APPLICATION NUMBER: 18/01343/HOUS

Application Number:	18/01343/HOUS
Location:	7 Millbank Street Heywood OL10 4QL
Proposal:	Proposed step lift installation to principle elevation and altered pedestrian access
Applicant:	Mrs Yvonne Watts
Case Officer:	Osian Perks
Recommendation:	**Grant subject to conditions**

Officer dealing with planning matters / Councillor app?	NO	**Representations?**	NO
Decision maker management interest in site?	NO	**Call up request?**	NO

Location

This application relates to end of terrace, residential property sited within the Heywood Township. To the front of the property is low brick wall and steps leading up to front entrance door of the application property.

Description of Proposal

This application seeks permission to amend the front boundary wall so that the access is widened to 1.5m. A stair lift would also be inserted to the front of the host property. This would have a maximum height of 1.35m and provide wheel chair access to the front entrance.

Relevant History

89/D24504- Two Storey Side Extension. Approved.

Township/Member comments

n/a

Consultee responses

Highways And Engineering

We have no highways objections to these proposals.

Representations

None 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).

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Amendments

None Applicable

Assessment

Design: DM1 and P3

As the proposed new walling would be of a height and design matching that of the existing walling, it is considered that its erection would not significantly, adversely impact upon the character and appearance of the host dwelling.

Whilst the proposed stair lift would, due to its proposed materials, appear out of keeping with the appearance of the host dwelling, due to its small scale, the harm caused to the application property's character is not considered to be substantial. Furthermore, the purpose of the stairlift, to provide wheel chair access to the occupant, should be treated as a material consideration.

Given the small size of the stairlift and the personal circumstances of the occupant relating to its purpose, it is considered that the harm caused to the character of the property arising from the insertion of the stair lift would not be so severe as to warrant the refusal of this application.

In light of the above, it is considered that the proposal would accord with the visual amenity aims of policies DM1 and P3 of the Rochdale Core Strategy.

Amenity: DM1 and SPD

By virtue of their small scale and siting in relation to neighbouring properties, it is considered that the proposed walling and stair lift would not significantly overshadow or have an oppressive impact upon the occupants of neighbouring properties.

In light of the above, it is considered that the proposal would accord with the residential amenity aims of policy DM1 of the Rochdale Core Strategy.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development would not reduce the level of off street parking or result in an increased requirement for on-street parking.

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 site plans and elevational drawings (Project No. DL566 Drg. no. 01)

   and the development shall be carried out in complete accordance with the approved drawings.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the requirements of the adopted Rochdale Core Strategy.

3. The materials used in the construction of the exterior of the walling hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

   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.

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	08/02/2019	Signed: OP
Authorisation	11/02/2019	Signed:

Report Author Osian Perks