APPLICATION NUMBER: 19/00109/HOUS

Application Number:	19/00109/HOUS
Location:	18 Greenhill Avenue Rochdale OL12 6QJ
Proposal:	Installation of proposed step lift with bridging steps to lower level rear yard including alterations to existing ground floor rear window into a new doorway and window.
Applicant:	Mr Walmsley
Case Officer:	John Van Eker
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**

Location

The application relates to a two storey mid-terraced property located in the Spotland and Falinge area of Rochdale. The property is adjoined to nos. 16 and 20 to the east and west respectively. To the rear of the property there is a private yard area and access to the rear of the property is possible from a shared alleyway to the rear of properties this side of Greenhill Avenue. There is a difference in levels of approximately 0.5m between the alleyway and the space to the rear of the property.

Description of Proposal

The application seeks permission for an external step lift to be located to the rear of the property providing access from the rear yard area to the alleyway. A new accessible entrance has also been proposed to the rear elevation of the property in place of an existing window.

Relevant History

N/A

Township/Member comments

N/A

Consultee responses

Not applicable.

Representations

Letters of notification as well as a site notice have been used to advertise this application and no letters of representation have been received.

Policy

National

National Planning Policy Framework (NPPF) February 2019
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

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

- The proposed changes to the rear fenestration of the existing property in order to accommodate new access to the property are considered to be acceptable.
- Owing to the rearward siting of the proposed step lift, the proposal will not have an impact on the streetscene at this location.
- Given that the existing boundary wall and rear gate to the property will be retained the proposal is not considered to have an adverse impact when viewed from the rear over the existing arrangement. The proposal is considered acceptable in terms of design and in keeping with the original property.
- 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.

Amenity: DM1 and SPD

- Owing to the existing boundary treatment that will be retained to the rear and side boundary of the property, it is not considered that the scheme would result in any overlooking or overbearing concerns.
- It is not considered that the proposed lift or elevated position that the lift will provide users with would cause harm to the living conditions of neighbouring occupants over the existing arrangement. It is also considered that the risk of overlooking into neighbouring rear gardens at this location is mitigated, again owing to the boundary treatments that will remain in place.
- 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.

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:

   - Site Plan
   - Drawing: Layout Existing and Proposed Project No. DL577, Drawing No. 01, Revision A

   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 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 and positively to issue the decision without delay.

	Date	**Officer**
Report Completed	29/03/2019	Signed: JVE
Authorisation	11/04/2019	Signed: AT

Report Author John Van Eker