

APPLICATION NUMBER: 24/00256/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00256/FUL

CASE OFFICER

Sam Yuen

DETERMINATION DATE 20.06.2024 EXT OF TIME 27.06.2024

Address: 7-24 Hornet Close, Rochdale, OL11 2AH

Proposal: Erection of three access ramps to entrances of 7-24

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

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/A
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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

CHECKED AND SIGNED OFF BY: LA

DATE: 27.06.24

SITE

The application relates to nos. 7-24 Hornet Close, forming part of a two-storey apartment building in Balderstone. The building is accessible via footpaths from Balderstone Road to the south and is served by four separate entrances.

PROPOSAL

Planning permission is sought for the erection of three access ramps and handrails at three entry points to the building, replacing the existing ramps and stepped access. The ramps measures 2.4m in length, 1.2m in width and a maximum height of 0.4m and features handrails on one side of the ramps. The proposed plans also indicate minor alterations to the existing timber fencing and gates to accommodate the proposed works.

RELEVANT PLANNING POLICY

National Guidance

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

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:

Policy JP-P1: Sustainable Places

Adopted Rochdale Core Strategy (CS):

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

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Neighbour notifications via letters were sent to surrounding properties and a site notice was posted in the vicinity of the property. No comments were received.

ANALYSIS

Paragraph 135 of the NPPF states that decisions should ensure developments 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. Policy JP-P1 of the PfE also promotes development that incorporate inclusive design and allow easy access for those of all mobility levels. Policy DM1 of the adopted Rochdale Core Strategy require development proposals to be of high quality design and take the opportunity to enhance the quality of the area.

The proposal seeks to construct access ramps to the entrances of the apartment block serving nos. 7-24 Horner Close. The submitted Design and Access Statement states the proposed works are to improve accessibility into the flats by older residents. The proposed ramps provides adequate pedestrian and wheelchair access to the host building and would provide an unobstructed width to meet Disability Discrimination Act (DDA) requirements. The proposed works would be constructed in a similar style to ones already installed at nos. 1-6 and would not result in the building appearing materially different on the street scene. No amenity harm has been identified given the minor nature of the works.

Overall, the proposed access ramps constitute inclusive design features to allow for more convenient means of access for people of all mobility levels and comprise a satisfactory standard of design and appearance. The proposal therefore accords with Policy DM1 and P3 of the Council's adopted Core Strategy, the PfE and the NPPF.

RECOMMENDATION: GRANT SUBJECT TO 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. The permission relates to the following plans:

- ☐ Location Plan – received 25/04/2024
- ☐ Existing Site Plan and Elevations – Drawing No. 01 Rev. P1 received 12/03/2024
- ☐ Proposed Site Plan and Elevations – Drawing No. 02 Rev. P1 received 12/03/2024
- ☐ Existing and Proposed Floor Plans and Proposed Elevations – Drawing No. 03 Rev. P2 received 05/04/2024

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 adopted Rochdale Core Strategy, the adopted Places for Everyone Joint Development Plan, 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 Sam Yuen