Exp 24/12

Development Control – Delegated Officer Report

Application Number: ADC/0422/09 Recommendation – APPROVE

Site: Playground, Beach Green, Shoreham-by-Sea BN43 5YG

Proposal: Extension of existing children's play area with new play equipment including a 'Buccaneers tower' with 6m high centre pole (ADC Regulation 3 application)

The Application

The application is submitted by the Council under Regulation 3 of the Town & Country Planning General Regulations 1992. The proposed enlargement of the playground and the provision of the play equipment other than the 'Buccaneers tower' (which exceeds 4m in height) constitute local authority 'permitted development'.

The playground lies on the north side of Beach Green and it is proposed to enlarge it on its northern side, adjacent to the riverside embankment. It would be doubled in size and provided with 6 items of play equipment, with the existing equipment retained.

Consultations and Representations

Adur District Council: The EHO has no comments.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AR1
PPS 1 'Delivering Sustainable Development' (ODPM 2005)
PPS17 'Planning for Open Space, Sport and Recreation' (ODPM 2002)

Planning Assessment

Policies

Beach Green is subject to policy AR1 of the Local Plan which states that it shall continue to be used as a public open space and development will normally only be permitted if it is for recreational purposes and subject to the amenity of nearby residents not being adversely affected. The proposal is for its enhancement by the provision of additional children's play facilities and accords in principle with this policy and with PPG17.

Visual amenity

The proposals are of a type normally found in parks and recreation grounds and are not considered to be out of keeping or otherwise visually harmful. The location is at the rear of the open space, well away from the highway, and the additional play equipment, including the Buccaneers tower with its 6m high centre pole, would not be obtrusive against the background of the riverside embankment with large houseboats beyond.

Residential amenity

Use of play equipment can sometimes give rise to disturbance to residents. In this case, however, the location is a sufficient distance from the nearest residents which are the houseboats to the north, 30m away beyond the embankment, and the houses to the east, in River Close, 40m away.

Recommendation

APPROVE for the reason:-

The proposal would improve recreational facilities on the public open space without detracting from the existing local environment. It can take place without resulting in unacceptable detriment to the amenities of residential properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AR1)

Subject to:-

1. C1Ci (Standard time limit)

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Case Officer..... [redacted] Date..27/11/09.....