

APPLICATION NUMBER: 22/01560/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01560/FUL	Bob Melling	22 December 2022

Address: 41 - 69 Newchurch Street, 18 - 32 Hillcrest Road, 23 - 29 Albion Street and 2 - 8 Macaulay Street, Rochdale, OL11 2UP

Proposal: Erection of 3 x 2 metre high pedestrian access free standing alleygate to rear of 18 Hillcrest Road and 23 Albion Street and side of 27 Albion Street following resiting of gates from rear of 41 Newchurch to side of 41 Newchurch Street and from rear of 69 Newchurch street to side of 69 Newchurch street.

PUBLICITY	Weekly list expired?	Y	Site notice expired?	Y
	Neighbour letters expired?	Y	Press Notice expired?	Y

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
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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: 02.02.23

SITE

The application relates to the alleyways to the rear of nos. 41 - 69 Newchurch Street, 18 - 32 Hillcrest Road, 23 - 29 Albion Street and 2 - 8 Macaulay Street in Castleton, Rochdale. The alleyways service three groups of properties and can be accessed from Albion Street, Newchurch Street and Macaulay Street. The site lies partly within the Castleton (South) Conservation Area.

PROPOSAL

Permission is sought for the construction of 3 x 2 metre high pedestrian access free standing alleygates to the rear of nos. 18 Hillcrest Road and 23 Albion Street and to the side of no. 27 Albion Street following the resiting of the existing gates from the rear of no. 41 Newchurch Street to the side of no. 41 and from the rear of no. 69 Newchurch Street to the side of no. 69. 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.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

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**
- BE/17** **New Development Affecting Conservation Areas**

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

- 06/D47316** Erection Of 2M High Freestanding Pedestrian Access
- Alleygates** **Decision:** Grant subject to conditions

CONSULTATION RESPONSES

Highways and Engineering

The alleyways to be closed are not an adopted highway or public rights of way and offers no strategic highway function therefore Highways raise no objection to the proposed alleygates.

Conservation

The proposal is for the installation of five alley gates both in and adjacent to the Castleton (South) Conservation Area. The gates would be 2m high and painted black.

The gates would be located predominately to the rear and side of existing properties and would be seen in the context of existing boundary treatments. The gates would be installed in areas currently covered by tarmac and would not appear to affect any historic road coverings.

Subject to a condition requiring the gates to be painted black, the proposed gates would have a neutral impact on the significance of the designated heritage asset, Castleton South Conservation Area, and would comply with the aims of NPPF Chapter 16 and Rochdale CS policy P2. They would preserve the character and appearance of the Conservation Area. The proposal would meet the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

No objections.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. No representations were received.

ANALYSIS

Visual and Residential Amenity: DM1, P2 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. Policy P2 of the Council's adopted Core Strategy requires development to protect and enhance character, landscape and heritage. In addition, paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

The application site lies within and on the outside edge of the Castleton (South) Conservation Area. The significance of this Conservation Area comes primarily from its intact industrial landscape, with mills, terraces and cobbled streets.

Paragraph 199 of the NPPF states that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.'*

The proposed alleygates are of a standard design that is widely employed across the borough and has a maximum height of 2m to balance the security benefit against visual amenity considerations. The materials, black powder coated galvanised steel, are considered to be suitable in this location and to result in a satisfactory standard of design and visual appearance.

Similar schemes have been successfully implemented across the Borough and provide a positive benefit through improved security, reduced opportunities for anti-social behaviour and the prevention of fly-tipping, littering and graffiti.

The Council's Conservation Officer noted that the proposed alleygates would preserve the character and appearance of the Conservation Area. Therefore, it is not considered that the gates would unduly impact the significance of the designated heritage asset or the general amenity of the occupants of the properties directly served by the alleyways. The proposed alleygates are considered to be appropriate for their 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. As such, the proposal is considered to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and there would be no conflict with the aims of the NPPF, Rochdale CS policies DM1, P2 and P3 or saved UDP policy BE/17.

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 dated 08/12/2022
- Site Plan dated 07/12/2022
- 2m Single Gate & Fence 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 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 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.

