

Application Number:	25/00748/HOUS
Location:	138 Mellalieu Street, Middleton, M24 5SB
Proposal:	Installation of external step lift up to front elevation entrance including associated engineering works
Applicant:	Martin Hughes
Case Officer:	Bob Melling
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

This application relates to no. 138 Mellalieu Street, a ground floor flat located within a two-storey block comprising 14 self-contained flats. The application property backs onto Mellalieu Street to the southeast, with the principal elevation fronting a private parking area. The front garden area of the application property is approximately 1m lower than the level of the pavement. The frontage is bound by a combination of brick piers, iron railings and low-level timber fencing.

Description of Proposal

Permission is sought for the installation of an external wheelchair platform lift positioned to the side of the entrance door. The new landing would be level with the existing footway and all exposed sides of the landing would be fitted with steel railings. The lower landing level would be raised slightly to ensure level access into the house and new steps would be formed in place of the existing steps.

Relevant History

91/D27543 Residential Development-Two Storey Block Of 14 Flats. Approved January 1992

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to neighbouring properties. No responses were received.

Policy

National

National Planning Policy Framework (NPPF)
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 Development

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

N/A

Assessment

Design: DM1 and P3

- CS Policy P3 states that proposals should *'enhance the borough's identity and sense of place by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas'* whilst also ensuring *'that buildings contribute positively to the townscape and are well proportioned.'*
- PfE Policy JP-P1 requires all development to be 'socially inclusive' – *'responding to the needs of all parts of society'* and *'enabling everyone to participate equally and independently.'*
- The installation of an external wheelchair platform lift to the front of the dwelling is considered to be an acceptable addition in order to meet the requirements of the Equality Act and to enable better accessibility for existing users of the dwelling.
- The proposed external wheelchair platform lift and associated works are not considered to have any undue adverse visual impact with the features of the dwelling mainly retained and unaltered. The platform lift and railings are not considered to be an uncommon feature for residential dwellings in order to provide aided access. As such, it is considered that the provision of the lift and associated works would be acceptable and would result in no undue harm to the street scene or the character of the host dwelling. Additionally, the black colour coating proposed to the steelwork would appear suitable.
- Given the sudden fall in ground levels between the pavement and the application property, the proposed development would not be widely visible from the surrounding highway network and the existing boundary treatments would remain unchanged.
- As such, the proposed alterations are considered to be acceptable and would adequately protect the visual amenity of the area in accordance with CS Policies P3 and DM1, PfE Policy JP-P1, the SPD and the NPPF.

Amenity: DM1 and SPD

- 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

- CS Policy T2 relates to accessibility.
- It is considered that the creation of the wheelchair lift and associated works are proposed in the interests of the safety of the occupants of the dwelling by creating a safer access.
- Moreover, the existing parking arrangements would remain unaffected.
- In light of the above, the proposal is considered to be in accordance with the requirements of CS Policy T2 and the NPPF.

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 18/07/2025
- Existing and Proposed Layout. Drg no. 01

and the development shall be carried out in accordance with these drawings hereby approved unless otherwise required by the conditions below.

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 materials used in the construction of the exterior of the development hereby permitted shall be in accordance with drawing number 01 unless otherwise approved in writing by the Local Planning Authority.

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.

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.

	Date	Officer
Report Completed	18/08/2025	Signed: BM
Authorisation	15/09/2025	Signed: RC

Report Author Bob Melling