

APPLICATION NUMBER: 24/01200/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/01200/FUL	Bob Melling	24 th December 2024

Address: Rear Of 14 - 18 Radclyffe Street, Middleton, M24 2QD

Proposal: Erection of 1 x 2 metre high Pedestrian Access Alleygate

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
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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: RC

DATE: 15.01.2024

SITE

The application relates to the alleyway to the rear of nos. 14 to 18 Radclyffe Street in Middleton. The alleyway is accessed via Walton Street.

PROPOSAL

Permission is sought for the erection of a 2m high pedestrian alleygate to the rear of no. 14 Radclyffe 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) – December 2024
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable Places

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

Highways – No comments received at time of writing.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, several site notices posted in the vicinity and an advertisement published in the local newspaper. No representations were received in response to the proposed development.

ANALYSIS

Visual and Residential Amenity: DM1, P2 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy (CS) require development proposals to demonstrate high quality design.

It is noted that the application site is located approximately 40m from the Middleton Town Centre Conservation Area. However, given that the site is fully screened from the Conservation Area the development would not impact on its significance and it was not necessary to advertise the application as affecting a Conservation Area.

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 alleyway to be closed is not an adopted highway or public right of way and offers no strategic highway function. Therefore, no concerns are had regarding highways impact.

It is not considered that the gates would unduly impact on the general amenity of the occupants of the properties directly served by the alleyway. On balance, 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 be compatible with Policies DM1 and P3 of the Council's Core Strategy and the requirements of the National Planning Policy Framework.

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
- Site Plan
- 2m Single Gate & Fence dated 06/07/2016

And the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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