APPLICATION NUMBER: 20/01167/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01167/FUL	Majid Mir	30 October 2020

Address: Alley Way To Rear Of 11 - 27 Hallcroft Gardens, Milnrow

Proposal: Erection of 2 x 2m high, free-standing pedestrian access alleygates with a section of 2m high fencing (9.5m in length) to rear of 23-27 Hallcroft Gardens

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?	y	**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/a

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: KN DATE: 5/11/2020

SITE

The application relates to the alley way to the rear of 11 to 27 Hallcroft Gardens in the Milnrow area of Rochdale. On the other side of the alleyway palisade fencing

already separates the properties on Arcon Close. The properties on Arcon Close are set at a 90 degree angle to the properties on Hallcroft Gardens, therefore the properties on Hallcroft Gardens face the side elevation of the properties on Arcon Close. Opposite no. 23, 25 and 27 Hallcroft Gardens is land identified as recreational open space. The area is unkept and in a poor state, with considerable fly tipping taking place.

PROPOSAL

The application proposes the erection of two 2m high, free-standing pedestrian access alleygates with a section of 2m high fencing that will be 9.5m in length to rear of no. 23 to 27 Hallcroft Gardens. One gate will be placed to the rear of no.11 and the other gate will be placed to the rear of no. 27. The 9.5m long fence will run from the gate to the rear of no. 27 and will run all the way to palisade fence that is already in place around the boundary of no. 25 and 27 Arcon Close.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

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

RELEVANT SITE HISTORY

Not applicable.

CONSULTATION RESPONSES

Highways and Engineering

No comments.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours and a site notice was placed in the vicinity of the site. 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.

Paragraphs 56 and 58 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 free standing pedestrian alleygates and the fence are of a standard design and have been widely employed across the borough. The maximum height of 2m is considered acceptable as it balances the security benefit against visual amenity considerations. The material, black powder coated galvanised steel, is considered to be suitable in this location and will result in a satisfactory standard of design and visual appearance.

It was noted whilst on a site inspection, there was considerable amount of fly-tipping and littering that had taken place. 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 alleygates and fence would unduly impact on the general amenity of the occupants of the properties directly served by the alleyway. On balance, the proposed alleygates and fence 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 Council's Highways and Engineering Service raised no comment on the proposal. The proposed development provides for a safe and convenient access and circulation for pedestrians and wheelchair users. As such, it is considered that the proposal is in accordance with Policies T2 and DM1 of the adopted 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
   - Site location plan
   - Proposed 2m Single gate and fence. Dated: 6/07/16
   - Steel railing panel 2000 high. Dated: 6/07/16
   - Design and Access Statement

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 alleygates 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.

Article 35 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 Majid Mir