

Application Number:	25/00461/HOUS
Location:	62 Park Road Rochdale OL12 9BJ
Proposal:	Proposed bridging step lift and associated building works to front elevation
Applicant:	Imtiaz Begum
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to no. 62 Park Road; a two storey end of terrace house on the outskirts of Rochdale town centre. The character of the area is typically urban, comprising linear terraced housing, shops, small businesses and various public amenities. Park Road is predominantly residential, consisting of a mixture of red brick semi-detached houses and yellow stone terraced houses.

No. 62 faces west, overlooking a small front yard and the adopted public highway. It adjoins no. 64 to the north and borders the curtilage of no. 60 to the south. The rear boundary faces east, bordering an alley way to the side of no. 27 Rothwell Street.

Description of Proposal

Permission is sought, retrospectively, for the installation of a 'bridging step lift' to the front elevation. The lift is located in front of the steps to the front door, set below ground level, offering wheelchair access for a disabled occupant. The lift comprises a metal platform and framework, measuring approximately 1.3m (width) X 2m (height) X 1.4m (depth). The structure can be mechanically converted into steps, offering non-wheelchair access.

To accommodate the lift, the ground surface has been laid with concrete and dropped approx. 0.5m below the existing ground level.

Relevant History

13/00949/HOUS – Approved

Single-storey rear extension

Township/Member comments

None

Consultee responses

Not applicable

Representations

Letters of notification were sent to surrounding properties 23/05/2025; no objections were raised.

Policy

National

National Planning Policy Framework (NPPF)
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

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

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

None applicable

Assessment

Principle for Development:

Paragraph 9.9 of the Places for Everyone Joint Development Plan states that it is vital to design neighbourhoods which enable residents to live healthier, happier and more fulfilling lives, with the barriers to doing so minimised as far as possible. This must include recognising and responding to the difficulties that people may face due to age, disability, illness or financial circumstances. Similarly, Core Strategy policy C3 notes that the Council will seek to ensure that new development provides housing types that take account of local needs and support the provision of housing on appropriate sites to meet the needs of specific groups including older people and other vulnerable groups.

The proposed works are intended to support the needs of a disabled resident, offering them safe and convenient access to the building. In the interests of supporting the needs of the Borough's elderly residents, and in accordance with the Places for Everyone Joint Development Plan and Rochdale Core Strategy, the principle for development is established.

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high-quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

No. 62 forms part of a short row of attractive terraced houses, comprising natural stone and traditional architectural features. As such, there is moderate concern that the lift installation results in moderate visual harm to the character and appearance of the terrace, due to its bulky and incongruous form.

However, Paragraph 5.22 of the SPD recognises that personal circumstances may make it difficult to provide necessary facilities within the recommended design standards. The Council may interpret these standards flexibly in such circumstances, but proposals that significantly exceed the standards set out in this document are unlikely to be appropriate.

As such, the main consideration is whether the design “*significantly exceeds the standards set out*” in the SPD. On this basis, the design is considered acceptable. Whilst the lift is relatively incongruous in appearance, the visual harm to the street scene is not to be considered “*significant*”. The lift is set back from the pavement and is partially obscured by the boundary wall at the front and the railing and hedge to the side. As such, the lift isn't considered to be visually prominent and therefore does not result in significant harm to the visual amenity of the street scene. On balance, the provision of necessary facilities to support the needs of the occupant comfortably outweigh any potential visual harm as a result of the lift installation.

The design of the proposal is therefore acceptable and accords with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

There are no concerns regarding the impact of the development on the amenity of future or neighbouring occupants, in accordance with policies DM1, the SPD 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:

- Existing and proposed layout: DL917 (01)
- Location plan: PP-13988417v1
- Lift specification: Pollock Classic 1m Steplift

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 and the National Planning Policy Framework.

Article 35 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.

	Date	Officer
Report Completed	30/06/2025	Signed: Hamish Rigg
Authorisation	11/08/2025	Signed: TH

Report Author Hamish Rigg