Expiry: 13/9

Development Control – Delegated Officer Report

Application Number: AWDM/1002/23 Recommendation: Grant

Site: 149 Alinora Crescent, Worthing

Proposal: **Retention of child's play structure in front garden (Retrospective application)**

Date of site visit: 16/8

Neighbours checked:

Additional neighbour notifications:

Site and Surroundings

This application relates to a two storey 1960's house on the corner of Alinora Crescent and Marine Crescent, near Sea Lane café. The property has a south facing balcony and gardens on three sides with its main garden to the south and west enclosed by hedging. The 'front' door is in the west facing wall with a garage and parking off this side too.

The property is not in a conservation area and is not a listed building. There are no protected trees on the site.

Proposal

Permission is sought to retain children's play equipment erected in the south west frontage earlier this year. Maximum dimensions are 6.35 metres in width, 5.02 metres deep and 3.7 metres in height and it includes two swings, a slide, a climbing frame, lookout platform/tree house.

The revised drawings show the roof of the platform area, the highest part, removed.

Relevant Planning History:

AWDM/0083/21 - Proposed render to all elevations of dwelling, ground floor extension of front elevation, installation of bifold doors with an extension to the first floor balcony with the addition of an external staircase to the east elevation. Granted

0964/17 Proposed chalet bungalow : Revised design including reconfiguration as 2 bed dwelling with hipped main roof and two front dormers. Granted

03/00716 - Erection of two storey extensions to north and west elevations. Granted

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Consultations:

The Goring and Ilex Conservation Group:

'On behalf of the Goring and Ilex Conservation Group, our committee wishes to object to these proposals. We believe that the play structure, due to its height, scale and siting will have an adverse effect on and loss of local amenity.

At 3.7m high and close to the highway boundary, the tower/tree parts of the structure, at least, are obtrusive and although more difficult on a corner plot, should be modified or relocated providing that relocation would not adversely affect the neighbouring properties. This is a large structure and, though at present partially obscured by hedging, will become even more obtrusive should the somewhat unkempt hedging be pruned or removed.

We note also that the block plan measurements are incorrect at 2.5 x 1.98m rather than the overall 6.35 x 5.02m or 3.65 x 3.72m excluding the swing element.

For such a large structure in such a prominent position, it is unfortunate that pre-application advice was not sought or at least a planning application made before installation. We would urge that this application, as it stands, be rejected.'

Representations:

147a – No objection

130 Marine Crescent objects as follows:

- Design
- Other
- Privacy Light and Noise
The play equipment would be Class E of PART 1, SCHEDULE 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.
The play equipment is more than one storey. It exceeds 2.5m in height.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The play equipment is largely hidden behind high hedges and shrubbery planting on the front and side boundaries. In the revised plans the highest part of the structure, i.e. the platform apex roof is to be removed. This will reduce the impact visually. A condition that this is done within 28 days of the grant of permission is recommended.

This is not a conservation area and so the application does not need to be assessed against conservation policies.

Residential Amenity

The play equipment is located as far from neighbouring boundaries as possible. It is at least 18 metres from the shared boundary with No. 130 Marine Crescent and 20 metres from the shared boundary with the new chalet bungalow at 147a Alinora Crescent.

Overlooking will not be occurring with distant views of front gardens a possibility only. It does not result in any loss of light.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Platform roof to be removed within 28 days of the permission.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? Y

Case Officer: MOK Date: 19/9/23

Authorised by: Jo Morin Date: 19.09.2023