

APPLICATION NUMBER: 24/00365/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
24/00365/FUL	Bob Melling	6 th June 2024

Address: Alleyway To Rear Of 25 - 41 Queens Park Road / Sides Of 2 - 4 Woodland St / 38 Holland Street, Heywood, OL10 4HA.

Proposal: Erection of 2 x 2 metre high free standing vehicle access alleygates to rear of 25 and 41 Queens Park Road.

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?	Y

EIA	Screening opinion completed and saved to Onbase?	N
-----	--	---

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: RC

DATE: 01/07/24

SITE

The application relates to an alleyway to the rear of nos. 25 to 41 Queens Park Road in Heywood, which has two entrances, one from Holland Street and one off Woodland Street. The alleyway serves the rear of the above properties, allowing for the storage and collection of refuse.

PROPOSAL

The application proposes the erection of two vehicle access gates to a height of 2m above ground level, one at the entrance to Woodland Street and the other at the entrance to Holland Street. The gates would be constructed of galvanised steel to be powder coated to RAL 9005 black, with a design of vertical bars each 20mm in diameter.

RELEVANT PLANNING POLICY

National

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

Local

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
T2 Improving Accessibility
DM1 General development requirements

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

Supplementary Planning Documents (SPD): Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016).

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways

No objections.

REPRESENTATIONS

Letters of notification were sent to all surrounding properties and a site notice displayed in the vicinity. 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.

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 gates 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 gates 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 Highways Authority raise no objections to the proposal. The alleyway to be closed is not an adopted highway or public right of way and offers no strategic highway function.

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
- Existing Site Plan
- Proposed Site Plan
- 2m High Double Gate dated 06/07/2016

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 Bob Melling