

Report

Report to:	Planning Committee
Date of Meeting:	13 March 2018
Report by:	Executive Director (Community and Enterprise Resources)

Application No	HM/17/0553
Planning Proposal:	Installation of a New Shop Front

1 Summary Application Information

- Application Type : Detailed Planning Application
- Applicant : Mr Mohammed Razzaq
- Location : 60 Coatshill Avenue
Blantyre
G72 9LE

2 Recommendation(s)

2.1 The Committee is asked to approve the following recommendation(s):-

- (1) Grant detailed planning permission.
- (2) This application requires to be referred to the Planning Committee as the applicant is close family relative of a member of the Council.

2.2 Other Actions/Notes

- (1) The Planning Committee has delegated powers to determine the application

3 Other Information

- ◆ Applicant's Agent: None
- ◆ Council Area/Ward: 15 Blantyre
- ◆ Policy Reference(s): **South Lanarkshire Local Development Plan (adopted 2015)**
Policy 4 - Development management and placemaking
Policy 6 - General urban area/settlements
Development management, placemaking and design supplementary guidance (2015)

- ◆ Representation(s):
 - ▶ 0 Objection Letters
 - ▶ 0 Support Letters
 - ▶ 0 Comments Letters

- ◆ Consultation(s):

None

Planning Application Report

1 Application Site

- 1.1 The property is an existing single storey terraced building containing a shop which is located on Coatshill Avenue, Blantyre within a short row of local amenities. The area is predominantly residential and David Livingstone Primary School is located at the end of the street.

2 Proposal(s)

- 2.1 The applicant proposes to install a new shop front to the property. This will include the removal of the small window to the right of the existing door to allow the creation of a new entrance with full length windows either side of the door. The existing main window will also be extended to make it full length, the fascia board will be extended across the full width of the building and the existing painted render will be replaced with a ceramic tile.

3 Background

3.1 Relevant Government Advice/Policy

- 3.1.1 None are directly applicable given the scale and nature of the proposal.

3.2 Local Plan Status

- 3.2.1 The South Lanarkshire Local Development Plan (SLLDP) identifies the site as being within a general urban settlement which is covered by Policy 6. Policy 6 states that all proposals should be assessed in terms of their potential impact upon the character and amenity of the area. Developments, particularly “bad neighbour” uses which by virtue of visual impact, noise, smell, air pollution, disturbance, traffic or public safety shall not be permitted if they are detrimental to the amenity of residents.
- 3.2.2 All development proposals are also affected by additional policies within the local plan. Policies 4 – Development Management and Placemaking seeks to ensure that any proposed development takes due cognisance of the local context and provides high quality design.
- 3.2.3 A full assessment of the proposal against these specific policies is contained in Section 6 of this report.
- 3.2.4 This type of application can generally be dealt with under delegated powers, however as the applicant is close family relative of a member of the Council, this application requires to be referred to the Planning Committee.

3.3 Planning History

- 3.3.1 One previous application has been approved on the site in 2003 under HM/03/0451 for a single storey side extension to the shop.

4 Consultation(s)

- 4.1 Due to the scale and nature of the proposal no consultations were required in respect of this application.

5 Representation(s)

- 5.1 Statutory neighbour notification was carried out however no letters of representation have been received.

6 Assessment and Conclusions

- 6.1 The applicant seeks consent for the installation of a new shop front to an existing retail unit. The determining issues in consideration of this application are its compliance with local plan policy and, in particular, its impact on the amenity of the surrounding area.
- 6.2 The alterations proposed to the shop front are in keeping with the surrounding area and will most likely improve the appearance of the existing shop which will provide a positive lift to the general aesthetics of the local amenities.
- 6.3 In summary, it is considered that the proposal is acceptable in terms of local plan policy. On this basis it is, therefore, recommended that planning permission be granted.

7 Reasons for Decision

- 7.1 The proposed shop front will have no significant adverse impact on either residential or visual amenity and complies with Policies 4 and 6 of the South Lanarkshire Local Development Plan (adopted June 2015) and the associated Supplementary Guidance. There are no additional material considerations which would justify the refusal of planning permission.

