

APPLICATION NUMBER: 23/00091/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00091/FUL	Sam Yuen	23 February 2023

Address: Alleyway Rear Of 20 And 26 Buckley Lane Rochdale OL12 9ED

Proposal: Erection of 1 x 2m high freestanding pedestrian access alleygate to rear of 20 Buckley Lane and 1 x 2m high freestanding fence panel to the rear of 26 Buckley Lane

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
	Neighbour comments received?	N

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
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CHECKED AND SIGNED OFF BY: RK

DATE: 24/03/2023

SITE

The application relates to an alleyway to the rear of no. 20-26 Buckley Lane, located in Smallbridge. As it stands, the alleyway is accessible from the rear of no. 20 and adjacent to no. 28 Buckley Lane.

PROPOSAL

Planning permission is sought for the erection of a 2m-high freestanding pedestrian access alleygate on the entrance of the alleyway to the rear of no. 20, and a 2m-high freestanding fence panel to the rear of no. 26. The proposed alleygate and panel comprise of vertical bars of 20mm in diameter and would be constructed from galvanised mild steel with a black powder coated finish.

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

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways and Engineering

The alleyway to be closed is not an adopted highway or public right of way and it offers no strategic highway function therefore Highways raise no objection to the proposed alleygates.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. No comments were received.

ANALYSIS

- ❑ Policy DM1 and P3 of the adopted Rochdale Core Strategy require development proposals to be *“of high quality design and take the opportunity to enhance the quality of the area”* and to *“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 in general.”*
- ❑ Protection of residential amenity is considered under policy DM1 of the Council’s adopted Core Strategy, which requires development proposals to ensure they *“do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.”*
- ❑ Policy DM1 and P3 also require development proposals to *“minimise opportunities for crime against people or property”* and to incorporate *“design measures that design out crime and ensure developments and spaces are safe to use and access (including lighting as appropriate).”*
- ❑ The proposed free standing pedestrian access alleygate and fence panel are of a standard design that are widely employed across the borough. It is noted similar schemes have been approved across the Borough to improve the security for residents.
- ❑ The proposed development provides adequate pedestrian and wheelchair access to the rear curtilage of no. 20-26 and the gate leaf would provide an unobstructed width to meet Disability Discrimination Act (DDA) requirements.
- ❑ The proposed alleygate would be visible from the highway on Rhodes Street. However, it is noted the proposal would retain an open aspect rather than being of solid design. It would also be built to a maximum height of 2m, minimising its visual prominence on the street scene.
- ❑ The design of the alleygate and fence panel, the use of galvanised mild steel, and black powder coated colour are considered to be compatible with the surrounding residential area and would comprise a satisfactory standard of design and visual appearance.
- ❑ It is considered that the proposed works would not unduly impact on the amenity of the occupants of the properties directly served by the alleyway, and would serve to provide a positive benefit through improved security, reduced opportunities for anti-social behaviour and the prevention of crime, fly-tipping, littering and graffiti.
- ❑ Overall, the proposed alleygate and fence panel are considered to be appropriate for the setting and represent a balance between providing security and avoiding a negative impact on the built environment. As such, the proposal is considered to be in accordance with Policies DM1 and P3 of the Council’s Core Strategy and the requirements of the National Planning Policy Framework.

Other Considerations

- ❑ Regard has been had to Paragraph 111 of the NPPF and Policies T2 and DM1 in respect of pedestrian and highway safety, where the alleygates are well removed from the highway and would not interfere in this respect.

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. The permission relates to the following plans:
 - Location Plan 1:250 – dated 26/01/2023
 - Proposed Site Plan 1:500 – dated 26/01/2023
 - 2m Single Gate & Fence Drawing – dated 06/07/2016
 - Steel Railing Panel 2000 High – dated 06/07/2016
 - Design and Access Statement

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 and the National Planning Policy Framework.

3. The metalwork of the alleygate and fence panel 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 Sam Yuen