

APPLICATION NUMBER: 25/00027/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00027/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 11.03.2025 EXT OF TIME

Address: 1-21 Blanche St, 6-12 Bantry St, 74 Maud St, Rochdale, OL12 0EJ

Proposal: Erection of 2 x 2 metre high pedestrian access free standing alleygates to rear of 1 and 17 Blanche Street

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?	Y

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

CHECKED AND SIGNED OFF BY: RK

DATE: 04/03/2025

SITE

The application relates to an alleyway to the rear of nos. 1-12 Blanche Street and nos. 6-12 Bantry Street, located in Central Rochdale. The alleyway is an unadopted road and provides access between Maud Street and Ada Street.

PROPOSAL

Planning permission is sought for the erection of two pedestrian access free standing alleygates, measuring 2m in height, on either ends of the alleyway. The proposed alleygates 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)

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:

Policy JP-P1 Sustainable Places

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 application site is within a built up residential area. The proposed alleygates will not have a negative impact upon the highway at this location. Highways have no objections to the proposal.

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties. One supporting representation was received.

ANALYSIS

- ☐ Achieving good design to achieve sustainable development is a key component of the NPPF, whereby decisions should ensure developments are visually attractive and sympathetic to local character. This is also reflected in Policy JP-P1 of the PfE and Policies DM1 and P3 of the adopted Rochdale Core Strategy, which require development to respect local context with regard to siting, size, scale, massing, height and materials.
- ☐ 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 JP-P1 of the PfE and Policies DM1 and P3 of the CS also require development proposals to be safe to use and access by designing out crime and reducing opportunities for anti-social behaviour.
- ☐ The proposed free standing pedestrian access alleygate and fence is of a standard design that is widely employed across the borough. 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 nos. 1-12 Blanche Street and nos. 6-12 Bantry Street and the gate leaf would provide an unobstructed width to meet Disability Discrimination Act (DDA) requirements.
- ☐ The proposed alleygates would be visible from the highway, however, 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 alleygates, 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 alleygates and fences 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 alleygates 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, Policy JP-P1 of the adopted Places for Everyone and the requirements of the National Planning Policy Framework.

RECOMMENDATION: GRANT SUBJECT TO 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 – received 14/01/2025
 - Proposed Site Plan – received 14/01/2025
 - 2m Single Gate & Fence Drawing – 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 adopted Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

3. The metalwork of the alleygate and fence 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, Policy JP-P1 of the adopted Places for Everyone Joint Development Plan, 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