

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

CASE OFFICER

DATE

Address: 3 - 9 Ogden Street / 2 - 6 & 12 Royle Barn Road , Rochdale, OL11 3DY**Proposal:** Erection of 3 x 2 metre high pedestrian access free standing alleygates to side of 7 and 3 Ogden Street and Side of 6 royle Barn Road

PUBLICITY	Weekly list expired?	yes	Site notice expired?	n/a
	Neighbour letters expired?	yes	Press Notice expired?	n/a

DELEGATION	Significant departure from local plan?	no	Contrary to national policy?	no
	Applicant a Council Member or officer?	yes	Contrary to previous decision?	no
	Major with 10 or more objections and recommending approval?	n/a	Called in or Planning Panel objection?	no

COMMENTS	Planning Panel comments received?	no
	Neighbour comments received?	no

EIA	Screening opinion completed and saved to Onbase?	n/a
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CONDITIONS	Pre-commencement conditions proposed?	no
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION

Grant subject to conditions

CHECKED AND SIGNED OFF BY: RK

DATE: 27/03/2024

SITE

The application relates to an alleyway between 6 & 12 Royle Barn Road and 7&9 Ogden Street, and a passageway serving the rear gardens of 3-7 Ogden Street. Ogden Street and Royle Barn Street comprises predominantly terraced housing which overlook and back on to each other.

PROPOSAL

Permission is sought for 3X 2m high pedestrian access free standing alleygates in the following: between 7 and 9 Ogden Street, between 6 and 12 Royle Barn Road, and adjacent to 3 Ogden Street. The gate would comprise steel railings of vertical bars mounted to a steel gateposts.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – July 2021

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 Places

Local

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

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Not applicable

REPRESENTATIONS

Letters of notification were sent to surrounding properties 06/02/2024; no objections were raised.

ANALYSIS

Policy DM1 of the Council's Core Strategy requires all development proposals, including changes of use of land and buildings, extensions and alterations, to demonstrate that they are of a high quality design and take the opportunity to enhance the quality of the area. Policy P3 requires that all new development must contribute positively to the townscape and have regard to scale, density, massing, height, layout, landscape, materials and access. PfE Policy JP-P1 seeks to ensure that new development is "safe, including by designing out crime... and reducing opportunities for anti-social behaviour."

Protection of residential amenity is considered under Policy DM1 of the Council's adopted Core Strategy, which requires that development proposals should not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy.

The proposed alleygates are considered to be appropriate for the 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. The alleygates and fences would retain an open aspect rather than being of solid design and the black finish would ensure modesty and neutrality.

It is considered that the alleygates and fences 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.

As such, the proposal is considered to be in accordance with Policies DM1 and P3 of the Council's Core Strategy, PfE Policy JP-P1 and the requirements of the National Planning Policy Framework.

RECOMMENDATION

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
- Proposed site plan
- 2m Single gate and fence

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

3. The metalwork of the alley gate 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.

Report Author Hamish Rigg