

APPLICATION NUMBER: 23/00211/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00211/FUL	Aimee Bovaird	11 April 2023

Address: 2 - 24 Knoll St / 1 - 23 Mowbray St / 25 - 43 Nixon St / OL11 3JL

Proposal: Erection of 1 x 2 metre high pedestrian access free standing alleygate to rear 25 Nixon Street and relocation of existing gate from rear of 1 Mowbray street to the side of 1 Mowbray street

PUBLICITY	Weekly list expired?	Y	Site notice expired?	N/A
	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?	Y

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: 25.04.23

SITE

The application related to the alleyway at the rear of 25-43 Nixon Street and the rear of 1 Mowbray Street and the rear of 2 Knoll Street.

The alleyway services a row of terraces and can be accessed from Mowbray Street and Knoll Street.

This is a predominately residential area located within the Defined Urban Area.

PROPOSAL

This application seeks permission to erect a 1 x 2m high pedestrian access, free standing alley gate to the rear of 25 Nixon Street and relocate an existing gate from the rear to the side of 1 Mowbray Street.

The proposed gates will be made of galvanised steel which would be powder coated to RAL 9005 Black. The vertical bars will be 20mm in diameter.

RELEVANT PLANNING POLICY

National Guidance

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

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**

Supplementary Planning Documents (SPD):

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

RELEVANT SITE HISTORY

10/D52838 - Erection Of 3 X 2M High Freestanding Vehicular Access Alleygates Plus Additional Fencing - Approved

CONSULTATION RESPONSES

Highways And Engineering

'The alleyway to be closed is not an adopted highway or a public right of way and offers no strategic highway function therefore Highways raise no objection to the proposed alleygates.'

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. One letter of objection has been received, this raised concerns with occupier privacy, as people using gates may have a view into homes.

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.

Paragraph 130 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 alleygate is a standard design and 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.

It is not considered that the gate 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.

Highway Safety

The Council's Highways Department has been consulted and raised no objections to the proposal.

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

- Proposed Block Plan
- 2m Single Gate and Fence Plan received 1/03/23

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 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 Aimee Bovaird