

APPLICATION NUMBER: 24/01005/HOUS

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/01005/HOUS

CASE OFFICER

Aimee Bovaird

DETERMINATION DATE 21.01.2025 EXT OF TIME

Address: 57 Bolton Road Rochdale OL11 3NG

Proposal: Proposed dropped kerb to front of dwelling

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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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

CHECKED AND SIGNED OFF BY: LA DATE: 20.01.25

SITE

The site relates to no.57 a two storey, semi-detached dwelling in the Defined Urban Area. The dwelling has off street parking at the front of the house and a rear garden. The site has an existing dropped kerb about half the width of the hardstanding to the front of the house.

The site is accessed off Bolton Road.

PROPOSAL

The application proposes a dropped kerb off Bolton Road. The drop kerb is proposed at the front of the dwelling.

RELEVANT PLANNING POLICY

National Guidance

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

Sub Regional

Places for Everyone Joint Development Plan (PfE)

JP- S1 Sustainable Development

Adopted Rochdale Core Strategy (CS):

DM1 General Development Requirements
T2 Improving Accessibility

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

Highways And Engineering

No objections

REPRESENTATIONS

Letters of notification have been posted in the area and no letters of representation have been received in association with this application.

ANALYSIS

Design

Policy DM1 of the Adopted Core Strategy states new developments will be expected to demonstrate that they “Are of high quality design and take the opportunity to enhance the quality of the area;”

It is noted dropped kerbs are a common feature along Bolton Road and the proposed dropped kerb is not considered to have a negative impact on visual amenity and will not appear out of character.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF

Highways

As part of the application process the Council’s Highways Officer has been consulted and raised no objections. The have stated the proposed development is an extension of the current arrangement and will not have a negative impact on the highway.

The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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 and Proposed Block Plans

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 and the National Planning Policy Framework.

Informative

The proposed drop kerb hereby granted planning permission also requires a dropped kerb agreement with the Local Highways Authority prior to the development being

brought into use. The applicant should contact The Highways Authority prior to commencing works.

Article 35 Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Aimee Bovaird