APPLICATION NUMBER: 21/00392/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
21/00392/FUL	Ryan Killeen	21 May 2021

Address: Burnside Community Centre 36 Burnside Crescent Middleton M24 5NN

Proposal: Erection of 3m high mesh fencing to side

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/A
	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: 02.06.2021**

SITE

The application relates to Burnside Community Centre, a detached building fronting Burnside Crescent in Langley, Middleton. A large proportion of the building is single storey in height at the front with a steeply pitched roof accommodating two storeys at the rear. Under the application 13/00847/FUL, the western part of the building was changed to form a separate dwellinghouse. The surrounding area is predominantly residential, forming part of the wider Langley Estate, with interspersed fragments of community and commercial functions.

PROPOSAL

This application seeks to erect a 3.0m high green paladin fence along the eastern side curtilage.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019
National Planning Practice Guidance (NPPG)

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3	Improving Design of New Development
DM1	General Development Requirements

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

Letters of notification were sent to all surrounding properties, no responses were received.

ANALYSIS

Design

The proposed fence is considered to be distinctly utilitarian in appearance and of no notable standard of design. It would sit adjacent to the existing enclosure which surrounds the recreational hardstanding area.

Opportunities to view the proposed fence in isolation would be limited to views of the front elevation from a small section of Burnside Crescent.

It is not considered that the proposed fence would therefore appear conspicuous within its setting and would have a negligible impact to the character and appearance of the area. As such, the proposal would accord with Policies P3 and DM1 of the adopted Core Strategy and the National Planning Policy framework.

Amenity

Given the siting, size and design of the proposed fence, it is not considered that the resulting development would result in any undue overshadowing or overbearing impact to surrounding occupiers. No other impacts to the amenity of surrounding occupiers are expected by way of noise and disturbance or a loss of privacy. As such the proposal would accord with the requirements of policy DM1 of the adopted Core Strategy and 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 (Received 14/04/2021)
   - Site Plan, Front Elevation and Side Elevation (received 14/04/2021)

   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 saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The metalwork of the fencing hereby approved shall be colour treated green RAL 6005 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 Ryan Killeen