

APPLICATION NUMBER: 22/01384/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
22/01384/FUL	Bob Melling	05 January 2023

Address: 943 - 951 Manchester Rd and 2 - 4 Olive Street, Rochdale, OL112TX

Proposal: Erection of 2 metre high free standing vehicle access alleygate to the rear of 943 Manchester road and side of 2 Olive street

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
-----	--	---

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: AT

DATE: 06.01.2023

SITE

The application relates to the alleyway to the rear of nos. 943 - 951 Manchester Road and to the side of nos. 2 - 4 Olive Street in Castleton, Rochdale. The site lies within the Castleton (South) Conservation Area. The alleyways service a pair of semi-detached dwellings and a group of late 19th century terraced dwellings. The alleyway can be accessed from Olive Street, adjacent to Manchester Road.

PROPOSAL

Permission is sought for the construction of 1 x 2 metre high vehicle access free standing alleygates to the rear of no. 943 Manchester Road and side of no. 2 Olive Street. 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)
National Planning Practice Guidance (NPPG)

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

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways and Engineering

The area to be gated has no strategic value in terms of access to the wider highway network.

Highways have no objection to this application and request no specific planning conditions.

Conservation Officer

The proposal is for the installation of an alley gate to the rear of 943 to 951 Manchester Road and to the side of 2 to 4 Olive Street. The site lies within the Castleton (South) Conservation Area. The adjacent terraced houses date from the late 19th century and are typical of the former worker's housing in the area.

The proposed alley gate would be cast metal, finished black and would limit access to the alley in the interest of crime prevention. The proposed gate would be seen in the context of the rear of the existing properties. Subject to a condition, requiring it to be painted black, it would have a neutral impact on the Conservation Area.

The proposal would preserve the character and appearance of the Conservation Area and would comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990. It would have a neutral impact on the significance of the designated heritage asset. There would be no conflict with the aims of NPPF chapter 16, Rochdale CS policy P2 or saved UDP policy BE/17

REPRESENTATIONS

Letters of notification were sent to all surrounding properties. No representations were received.

ANALYSIS

Visual and Residential Amenity: DM1, P2 and P3

Policies DM1 and P3 of the Council's adopted Core Strategy requires development proposals to demonstrate high quality design. Policy P2 of the Council's adopted Core Strategy requires development to protect and enhance character, landscape and heritage. In addition, paragraphs 126 and 130 of the National Planning Policy Framework (NPPF) state that good design is a key aspect of sustainable development and that planning policies and decisions should ensure that developments function well and add to the overall quality of the area and are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

Additionally, paragraph 134 of the NPPF states that *'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'* Furthermore, paragraph 5.1 of the SPD states that extensions *'should be designed to be in keeping with the host property and generally should be subservient to it'*.

The application site lies within the Castleton (South) Conservation Area. The adjacent terraced houses to the application site date from the late 19th century and are typical of the former worker's housing in the area.

Paragraph 199 of the NPPF states that *'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 alleygate is 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 noted that the proposed alleygate would have a neutral impact on the Conservation Area. Therefore, it is not considered that the gates would unduly impact the significance of the designated heritage asset or the general amenity of the occupants of the properties directly served by the alleyway. 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 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 and P3 or saved UDP policy BE/17Policies.

Access and Highway Safety

The Council's Highways and Engineering Service raise no objections to the proposal. It is considered that the gate would be appropriately sited and would not result in a negative impact on highway safety. The alleygate would not directly lead to an increase in on-street parking in the area. Collection of waste bins would be unaffected.

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 15/11/2022
- Existing Site Plan dated 15/11/2022
- Proposed Site Plan dated 15/11/2022
- 2m High Double Gate drawing 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