

Application Number:	24/01217/HOUS
Location:	6 Boardman Fold Close, Middleton, M24 1PX
Proposal:	Formation of vehicular access onto Kirkway including new boundary wall, piers and double gates and increase in height of piers fronting Boardman Fold Close to accommodate 1.825m high double gates (part-retrospective)
Applicant:	Mrs Sarah Waters
Case Officer:	Bob Melling
Recommendation:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in by Ward Member?	N

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Planning Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

JP-P1 Sustainable Places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

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

Amended plans were sought to reduce the height of the front gates/brick piers and simplify their design in order to reduce the impact of the gates on the street scene.

Summary of comments from neighbours, consultees and Planning Panel

Highways – no objections

1 public objection was received to the proposed development, raising concerns around highway safety, loss of light/privacy and the impact of the gates on the street scene.

Assessment

Design and Visual Amenity: Are the following acceptable?

Impact on street scene, including subservience, terracing and building line	✓
Height and massing	✓
Facing materials and detailing	✓
Roof style	✓
Window proportions	✓
Bin storage	✓
Impact on trees	✓

The proposed brick wall to the front boundary would be an acceptable height that would remain under the 1m PD height restriction. The wall would be slightly taller than the adjoining wall to the front of no. 4 Boardman Fold Close although this difference would not draw undue attention.

The revised double gates to the front would have a simple and lightweight design with a height of 1.4m, to match the height of the proposed brick pillars. This would be a similar height to the pedestrian gate to the front of no. 2 Boardman Fold Close and would not appear unduly dominant when viewed from Kirkway and Hardfield Road. The simplified and less bulky gate design would also appear appropriate in its context and the surrounding street scene.

The proposed rear gates, which are already in situ, would sit comfortably between the 1.8m solid timber fence to the rear of no. 4 Boardman Fold Close and the existing circa 3m tall conifer hedge to the rear of the application property. No concerns are had with the design of the rear gates, which are appropriate in their context.

The design of the proposal is therefore acceptable on balance and accords with CS Policies DM1 and P3, P/E Policy JP-P1, the SPD and the NPPF.

Residential Amenity: Are the following acceptable?

Impact on privacy, light & outlook of neighbours (to sides, rear and front)	✓
Light and outlook of application property	✓
Remaining garden space of application property	✓

Notwithstanding the concerns raised in the letter of objection, it is not considered that the proposed boundary treatments would result in a substantive loss of light or privacy for neighbouring occupiers. The front boundary wall would be less than 1m in height and the front gates would have a lightweight design. Moreover, it is not considered that the rear gates would unduly detract from the current levels of light and outlook enjoyed by neighbouring properties.

Although not explicitly stated it is recognised that the privacy objections raised may be associated with the provision of a vehicle access in this location and its subsequent use. It must however be noted that the access is permitted development and it is only the boundary treatment which exceeds 1m in height that requires planning permission. It is also noted that the vehicle access would replace an existing pedestrian access.

The proposal is therefore acceptable in terms of residential amenity and accords with CS Policy DM1, PfE Policy JP-P1, the SPD and the NPPF.

Highways and Parking: Are the following acceptable?

Impact on highway safety	✓
Parking provision	✓

The Highways Authority has reviewed the proposals and is satisfied that the proposed vehicle access to the front of the property would not result in substantive highway safety concerns.

The proposal is therefore acceptable in terms of highways and parking and accords with CS Policy T2, CS Appendix 5 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
 - Existing Site, Block And Location Plans. Dwg no. 926-01B
 - Area Of Works As Existing. Dwg no. 926-02A
 - Proposed Site, Block And Location Plans. Dwg no. 926-03B
 - Area Of Works As Proposed. Dwg no. 926-04C

- As Built Gates. Dwg no. 926-05
- Detailed Gate Plan And Elevation. Dwg no. 926-06

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 saved Rochdale Unitary Development Plan, 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	25/02/2025	Signed: BM
Authorisation	03/03/2025	Signed: RC

Report Author Bob Melling