

Application Number:	25/00191/HOUS
Location:	44 Birch Road Wardle Rochdale OL12 9QJ
Proposal:	Proposed dropped kerb to the front of dwelling
Applicant:	Mr Chris MacMillan
Case Officer:	Majid Mir
DETERMINATION DATE 06.05.2025	EXT OF TIME
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

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

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	N/A

Location

The application relates to no. 44 Birch Road, a two storey semi-detached dwelling. No. 44 fronts on to Birch Road. No. 44 adjoins with no. 42 to the south. To the north, no. 44 shares a side a boundary with no. 46. No. 42 and no. 46 both already have dropped kerbs for vehicular access.

Description of Proposal

The application seeks planning permission to drop the kerb to the front and allow vehicular access on to the drive from Birch Road.

The front garden of no. 44 is already paved with block paving. The resurfacing of the front garden does not form a part of this application.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Transport For Greater Manchester

No comments required from a TfGM perspective.

Highways And Engineering

No objections to this proposal.

Representations

Letters of notification were sent to neighbouring properties. No responses have been received.

Policy

National

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

Sub Regional

Places for Everyone Joint Development Plan (PfE)

JP- S1 Sustainable Development

Local

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
DM1	General Development Requirements
T2	Improving Accessibility
Appendix 5	Schedule of Parking Standards

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

Amendments

None Applicable.

Assessment

Highways and Parking:

- ② Birch Road is a major route from A58 to Wardle. The highways department noted that it is not possible for vehicles to safely enter and egress the highway in a forward gear. However, the highways department concluded that the proposal would have little impact upon the highway and there were no new safety concerns due to the proposed dropped kerb. As such, the highways department raised no objection to the proposal.
- ② A bus stop is sited adjacent to the front of numbers 38 and 40 Birch Road. Transport for Greater Manchester concluded that the proposal should not impact the bus stop, and as such, had no comments to make on the proposal.
- ② The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1.

Other Material Planning Considerations:

- ② A number of neighbouring properties, including the adjoining properties of no. 42 and no. 46, have dropped kerbs. Dropped kerbs are a common feature along this part of Birch Road. The proposed dropped kerb is not considered to have a negative impact on visual amenity of the area and will not appear out of character.
- ② There are no other concerns relating to design, visual amenity or neighbour amenity.

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
- Existing Block Plan
- Proposed Block Plan

and the development shall be carried out in complete 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, Places for Everyone Joint DPD and the National Planning Policy Framework.

Article 35 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.

Informative

1. Agreements

The hereby approved dropped kerb will require an agreement with the Local Highways Authority and is separate from the planning process. Additionally, the hereby approved dropped kerb may require prior agreement with other relevant utility infrastructure providers. It is the responsibility of the applicant to gain these agreements prior to commencing work. The applicant should contact the Local Highways Authority and any relevant utility infrastructure provider prior to commencing works.

	Date	Officer
Report Completed	02/04/2025	Signed: MM
Authorisation	24/04/2025	Signed: TH

Report Author Majid Mir