

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE            |
|-----------------|--------------|-----------------|
| 23/01202/FUL    | Bob Melling  | 8 December 2023 |

**Address:** 33 - 41 Ramsay Street, Rochdale, OL16 2BX

**Proposal:** Erection of 1 x 2 metre high pedestrian access free standing alleygate to rear of 41 Ramsay Street

|           |                            |   |                       |     |
|-----------|----------------------------|---|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | Y | Site notice expired?  | Y   |
|           | Neighbour letters expired? | Y | Press Notice expired? | N/A |

|            |                                                             |   |                                        |   |
|------------|-------------------------------------------------------------|---|----------------------------------------|---|
| 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?      | N |

|     |                                                  |   |
|-----|--------------------------------------------------|---|
| EIA | Screening opinion completed and saved to Onbase? | N |
|-----|--------------------------------------------------|---|

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

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | Grant Subject to Conditions |
|----------------|-----------------------------|

CHECKED AND SIGNED OFF BY: DR

DATE: 18/12/2023

### SITE

The application relates to the alleyway to the rear of nos. 33 – 41 Ramsay Street in Rochdale. The alleyway services a row of terraced dwellings and can be accessed from Ramsay Street. There are railings associated with the adjacent business already in situ to the east.

## **PROPOSAL**

Permission is sought for the erection of 1 x 2 metre high pedestrian access free standing alley gates to the rear of no. 41 Ramsay 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):**

**P3** Improving design of new development  
**T2** Improving Accessibility  
**DM1** General development requirements

### **Unitary Development Plan (UDP):**

**G/D/1**            **Defined Urban Area**

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

## **RELEVANT SITE HISTORY**

N/A

## **CONSULTATION RESPONSES**

N/A

## **REPRESENTATIONS**

Letters of notification were sent to surrounding properties. A site notice was also posted. No representations were received.

## **ANALYSIS**

### **Visual and Residential Amenity**

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 requires that all new development must contribute positively to the townscape and have regard to scale, density, massing, height, layout, landscape, materials and access.

Paragraph 130 of the National Planning Policy Framework state that the Government attaches great importance to the design of the built environment and that good design should contribute positively to making places better for people and should be visually attractive as a result of good architecture and appropriate landscaping.

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed alleygate is 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.

It is not considered that the gate would unduly impact on the general amenity of the occupants of the properties directly served by the alleyway. The proposed alleygates are considered to be appropriate for their setting, match the railings located to the east and represent a balance between providing security and avoiding a negative impact on the built environment by being limited to a maximum height of 2m. As such, the proposal is considered to be compatible with Policies DM1 and P3 of the Council's Core Strategy and the requirements of the NPPF.

### **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. Dated 27/10/2023
- Proposed Site Plan. Dated 27/10/2023
- 2m Single Gate & Fence. Dated 06/07/2023

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.