

Officer Report

Case Reference: PL/2026/0336
Location: 16 STONE STREET, MILNROW, ROCHDALE, OL16 4JA
Proposal: Installation of a wall-mounted electric vehicle chargepoint to the front elevation of a residential dwelling, with associated cable routing to an on-street parked vehicle via a council-approved cross-pavement cable channel.
Recommendation: Approve with Conditions
Officer: Bob Melling

By indicating that the development proposal complies with relevant national, sub-regional and local policies and the 'Guidelines and Standards for Residential Development' Supplementary Planning Document, the Case Officer is taking into account the information submitted with the application, any previous relevant applications, observations during any site visit, any comments received in connection with the application and any other considerations which are material to the decision.

RELEVANT PLANNING POLICIES

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Sub-Regional Guidance

Places for Everyone Joint Development Plan (PfE) 2024:

JP-P1 Sustainable Places

JP-S2 Carbon and energy

Local Guidance

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

P3 Improving Design of New Development

G1 Tackling and adapting to climate change

G2 Energy and new development

G3 Renewable and low carbon energy developments

DM1 General Development Requirements

T2 Improving Accessibility

Supplementary Planning Documents (SPD):

Supplementary Planning Document 'Guidelines and Standards for Residential Development' (2016)

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: 28/05/2026

Weekly List: 27/05/2026

ASSESSMENT

Principle of Development

The installation of an electric vehicle charger on the front elevation of the property is acceptable in principle and aligns with the objectives of the Council's Development Plan, which supports low carbon modes of transport. However, careful consideration must be given to the potential impact of the charger on visual amenity and public safety.

Visual Amenity

Given the modest size of the charger unit measuring 230mm in height, 140mm in width, and 100mm in depth and its placement to the side and beneath the front elevation window, it is not considered that the installation adversely affects the visual amenity of the area. As such, the charger is deemed to have a minimal impact on the street scene and visual character and is therefore considered to be in accordance with PfE Policy JP-P1 and CS Policies DM1 and P3.

Highways Safety

The charging unit is wall mounted and would not pose any risk to public safety due to its minimal projection and the location of the property towards the end of a cul-de-sac. Moreover, the charger would utilise a cross-pavement channel reducing any potential risks to public safety.

Conclusion

Subject to the conditions set out below and taking into account the provisions of the Development Plan and all other material planning considerations, it is recommended that planning permission be granted.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

N/A

SUMMARY OF CONSULTATION RESPONSES

N/A

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment have taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (2)

- 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 The development shall be carried out in accordance with the following drawings and documents hereby approved:

- 'Location Plan' dated 13-Apr-2026
- 'Ohme ePod data sheet - UK & IE' dated November 2023
- 'Proposed Electric Vehicle ChargePoint Installation - Supporting Information'

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, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.