Michael McGlynn
Executive Director (Community and Enterprise Resources)

22 February 2018

Previous References

- ◆ HM/03/0451

List of Background Papers

- ▶ Application Form
- ▶ Application Plans
- ▶ South Lanarkshire Local Development Plan (adopted 2015)
- ▶ Development management placemaking and design supplementary guidance (2015)
- ▶ Neighbour notification letter dated 23 November 2017

- ▶ Consultations
None

- ▶ Representations
None

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:-

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Detailed Planning Application

PAPER APART – APPLICATION NUMBER : HM/17/0553

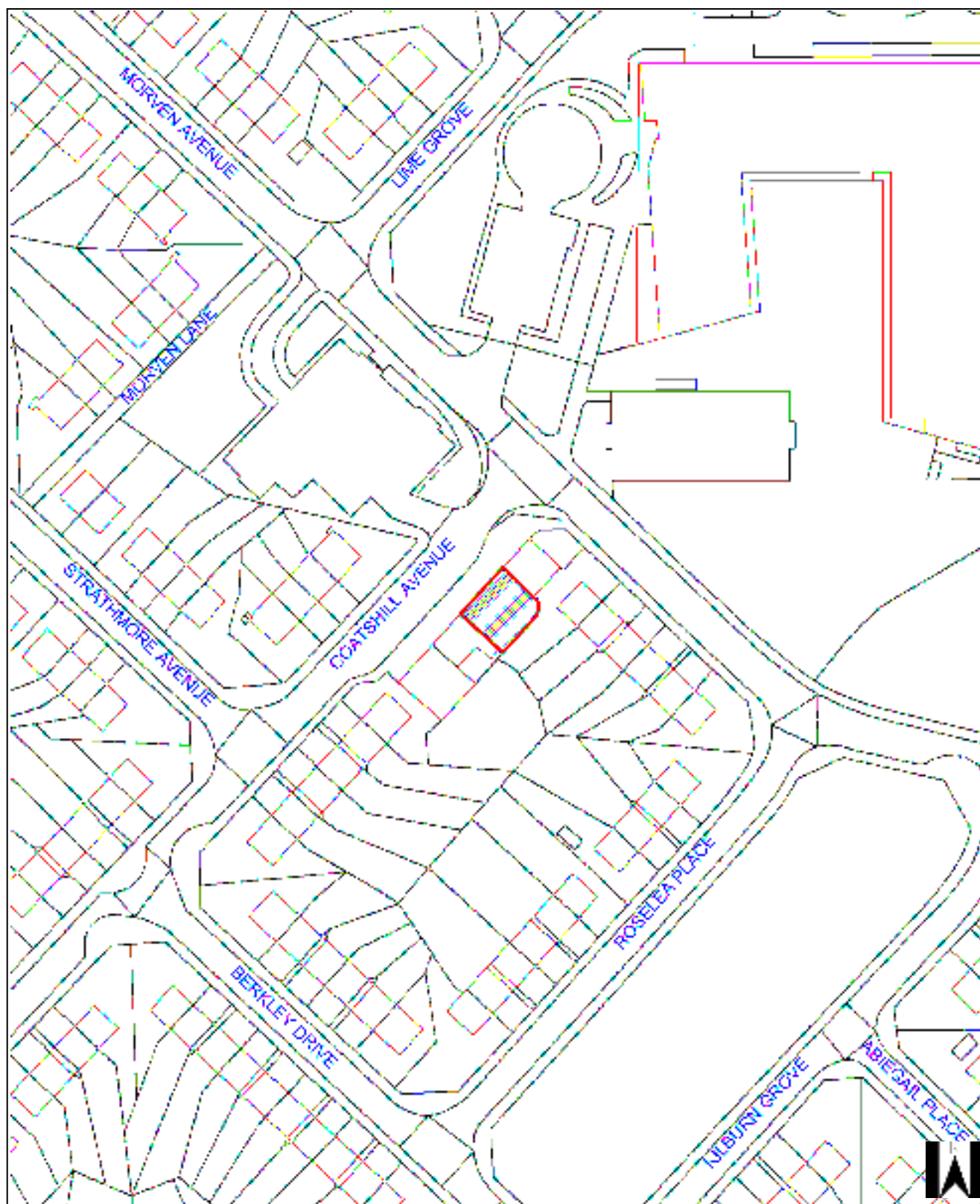
CONDITIONS

1 None

REASONS

1.1 Planning permission is granted unconditionally.

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