

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

25/00079/FUL

CASE OFFICER

Majid Mir

DETERMINATION DATE 25.03.2025 **EXT OF TIME**

Address: 13 - 19 Railway St 13 - 19 Railway St Littleborough OL15 8AG

Proposal: Erection of 1 x 2 metre high pedestrian access free standing alleygate to side of 13 Railway Street

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?	N

EIA	Screening opinion completed and saved to Onbase?	N
-----	--	---

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: RG

DATE: 25 March 2025

SITE

The application relates to a pedestrian alleyway that is accessed from Railway Street. The entrance to the alleyway is located to the side of no. 13 and no.15 Railway Street. The alleyway runs southeast along the sides of numbers 13 and 15 Railway Street and then takes a 90 degree turn and runs southwest along the rear of numbers 15, 15A and 17 Railway Street. The alleyway ends by the side boundary to the rear of no. 19 Railway Street. The alleyway services numbers 13, 15, 15A and 17 Railway Street. The properties are all residential properties. To the rear of the alleyway is a plot of land that separates the Co-op supermarket and the residential properties. The land has a heavy slope and rises up from northwest to south east.

PROPOSAL

Permission is sought for the erection of 1 x 2 metre high pedestrian access free standing alleygate that would be sited to the sides of no. 13 and no. 15 Railway Street.

The proposed gates would be built in galvanised steel which would be powder coated to RAL 9005 black, with a design of vertical bars of 20mm in diameter at 120mm centres.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE)

JP-P2	Heritage
JP-P1	Sustainable Places

Adopted Rochdale Core Strategy (CS):

P2	Protecting and enhancing character, landscape and heritage
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 Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

Not Applicable.

CONSULTATION RESPONSES

Highways And Engineering

No objection.

REPRESENTATIONS

Letters of notification were sent to neighbouring properties and a site notice was placed in the vicinity of the site. No response has been received.

ANALYSIS

Visual and Residential Amenity: DM1, P2 and P3

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 Littleborough Town Centre Conservation Area is located by the River Roch to the northwest and by station road to the northeast. The site of the application is not within the Conservation Area. It is considered that the proposed development does not affect the character or appearance of a Conservation Area.

The proposed alleygate is considered to be appropriate for the setting and represents a balance between providing security and avoiding a negative impact on the built environment by being built to a maximum height of 2m. The proposed alleygate would be visible from the highway, however, the proposed alleygate would retain an open aspect rather than being of solid design. This would help minimise the visual prominence on the street scene. Furthermore, the design, materials, and black powder coated colour are considered to comprise of a satisfactory standard of design and visual appearance. Additionally, it is considered that the design of the proposed alleygate would be compatible with the surrounding residential area and preserve the character and appearance of the surrounding area

Further to the above, the proposed development provides adequate pedestrian and wheelchair access to the rear curtilage of numbers 13 to 17 Railway Street and the gate leaf would provide an unobstructed width to meet Disability Discrimination Act (DDA) requirements.

It is considered that the proposed alleygate 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.

Lastly, the alleyway to be closed is not an adopted highway or public right of way and offers no strategic highway function. Furthermore, the highways department have no

object to the proposal. It is therefore concluded that there are no concerns in regards highway impact and safety.

Overall, the proposed alleygate is 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,

As such, the proposal is considered to be compatible with policies DM1 and P3 of the Council's Core Strategy, policy JP-P1 of the adopted Places for Everyone Joint DPD 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. The permission relates to the following plans:

- Location Plan
- Proposed Site Plan
- 2m Single Gate & Fence

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 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.