APPLICATION NUMBER: 21/01442/FUL

Application Number:	21/01442/FUL
Location:	97A Halifax Road Littleborough OL15 0HL
Proposal:	Change of use of land to form extended driveway including dropped kerb, new entrance gate and relocation of 2 no bollards
Applicant:	Mr John Lowthion
Case Officer:	Majid Mir
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/A**

Location

The application relates to 97A Halifax Road, a two storey semi-detached property in Rochdale. The property faces southeast towards the highway and is directly opposite a junction between Halifax Road and Blackstone Edge Old Road. There is a small plot of land which is located to the north east of no. 97A. The plot of land is presently used by the occupants of 97A to access their drive from Halifax Road. To the side and rear of 97A is a car park and to the northeast is a row of terrace properties which are set close to the highway. No. 97A is set considerably further back than the terrace properties.

There are two bollards and bus stop that is directly in front of no. 97A.

Description of Proposal

The applications proposes to change the use of part of the land to the south east to form an extended driveway. The access to the drive from Halifax Road will therefore not be via the plot of land but directly via Halifax Road. As a part of the application, the applicants are also proposing to drop the kerb, include a new entrance gate to the front and relocate the existing 2 bollards that are placed at the front of the property on the highway.

Relevant History

Not applicable.

Township/Member comments

Not applicable.

Consultee responses

Transport For Greater Manchester
Thank you for consulting TfGM.

I can confirm that TfGM Highways have no comment to make.

Conservation And Design
There are no comments or objections raised in response to the above application.

Highways And Engineering
Thank you for the consultation request.

We have no objections to these proposals but the applicant may wish to consider the cost implications of this design.

Revising the footway will need to be undertaken to the Councils specification and this design does not meet the Councils Specification.

The access if straight on should be done over a dropped crossing which would need to be installed across the footway. The radius of the access could then begin after the kerb line returns to height. Tactile paving would need to be introduced on each side of the radius.

I expect this is a bigger job than the applicant has accounted for and I believe the applicant may wish to revise plans with access onto Spencer Street as opposed to directly onto Halifax Road.

We would advise the applicant to revise their plans however should they wish to carry the application forward we would request the plans are amended to include the extended works as outlined.

Representations

Letters of notification have been sent to neighbouring property and a site notice was placed in the vicinity of the site. No representations 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
Appendix 5 Schedule of Parking Standards

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

Amendments

None Applicable

Assessment

Design: DM1 and P3

- It is noted that 97 and 97A are distinctly different in design, siting and layout in comparison to the terrace properties that run along the opposite of the plot of land to northeast of no. 97A. It is considered that the plot of land has some urban value, however, the proposal will only see a small strip of the plot of land converted in to a driveway and the majority of the land will remain.
- The use of low level close boarded timber fencing and gate are considered an acceptable use of design and materials for the proposed driveway.
- The proposed driveway would not unduly impact on the visual amenity of the street scene.
- 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

- The proposed extension will not unduly impact on the amenity of any of any of the neighbouring properties.
- 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.

Highways and Parking: DM1 and T2, Appendix 5

- The proposal would see an additional parking spaces added within the curtilage of the property. The number of off-street parking spaces available will increase from one to two.
- It is noted that the highways department and Transport for Greater Manchester have raised no objections to the proposal. The highways department have raised some concerns around the design and meeting Council specifications in regards to the access. The applicants have been notified of the highways departments concern, and is considered suitable to add and advisory note for the applicants in regards to the highway departments concerns.
- The proposed parking arrangements are therefore acceptable in accordance with policies T2 and DM1

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
   - Existing & proposed block plan. Drawing no: PL.2039.002A
   - Existing & proposed site plan alterations. Drawing no: PL.2039.001

   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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The development shall be carried out in full accordance with the details of external materials as indicated on the plans hereby approved and retained as such thereafter.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policy DM1 of 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 to issue the decision without delay.

Notes for applicant:

The Council's highway department has advised that the revised footway will need to be undertaken to the Council's specification and this design does not meet the Council's specifications.

	Date	**Officer**
Report Completed	10/03/2021	Signed: MM
Authorisation	12/03/2021	Signed: AT

Report Author Majid Mir