
Report To:	The Planning Board	Date:	7th August 2013
Report By:	Head of Regeneration and Planning	Report No:	13/0163/IC Plan08/13
			Local Application Development
Contact Officer:	James McColl	Contact No:	01475 712462
Subject:	Alterations to shop front to replace fixed glazing panels with glazing louvers for ventilation (in retrospect) at 83 Cathcart Street, Greenock		

SITE DESCRIPTION

The application site is the recently extended Greenock Central Library in Cathcart Street. The street is a mix of retailing, leisure, business and residential uses, with 3 storeys of residential flats above this ground floor site.



PROPOSAL

In December 2012, planning permission was granted to extend the adjacent library premises by converting this former shop unit into a training suite.

During the works, alterations to the shopfront to replace the upper fixed glazing panels with glazing louvers for ventilation were undertaken. This application considers the work in retrospect.

DEVELOPMENT PLAN POLICIES

Local Plan Policy R1- Designated Centres

The following Centres are designated:

1. Town Centres, as defined on the Proposals Map:

- (a) Greenock, subdivided into a 'Central Shopping Area' and 'Outer Mixed/Commercial Area';
- (b) Port Glasgow; and
- (c) Gourock

2. Local Centres, as defined or indicated on the Proposals Map:

- (a) Kilmacolm (defined);
- (b) Dubbs Road, Port Glasgow (defined);
- (c) Sinclair Street, Greenock;
- (d) Belville Street, Greenock;
- (e) Lynedoch Street, Greenock;
- (f) Barrs Cottage (Inverkip Road/ Dunlop Street), Greenock;
- (g) Ravenscraig (Cumberland Walk), Greenock;
- (h) Cardwell Road, Gourock (defined);
- (i) Main Street, Inverkip;
- (j) Ardgowan Road, Wemyss Bay;
- (k) By Station/Pier, Wemyss Bay

Inverclyde Council, as Planning Authority, will seek to assist urban regeneration and sustainable travel patterns. This will be achieved by encouraging each Centre to serve its own retail and service catchments without detriment to other Centres and to the overall roles of Greenock, Port Glasgow and Gourock as the principal Centres serving the Authority.

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.

PROPOSED LOCAL DEVELOPMENT PLAN POLICIES

Policy TCR1- Network of Designated Centres

The following hierarchy of centres are designated as locations where a range of town centre uses will be appropriate in order to support the role and function of the particular centre, as well as their vitality and viability:

Strategic Town Centre:

- (a) Greenock, subdivided into a 'Central Area' and 'Outer Area'

Town Centres:

- (a) Port Glasgow
- (b) Gourock

Local Centres:

- (a) The Cross, Kilmacolm
- (b) Dubbs Road, Port Glasgow
- (c) Sinclair Street, Greenock
- (d) Lynedoch Street, Greenock
- (e) Barrs Cottage (Inverkip Road and Dunlop Street), Greenock
- (f) Cumberland Walk, Greenock (proposed redevelopment)
- (g) Cardwell Road, Gourock
- (h) Kip Park, Inverkip
- (i) Ardgowan Road, Wemyss Bay

CONSULTATIONS

None required.

PUBLICITY

The application was the subject of neighbour notification and was advertised in the Greenock Telegraph.

SITE NOTICES

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

PUBLIC PARTICIPATION

No representations were received.

ASSESSMENT

The material considerations in the determination of this application are the Inverclyde Local Plan, the proposed Inverclyde Local Development Plan, and the visual impact of the work undertaken.



Policy R18 of the Local Plan advises on shopfront design and advises that proposals should take cognisance of PPAN 12. Policy DC1 also supports applications which accord with the guidance contained within PPAN 12.

The proportions of the shopfront remains unaltered and I consider that the replacement of the upper fixed glazing panels with glazing louvers has an acceptable visual impact. There is no conflict with the advice and guidance within PPAN 12 or policy R18 of the Local Plan.

RECOMMENDATION

That the application be granted.

Stuart Jamieson
Head of Regeneration and Planning

BACKGROUND PAPERS

1. Planning application forms and plans
2. Inverclyde Local Plan
3. Proposed Inverclyde Local Development Plan
4. Planning Practice Advice Note 12 – Shopfront Design



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