APPLICATION NUMBER: 19/00413/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00413/FUL	James Hughes	14 May 2019

Address: Alleyway To Rear Of 19-47 Equitable Street, Milnrow

Proposal: Erection of 1 x 2m high free-standing pedestrian access alleygate and 1 x 2m high, free-standing vehicle access alleygate.

PUBLICITY	**Call up expired?**	y	**Site notice expired?**	y
	Neighbour letters expired?	y	**Press Notice expired?**	y

INTERESTS	**Officer dealing with planning matters / Councillor app?**	N	**Ten or more objections and recommendation to grant?**	n
	Decision maker management interest in site?	n	**Called up?**	n

COMMUTED SUMS / S106	**Commuted Sum paid / S106 completed?**	n
	Confirm if commuted sum / S106 for POS – copy of calculation spreadsheet on file?	n

HUMAN RIGHTS ACT	**Account has been taken of the Act's provisions.**
ENFORCEMENT?	**n**

EIA	**Has a screening opinion been completed and saved to Onbase?**	n

RECOMMENDATION	**GRANT**

CHECKED AND SIGNED OFF BY: EH **DATE: 19 June 2019**

SITE

The application relates to a piece of land that forms an alleyway, used for pedestrian access and bin storage serving the rear of properties on Equitable Street.

PROPOSAL

The application proposes the erection of 1 x 2 metre high pedestrian access free standing alleygate to the rear of 19 Equitable Street and the erection of 1 x 2 metre high vehicle access free standing alleygate to side of 47 Equitable Street. They would be constructed of galvanised steel to be powder coated to RAL 9005 black, with a design of vertical bars of 20mm in diameter.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Rochdale Core Strategy (CS):

P3 Improving design of new development
T2 Improving Accessibility
DM1 General development requirements

Saved Unitary Development Plan (UDP) Policies:

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development'.

RELEVANT SITE HISTORY

n/a

CONSULTATION RESPONSES

Highways & Engineering

Consultation response received 16 May 2019:-

Officer Recommendation:
No objections to this development as proposed

Conditions & Informatives
No Conditions attached to this application

Highways Sign off
No Conditions attached to this application

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and no representations have been received.

ANALYSIS

Visual and Residential Amenity

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.

Paragraphs 56 and 58 of the National Planning Policy Framework state that the Government attaches great importance to the design of the built environment and that good design should contribute positively to making places better for people and should be visually attractive as a result of good architecture and appropriate landscaping.

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 and fencing are of a standard design that is widely employed across the borough and have a maximum height of 2m to balance the security benefit against visual amenity considerations. The materials, black powder coated galvanised steel, are considered to be suitable in this location and to result in a satisfactory standard of design and visual appearance.

Similar schemes have been successfully implemented across the Borough and provide a positive benefit through improved security, reduced opportunities for anti-social behaviour and the prevention of fly-tipping, littering and graffiti.

It is not considered that the gates would unduly impact on the general amenity of the occupants of the properties directly served by the alleyway. On balance, the proposed alleygates are considered to be appropriate for their 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. As such, the proposal is considered to be compatible with Policies DM1 and P3 of the Council's Core Strategy and the requirements of the National Planning Policy Framework.

Access and Highway Safety

The proposed development provides for safe and convenient access and circulation for pedestrians and wheelchair users and the gate leaf would provide an unobstructed width to meet DDA requirements. Vehicle access would be retained through one of the gates and a formal highways closure would not be required.

It is not considered that the scale or type of this development would result in a negative impact on highway safety and it is noted that the Highways Authority has raised no objections to the proposal. Collection of waste bins would be unaffected.

As such, it is considered that the proposal is in accordance with Policies T2 and DM1 of the adopted Core Strategy and the requirements of the National Planning Policy Framework.

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
- Block Plan
- 2m High Double Gate drawing dated 06/07/2016
- 2m Single Gate & Fence drawing dated 06/07/2016
- Design and Access Statement

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 alleygates and railings 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 James Hughes