

Application Number:	23/00017/HOUS
Location:	49 Cedar Road, Middleton, M24 2FS
Proposal:	Installation of mechanical wheelchair/step lift including associated engineering works; alterations to include replacement railing, widening of existing front entrance and new full length window and installation of new timber fencing/additional gate to front elevation.
Applicant:	Lucas Smith C/O Mark _ Rachael Smith
Case Officer:	Bob Melling
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 site relates to a semi-detached, two storey dwelling positioned on Cedar Road in Middleton. The front garden is at a low level with steps leading up to the entrance door of the dwelling. The garden to the front is partly grassed and partly flagged, which allows off street parking for one car. The frontage is bound by a low fence and hedging. The surrounding area is of residential use, with properties sharing a high degree of uniformity with regards to their style and character.

Description of Proposal

Permission is sought for the installation of an external wheelchair platform lift positioned to the left of the entrance door. The existing grassed area would be excavated and new brick retaining walls of 1.55m in height would be installed to three sides to form the lift alcove and level path access. The perimeter of the upper area and lift pit wall would be fitted with a galvanized steel guardrail with a maximum height of 2.65m. New brick and flag steps would be formed in place of the existing steps with a black, tubular steel rail fitted from the front door along the side of the upper area and to both sides of the new steps. The upper area would incorporate a large concrete slab to finish flush with the lifting face. The existing front entrance would be widened and a full length glazed side panel installed. The plans also include new sections of timber fencing and a new timber gate to the front.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Highways And Engineering

Highways raise no objection to this application and request no specific planning conditions.

Representations

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

Policy

National

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

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

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

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

Amendments

N/A

Assessment

Design: DM1 and P3

Policy P3 of the Rochdale Core Strategy states that proposals should enhance the borough's identity and sense of place, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials

and access of surrounding buildings and areas whilst also ensuring that buildings contribute positively to the townscape and are well proportioned.

The installation of an external wheelchair platform lift to the front of the dwelling is considered to be an acceptable addition in order to meet modern disability act requirements and to enable better accessibility for users of the dwelling.

Further to this, the proposed external wheelchair platform lift and associated engineering works, guardrail and walling are not considered to have any adverse visual impact with the features of the dwelling mainly retained and unaltered. It is accepted that the development would result in the removal of the existing soft landscaping to the front of the dwelling and its replacement with the proposed lift and associated walling and hardstanding would result in a more engineered appearance. However, the platform lift and railings are not considered to be an uncommon feature for residential dwellings in order to provide aided access and information has been submitted with the application to demonstrate a genuine need. As such, on balance it is considered that the provision of the lift and associated works would be acceptable and result in no undue harm to street scene or the visual amenities of the host dwelling. Additionally, the black colour coating proposed to the steelwork would appear suitable, as opposed to being a harsher, grey steel colour.

The widening of the front door and addition of a glazed side panel is also considered appropriate and would not result in undue harm to the visual amenity of the dwelling. The increased door size would be necessary for the disabled access proposed and the proportions proposed would still be in keeping with the host dwelling.

The frontage of the site is clearly visible from the public highway and the proposals would see the removal of two small conifers and the existing grassed area. However, it is considered that the existing frontage does not offer such a positive contribution to the character of the host dwelling and street scene in order that it would outweigh the potential benefits provided to the users of the dwelling with regards to accessibility.

Therefore, the proposals are considered to be acceptable alterations to the front of the property and, whilst views from the public realm are clear, it is not considered that such considerations of visual amenity sufficiently outweigh the provision of improved accessibility into the property for its users. As such, the proposed alterations are considered to be acceptable in the above respects and would adequately protect the visual amenity of the area in accordance with policies P3 and DM1 of the adopted Core Strategy and the NPPF.

Amenity: DM1 and SPD

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

Policy T2 of the adopted Core Strategy relates to accessibility.

It is considered that the creation of the wheelchair lift and guard/hand rail are proposed in the interests of the safety of the occupants of the dwelling by creating a safer access.

No objections have been received from the Council's Highway Services.

In light of the above, the proposal is considered to be in accordance with the requirements of CS Policy T2 and 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:-

- Existing and Proposed Layout. Drg no. 01

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. Notwithstanding the details shown on the approved plans, the retaining walls for the wheelchair lift hereby approved shall not be constructed until details of the design and materials to be used for the walling, including colour and finish, have been submitted to and approved in writing by the Local Planning Authority. The approved structures shall then be erected in accordance with the approved details.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity and to protect the amenities of surrounding residential properties in accordance with Policies P3 and DM1 of the adopted Rochdale Core Strategy and the requirements of 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.

	Date	Officer
Report Completed	17/02/2023	Signed: BM
Authorisation	22/02/2023	Signed: RC

