

APPLICATION NUMBER: 24/00559/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00559/FUL	Bob Melling	23 rd July 2024

Address: 1 - 15 Chaucer St / 549 - 565 Queensway / 14 - 16A Hillcrest Rd / 2 - 8 The Old Mill Hillcrest Rd, Rochdale, OL11 2QG

Proposal: Erection of 2 x 2 metre high vehicle access free standing alleygates to side of 1 and rear of 15 Chaucer Street, erection of 1 x 2 metre high pedestrian access free standing alleygate to rear of 549 Queensway

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

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/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: LA

DATE: 06.08.24

SITE

The application relates to the alleyways to the rear of nos. 549 to 565 Queensway and nos. 1 to 15 Chaucer Street. The alleyways serve three groups of properties and can be accessed from Hillcrest Road, Chaucer Street and Macaulay Street. The alleyways are not part of the adopted highway network and the application site lies partly within the Castleton (South) Conservation Area.

PROPOSAL

Permission is sought for the erection of 2m high vehicle free standing alleygates to the side of no. 1 Chaucer Street and the rear of no. 15 Chaucer Street. The proposal also includes the erection of 2m high pedestrian access free standing alleygates to the rear of no. 549 Queensway. The proposed gates would be built in galvanised steel which would 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) – December 2023
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
JP-P2	Heritage

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
BE/17	New Development Affecting Conservation Areas

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways and Engineering

No objections.

Conservation

No objections.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours, several site notices posted in the vicinity and an advertisement published in the local newspaper. No representations were received in response to the proposed development.

ANALYSIS

Visual and Residential Amenity: DM1, P2 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy (CS) require development proposals to demonstrate high quality design. Policy P2 of the CS requires development to protect and enhance character, landscape and heritage. In addition, policy JP-P2 of the Places for Everyone Joint Development Plan (PfE) explains that development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

The application site lies within and on the outside edge of the Castleton (South) Conservation Area. The significance of this Conservation Area comes primarily from its intact industrial landscape, with mills, terraces and cobbled streets.

Paragraph 205 of the National Planning Policy Framework (NPPF) states "*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*"

The proposed alleygates are of a standard design that is widely employed across the Borough and has 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.

The Council's Conservation Officer notes that the proposed alleygates would preserve the character and appearance of the Conservation Area. Therefore, it is not considered that the gates would unduly impact the significance of the designated heritage asset.

Lastly, the alleyways to be closed are not an adopted highway or public right of way and offer no strategic highway function. Therefore, no concerns are had regarding highways impact.

As such, the proposal is considered to comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 and there would be no conflict with the aims of the NPPF, Rochdale CS policies DM1, P2, P3 and T2 or saved UDP policy BE/17.

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 08/12/2022
- Site Plan dated 07/12/2022
- 2m Single Gate & Fence dated 06/07/2016

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 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 Bob Melling