

APPLICATION NUMBER: 24/00220/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00220/FUL	Bob Melling	26 th April 2024

Address: Alleyway To Side And Rear 4 -18 Boothroyden Close, Middleton, M24 4RW

Proposal: Erection of 1 x 2 metre high vehicle access free standing alleygate to side of 10 Boothroyden Close

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?	Y

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: 30.04.24

SITE

The application relates to the alleyway to the side and rear of nos. 2 and 18 Boothroyden Close in Middleton. Vehicular access into the alleyway exists between nos. 8 and 10 Boothroyden Close.

PROPOSAL

The application seeks planning permission to construct a 1 x 2m high free-standing vehicle access alleygate to the side of nos. 8 and 10 Boothroyden Close. The proposed gate would be built in galvanised steel which would be powder coated to RAL 9005 black.

RELEVANT PLANNING POLICY

National

National Planning Policy Framework (NPPF) – December 2023
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

Local

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
T2 Improving Accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

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

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways

We have no highways comments regarding this application. The area gated is not highway and will have no perceivable impact upon the highway.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice displayed in the vicinity. 4 objections were received in response to the proposed development and raised the following concerns:

- ☐ The gates would cause parking issues.

Officer's response: The Highways Authority was consulted on the proposals and raised no objections. The area to be gated is not a highway and is not considered to have a perceivable impact upon the highway.

- ☐ The reports of crime are inaccurate.

Officer's response: This was a matter considered by the applicant prior to the submission of the application.

- ☐ The gates would devalue properties.

Officer's response: This is not a material planning consideration.

- ☐ The gates would look unsightly.

Officer's response: This is assessed in the following report.

- ☐ The gates would result in noise disturbance.

Officer's response: It is not considered that the gates would generate an unusual, or harmful level of noise.

- ☐ Why would the Council pay for gates to be erected on private land?

Officer's response: The correct land ownership notice has been served by the Council and such schemes are regularly implemented by the Council across the Borough.

ANALYSIS

Visual and Residential Amenity

Policy DM1 of the Council's Core Strategy requires all development proposals to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 requires that all new development must contribute positively to the townscape and have regard to scale, density, massing, height, layout, landscape, materials and access.

Protection of residential amenity is also considered under Policy DM1, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Additionally, development proposals should. "*Minimise opportunities for crime against people or property*" (CS Policy DM1).

The proposed gates are considered to be appropriate for the 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. Moreover, similar schemes have been successfully implemented across the Borough.

The proposal has been revised to increase the set back of the gates from the adopted highway. Initially, it was requested that the gates be positioned towards the rear corner of no. 10 Boothroyden Close, however it was determined that this would not as effectively minimise opportunities for crime. The gates, as revised, would be set back approximately 12m from the adopted highway and it is considered that this would sufficiently reduce the visual prominence of the gates, which would have an open aspect rather than being of solid design.

The materials, black powder coated galvanised steel, are considered compatible with the surrounding residential area.

It is not considered that the gates would unduly impact on the amenity of the occupants of the properties directly served by the alleyway and the gates would provide a positive benefit through improved security and reduced opportunities for crime and anti-social behaviour.

The Council's Highways Service raise no objections to the proposal. It is considered that the gate would be appropriately sited and would not result in a negative impact on highway safety.

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.

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. Submitted on 25/04/2024
- Proposed Site Plan. Submitted on 25/04/2024
- 2m High Double Gate. Dated 06/07/2016

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, the Places for Everyone Joint 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, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Procedure Statement

The Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

Report Author Bob Melling