

APPLICATION NUMBER: 22/01261/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01261/FUL	Rosalind Gralton	24 October 2022

Address: Land To Rear Of 7 Thrush Street Rochdale OL12 7BX

Proposal: Erection of 1 x 2 metre high pedestrian access free standing alleygate to rear of 7 Thrush Street

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

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

RECOMMENDATION	APPROVE SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: JCO DATE: 28/11/2022

SITE

The site relates to the entrance to the alleyway that serves the rear access to properties located at 7-11 Thrush Street and 54-60 Meanwood Brow.

The site is located within the Castleton (South) Conservation Area.

PROPOSAL

The proposal relates to 1 x 2 metre high pedestrian access free standing alleygate to rear of 7-11 Thrush Street and 54-60 Meanwood Brow.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

SO3 Improving design, image and quality of place

P1 Improving Image

P2 Protecting and enhancing character, landscape and heritage

P3 Improving design of new development

DM1 – General Development Requirements

Unitary Development Plan (UDP):

G/D/1 – Defined Urban Area

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

None

CONSULTATION RESPONSES

Conservation Officer

No objections. The application site is an alley to the rear of properties along Thrush Street and Meanwood Brow, within the Castleton (South) Conservation Area.

The proposal is for the installation of a gate, which would be set back within the alley. It would not be readily visible in principle viewpoints, and would not affect any key views either into or out of the Conservation Area.

Subject to condition requiring the gates to be finished black, the proposal would have a neutral impact on the significance of the designated heritage asset. It would preserve the character and appearance of the Conservation Area.

REPRESENTATIONS

The application was advertised by way of neighbour notification. No responses were received.

ANALYSIS

The key considerations to this application is design and residential amenity.

Principle of Development

Paragraph 92 of the NPPF states 'Planning policies and decisions should aim to achieve healthy, inclusive and safe places which: b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;'

Paragraph 130 states 'Planning policies and decisions should ensure that developments: f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'

CS Policy C6 states the Council's aims to improve health and wellbeing by implementing an economic, physical and social environment which promotes and supports healthy lifestyles by seeking high quality design of buildings, streets and spaces to create neighbourhoods that are safe to use, easy to move through, adaptable and sustainable. Similarly, CS Policy P3 requires high standard of design by 'Incorporating design measures that design out crime and ensure developments and spaces are safe to use and access'.

The application site is located within the Defined Urban Area as designated under the Proposals Map of the Unitary Development Plan (UDP). New development, wherever possible and appropriate, should be concentrated within the urban area in order to support urban regeneration and to protect the countryside. The proposal is located on existing hardstanding and would not be considered unacceptable in this respect.

On the above basis, the principle of the development would be acceptable in accordance with Rochdale Core Strategy Policy P3, DM1, Saved UDP policy G/D/1 and the NPPF.

Heritage and visual impacts

When determining planning applications, which affect a conservation area, the Planning (Listed Buildings and Conservation Areas) Act 1990, requires a local planning authority to pay special attention to the desirability of preserving or enhancing the character and appearance of the area.

Conservation Areas are designated heritage assets for the purposes of NPPF Chapter 16 and Rochdale CS policy P2. Policy P2 seeks to protect and enhance and promote key heritage assets, which include conservation areas.

The proposal is for the installation of a freestanding alleygate at land to the rear of 7 Thrush Street.

The proposed gate would be 2m high and would be painted black. There would be some visual impact from the proposed gates, however, any harm would be limited given the setback from the highway and the presence of existing boundary treatments. The above conditions would assist with further minimising the visual impact of the proposal.

The alley has no historic cobbles and given the set back of the alleygate from the highway, it is considered the proposal would have a neutral impact upon the heritage assets, and would be considered acceptable.

The proposal would therefore comply with the aims of NPPF Chapter 16 and Rochdale CS policy P2.

Visual amenity

Policy P2 of the Core Strategy acknowledges that enhancing and protecting the Borough's unique character can lead to improvements in quality of life and can also help to booster the visitor economy and inward investment. It states that the Council will protect and enhance the boroughs character, the distinctiveness of its town centres, housing areas and countryside and the qualities of its landscape.

Paragraph 126 and 130 of the NPPF states good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The proposals relate to a 2m high alleygate and associated fencing, positioned to the rear of No 7 Thrush Street.

The applicant has submitted a design and access statement, detailing the requirement for the gates as a crime prevention and safety measure. The design of the alleygates are black vertical bars with a horizontal top and bottom rail. A disc lock is located centrally, 1m above ground level. A domestic residential bin would be able to fit through the alleygates, and would not negatively impact existing servicing arrangements.

The proposal would only be visible from Blair Street, given the alleygates location set back within the alley. The streetscene is characterised by terraced housing with a mix of extensions and alterations, including boundary treatment of concrete and timber. Given the existing mix of boundary treatments and the lack of uniformity within the streetscene, it is not considered the proposed gates would have an unacceptable visual amenity impact on the streetscene of Blair Street or Thrush Street.

Subject to the suggested conditions in respect of materials, the design of the proposal is acceptable and the application accords with the relevant parts of Core Strategy policies DM1 and P3, the SPD and the National Planning Policy Framework.

Residential Amenity

Paragraph 130 of the National Planning Policy Framework advises that planning decisions should always seek to secure a high standard of amenity for existing and future users.

The proposed alleygate would be sited to the rear of properties on Thrush St, set back from the highway with Blair St. The proposed gate would have no unacceptable residential amenity impact.

Given the above, it is considered that the proposals would not unduly impact the amenity of surrounding properties and the proposals would accord with the requirements of Policies DM1 and P3 of the adopted Core Strategy and 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:-
 - '2m Single Gate and Fence' received by the Council 27th September 2022
 - 'Location Plan' - received by the Council 27th September 2022
 - 'Site Plan' – received by the Council 27th September 2022

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 Core Strategy, the 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 match those detailed within the 'Design and Access Statement' and as per annotated within drawing '2m Single Gate and Fence', both received by the Council 27th September 2022

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 Rosalind Gralton