DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00204/FUL	John Van Eker	1 April 2019

Address: Alleyway Rear Of 3-17 Equitable Street, Milnrow

Proposal: Erection of 3.5m wide X 2m high, free-standing, vehicle access alleygate

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

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	N

RECOMMENDATION	Grant subject to conditions

CHECKED AND SIGNED OFF BY: DR **DATE: 17/04/2019**

SITE

The application relates to a piece of land that forms an alleyway, used for vehicle and pedestrian access and bin storage serving the rear of properties 3-17 Equitable Street. The alleyway shares a boundary to the north with an industrial building.

PROPOSAL

The application seeks permission for a free standing vehicles access gate to the south east entrance to the alleyway. The proposed gates will measure 3.5m wide and 2m high.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility

Unitary Development Plan (UDP):

G/D/1 Defined Urban Area

RELEVANT SITE HISTORY

N/A

CONSULTATION RESPONSES

Highways And Engineering - No objections to this development as proposed.

REPRESENTATIONS

Letters of notification were sent to surrounding neighbours as well as a site notice posted in the area and no letters of notification have been 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.

In addition, 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 materials, black

powder coated galvanised steel, are considered as compatible with the surroundings. 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 fly-tipping, littering and graffiti.

As such, the proposal is considered to be compatible with Policies DM1, P2 and P3 of the Council's Core Strategy and the requirements of the National Planning Policy Framework.

Access and Highway Safety

The proposed development provides for safe and convenient access and circulation for pedestrians and wheelchair users and the pedestrian gate leaf would provide an unobstructed width required to meet DDA requirements.

It is not considered that the scale or type of this development would result in a negative impact on highway safety. The Highway Authority has confirmed that there are no requirements to amend or re-located the position of the access gates, and the development is satisfactory as proposed.

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 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
- Drawing titled '2000 High Double Gates', AG 02 A

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 and positively to issue the decision without delay.

Report Author John Van Eker