

Application Number:	25/00383/HOUS
Location:	33 Brassey Street, Middleton, M24 6AU
Proposal:	Installation of external step lift up to front elevation entrance including associated engineering works
Applicant:	Tony Vose
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. 33 Brassey Street, a two-storey, semi-detached dwelling located in a residential area of Middleton. The subject property faces southeast towards the highway, adjoining no. 31 Brassey Street to the southwest and adjacent to no. 35 Brassey Street to the northeast. The front garden slopes up from the pavement to the front door and is comprised of grass with steps leading to the front door. The frontage is bound by a low level brick wall topped by iron railings.

Description of Proposal

Permission is sought for the installation of an external wheelchair platform lift positioned in front of the entrance door. The area to the front of the entrance door would be excavated and new brick retaining walls would be erected to three sides to form the lift alcove and level path access. The perimeter of the upper area and lift pit wall would be fitted with a galvanized steel guardrail and there would be new steps leading up to the landing level.

Relevant History

92/D28131 Renewal Of Permission (D20780) For Two Storey Extension To Side Of Dwellinghouse -- Grant subject to conditions (June 1992)

Township/Member comments

N/A

Consultee responses

N/A

Representations

Letters of notification were sent to neighbouring properties. No letters of representation have been 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

Amendments were sought to remove the proposed alterations to the existing front boundary and to reduce the height of the iron railings along the side boundary.

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.
- ☐ The frontage of the site is clearly visible from the public highway, however it is not considered that the existing frontage offers such a positive contribution to the character of the host dwelling and street scene in order that it would outweigh the potential benefits provided to the users of the dwelling with regards to accessibility.
- ☐ 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 08/04/2025
- Existing and Proposed Layout. Drg no. 01. Rev A

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 (Rev A) 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 Local Planning Authority worked proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

	Date	Officer
Report Completed	27/05/2025	Signed: BM
Authorisation	17/06/2025	Signed: RC

Report Author Bob Melling