

## DELEGATED DECISION CHECKLIST AND REPORT

| APPLICATION NO. | CASE OFFICER | DATE       |
|-----------------|--------------|------------|
| 23/01297/FUL    | Hamish Rigg  | 19/12/2023 |

**Address:** 1-17 Joseph Street, Rochdale, OL12 6NB

**Proposal:** Erection of 2 security alleygates to side of 24 Rupert Street and 10 Trengrove Street and removal of 1 alleygate to rear of 24 Rupert Street

|           |                            |     |                       |     |
|-----------|----------------------------|-----|-----------------------|-----|
| PUBLICITY | Weekly list expired?       | yes | Site notice expired?  | n/a |
|           | Neighbour letters expired? | yes | Press Notice expired? | n/a |

|            |                                                             |     |                                        |    |
|------------|-------------------------------------------------------------|-----|----------------------------------------|----|
| DELEGATION | Significant departure from local plan?                      | no  | Contrary to national policy?           | no |
|            | Applicant a Council Member or officer?                      | yes | Contrary to previous decision?         | no |
|            | Major with 10 or more objections and recommending approval? | n/a | Called in or Planning Panel objection? | no |

|          |                                   |    |
|----------|-----------------------------------|----|
| COMMENTS | Planning Panel comments received? | no |
|          | Neighbour comments received?      | no |

|     |                                                  |     |
|-----|--------------------------------------------------|-----|
| EIA | Screening opinion completed and saved to Onbase? | n/a |
|-----|--------------------------------------------------|-----|

|            |                                                                      |     |
|------------|----------------------------------------------------------------------|-----|
| CONDITIONS | Pre-commencement conditions proposed?                                | no  |
|            | Pre-commencement conditions agreed (or notification period expired)? | n/a |

|                |                             |
|----------------|-----------------------------|
| RECOMMENDATION | GRANT SUBJECT TO CONDITIONS |
|----------------|-----------------------------|

CHECKED AND SIGNED OFF BY: RK

DATE: 24/01/2024

SITE

The application relates to an alleyway adjacent to the rear gardens of 1-17 Joseph Street, a row of terrace houses in suburban Rochdale. The gate would be positioned at the rear of no.1 Joseph Street, adjoining its eastern boundary.

## **PROPOSAL**

Planning permission is sought for the erection of 1X 2m high pedestrian access free standing alleygate to the rear of 1 Joseph Street. The gate would serve a passageway to the rear of 1-17 Joseph Street. The gate would comprise steel railings of vertical bars mounted to a steel gateposts.

## **RELEVANT PLANNING POLICY**

Planning (Listed Buildings and Conservation Areas) Act 1990

### 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**

None

## **CONSULTATION RESPONSES**

Not applicable

## **REPRESENTATIONS**

Letters of notification were sent to surrounding neighbours 06/12/2023. No comments were received.

## **ANALYSIS**

### Design and 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 alleygates are considered to be appropriate for the 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. The alleygates and fences would retain an open aspect rather than being of solid design and the black finish would ensure modesty and neutrality.

It is considered that the alleygates and fences would not unduly impact on the amenity of the occupants of the properties directly served by the alleyway, and would serve to provide a positive benefit through improved security, reduced opportunities for anti-social behaviour and the prevention of crime, fly-tipping, littering and graffiti.

As such, the proposal is considered to be in accordance with Policies DM1 and P3 of the Council's Core Strategy and the requirements of the National Planning Policy Framework.

#### **RECOMMENDATION:**

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:-
  - 2m Single Gate & Fence – Dated 6/07/16
  - Location Plan
  - Site Plan

And the development shall be carried out in complete 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 alley gate 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 Hamish Rigg