

APPLICATION NUMBER: 22/01350/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01350/FUL	Bob Melling	16 December 2022

Address: 25-67 Melville Street, 50 - 64 Hillcrest Road and 96-112 Colne Street, Rochdale, OL11 2UQ

Proposal: Erection of 3 x 2 metre high vehicle access free standing alleygates to rear of 50 and 64 Hillcrest Road and rear of 112 Colne Street

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	Y

EIA	Screening opinion completed and saved to Onbase?	N
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CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: L.Ashworth

DATE: 19/12/2022

SITE

The application relates to the alleyways to the rear of nos. 50 and 64 Hillcrest Road and to the rear of no.67 Melville Street and no.112 Colne Street in Castleton, Rochdale. The alleyways service three groups of properties comprised of two rows of terraces and one row of detached and semi-detached properties. The alleyways can be accessed from Albion Street, Colne Street and Melville Street.

PROPOSAL

Permission is sought for the construction of 3 x 2 metre high vehicle access free standing alleygates to rear of nos. 50 and 64 Hillcrest Road and rear of no. 112 Colne Street. The proposed gates would be built in galvanised steel which would be powder coated to RAL 9005 black, with a design of vertical bars of 20mm in diameter.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

- P2** Protecting and enhancing character, landscape and heritage
- P3** Improving design of new development
- T2** Improving Accessibility
- DM1** General development requirements

Unitary Development Plan (UDP):

- G/D/1** **Defined Urban Area**
- BE/17** **New Development Affecting Conservation Areas**

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways and Engineering

The access to be closed is not part of the adopted highway and does not form part of the strategic highway network.

Highways raise no objection and request no specific planning conditions.

Conservation

The application site lies within the Castleton South Conservation Area. The significance of this Conservation Area comes primarily from its intact industrial landscape, with mills, terraces and cobbled streets.

The proposal is for the installation of three vehicular gates on the alleys to the rear of Colne Street, Hillcrest Road and Melville Street. The gates are shown to be finished black and would be set back from the highway boundary. They would be seen in the context of the rears of properties, where there is a variety of boundary treatments including walls and timber fencing.

In this context and subject to a condition, requiring them to be finished black, they would have a neutral impact on the significance of the Conservation Area. They would preserve the character and appearance of the Conservation Area.

There would be no conflict with the aims of NPPF chapter 16, Rochdale CS policy P2 and the Planning (Listed Buildings and Conservation Areas) Act.

No objections.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. Site notices were displayed due to the site's location within a conservation area, in addition to a press notice.

1 letter of support was received.

ANALYSIS

Visual and Residential Amenity: DM1, P2 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. Policy P2 of the Council's adopted Core Strategy requires development to protect and enhance character, landscape and heritage. In addition, paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The application site lies within and on the outside edge of the Castleton (South) Conservation Area. The significance of this Conservation Area comes primarily from its intact industrial landscape, with mills, terraces and cobbled streets.

Paragraph 199 of the NPPF states that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

The proposed alleygates are of a standard design that is widely employed across the borough and has a maximum height of 2m to balance the security benefit against visual amenity considerations. The materials, black powder coated galvanised steel, are considered to be suitable in this location and to result in a satisfactory standard of design and visual appearance.

Similar schemes have been successfully implemented across the Borough and provide a positive benefit through improved security, reduced opportunities for anti-social behaviour and the prevention of fly-tipping, littering and graffiti.

The Council's Conservation Officer noted that the proposed alleygates would preserve the character and appearance of the Conservation Area. Therefore, it is not considered that the gates would unduly impact the significance of the designated heritage assets or the general amenity of the occupants of the properties directly served by the alleyways. The proposed alleygates are considered to be appropriate for their setting and represent a balance between providing security and avoiding a negative impact on the built environment by being built to a maximum height of 2m. As such, the proposal is considered to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and there would be no conflict with the aims of the NPPF, Rochdale CS policies DM1, P2 and P3 or saved UDP policy BE/17.

Access and Highway Safety

The Council's Highways and Engineering Service raise no objections to the proposal. It is considered that the gates would be appropriately sited and would not result in a negative impact on highway safety. The alleygates would not directly lead to an increase in on-street parking in the area. Collection of waste bins would be unaffected.

RECOMMENDATION

Grant subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 This permission relates to the following plans:-

- Location Plan
- Block Plan
- 2m High Double Gate drawing dated 06/07/2016

And the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

- 3 The metalwork of the alleygates and railings hereby approved shall be colour treated black RAL 9005 upon installation and shall be retained as such thereafter.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Report Author Bob Melling