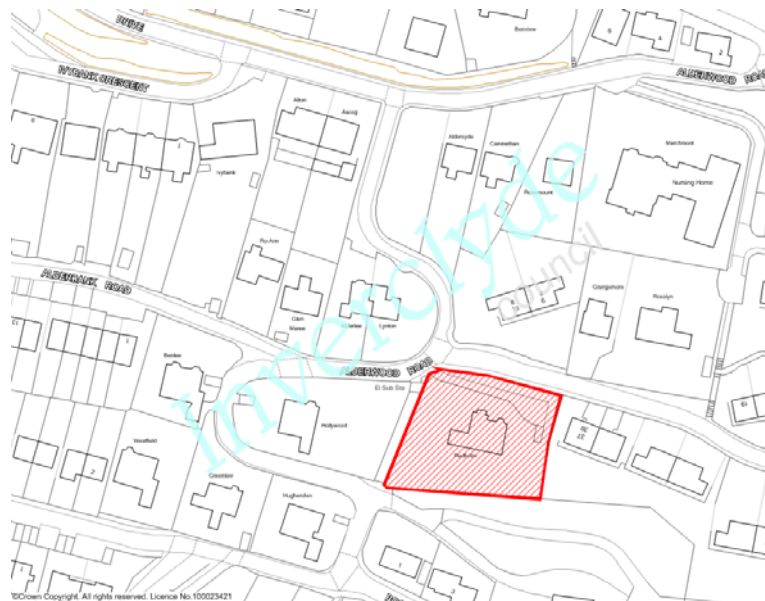


Report To:	The Planning Board	Date:	5 June 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0078/IC PLAN 06/13
			Local Application Development
Contact Officer:	Guy Phillips	Contact No:	01475 712422
Subject:	Change of Use from Children's Home (Class 8) to House (Class 9) at Redholm Children's Home, Alderwood Road, Port Glasgow		

SITE DESCRIPTION

"Redholm" is a two storey, red sandstone Victorian property occupying an elevated position on the south side of the junction of Hillside Drive and Alderwood Road, Port Glasgow. The building, now vacant, was last in use as a children's home.



PROPOSAL

It is proposed change the use of the property from a children's home to a house.

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.

PUBLICITY

The application was advertised in the Greenock Telegraph on 5th April 2013 as there are no premises on neighbouring land.

SITE NOTICES

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

PUBLIC PARTICIPATION

No written representations have been received.

ASSESSMENT

The material consideration in the determination of this planning application is the Local Plan.

Local Plan Policy H1 seeks to safeguard and, where practicable, enhance residential amenity and character. As "Redholm" was constructed as a house and the area surrounding it is wholly residential in character, I consider its change of use from a children's home to a house safeguards residential amenity and character, in accordance with Policy H1.



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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