APPLICATION NUMBER: 21/00018/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00018/FUL	Emily Sykes	3 February 2021

Address: Alleyway To Rear Of 1 - 11 Smithies Ave Middleton M24 2QF

Proposal: Erection of 1 x 2 metre high freestanding vehicle access alleygate to rear of 1 Smithies Avenue

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?	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: AT **DATE: 02.03.2021**

SITE

The application refers to the alleyway forming vehicular and pedestrian access to the rear of no.1-11 Smithies Avenue. This alleyway can be accessed from Vincent Street.

PROPOSAL

The application proposed the erection of a pair of 2 m high free-standing vehicle access alleygate to the rear of 1-11 Smithies Avenue. The proposed 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 Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

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

None Applicable

CONSULTATION RESPONSES

Highways And Engineering

No objections or comments raised in relation to the proposed development.

REPRESENTATIONS

Letters of notification were sent out to all surrounding neighbours and a site notice was put up for wider publicity. One representation was received containing the following comments and queries:

- A great idea that will benefit all surrounding properties.
- Are the gates being made as wide as possible ensuring vehicle access for commercial vehicles?
- Would we automatically be given keys for the gates?

Officer response – the gates will be as wide as possible and keys will be provided.

ANALYSIS

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.

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. Furthermore, the proposed gates would be located to the rear and side of the terraces where they would be less prominent and have an open aspect rather than being of solid design.

The materials, black powder coated galvanised steel, are considered compatible with the surrounding residential area. Similar schemes have been approved across the Borough to improve the security for residents and as such, the proposal is considered as in accordance with the above policies.

It is not considered that the gates would 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.

The Council's Highways and Engineering Service raises no objections to the proposals. It is considered that the gates would be appropriately sited and not result in a negative impact on highway safety. The alleygates themselves 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 1:1250
   - Block Plan
   - Drawing titled: 2m high double gate

   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

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.

Notes for Applicant:

Report Author Emily Sykes