

APPLICATION NUMBER: 23/00066/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
23/00066/FUL	Chelsea Petrillo	15 March 2023

Address: Alleyway To Rear Of Ramsay Place And Ramsay Street, Rochdale

Proposal: Erection of 2 x 2 metre high pedestrian access free standing alleygate to rear of 1 and side of 7 Ramsay Place

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?	N

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: TH

DATE: 13/03/2023

SITE

The application relates to the alleyway to the rear of nos. 2 and 4 Ramsay Street and nos. 1-7 Ramsay Place, located to the east of Rochdale town centre and within the defined urban area. The alleyway serves a row of terraced dwellings on Ramsay Place and a pair of semi-detached dwellings on Ramsay Street. The alleyway can be accessed from the rears of both Ramsay Street and Ramsay Place. The alleyway also runs alongside a car service premises, located at the immediate west.

PROPOSAL

Permission is sought for the erection of two 2 metre high vehicle / pedestrian access free standing alleygates to the rear of 1 Ramsay Place and 2 Ramsay Street and to the side of 7 Ramsay Place. The proposed gates would be built with galvanised mild steel metalwork 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):

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

14/01292/FUL RESIDENTIAL DEVELOPMENT FOR THE ERECTION OF 12 DWELLINGS WITH ASSOCIATED LANDSCAPING AND CAR PARKING
03.07.2015 Grant Subject to Conditions

17/01288/FUL RESIDENTIAL DEVELOPMENT OF 12 DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING
09.02.2018 Grant Subject to Conditions

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

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

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 alleygates are 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. The choice of materials would also be deemed appropriate to increase the life expectancy of the alleygates before requiring maintenance.

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. The gates would be set between tall boundary fences and walls which enclose the rear gardens of the adjacent dwellings, and only limited parts of the 2m high gates would be visible above these boundary treatments. The gates would also be visible from first floor windows of adjacent dwellings but owing to the scale and design of the gates, they would not result in any overbearing or visual intrusion. The gates would be set away from the nearest roads and would not give rise to any highway safety considerations.

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.

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
 - PW ALLEYGATE ELEVATIONS
 - DESIGN AND ACCESS STATEMENT Dated 18.01.2023

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, unless otherwise agreed in writing by the Local Planning Authority

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 Chelsea Petrillo