Development Management – Delegated Officer Report

Application Number: **AWDM/1052/19** **Recommendation: APPROVE**

Site: **25 New Barn Road, Shoreham-By-Sea**

Proposal: **Retrospective application for children's slide with raised platform.**

Date of Site Visit: **9 August**

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks retrospective permission for a raised platform with children's slide located in the rear garden of a semi-detached chalet bungalow located on the western side of New Barn Road.

A row of similar bungalows/chalet bungalows are located along the road but the property to the north is heavily screened and therefore barely visible from the application site. To the south there is little such screening and low boundary fencing meaning that adjoining gardens are visible from the application site.

Planning History:

None relevant to the determination of the application

Consultations:

None undertaken

Representations:

No comments received

Relevant Planning Policies:

Adur Local Plan (2017):

Policy 15: Quality of the Built Environment and Public Realm

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

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Planning Assessment

The main issues in the determination of the application are the visual impact of the proposal and the effect upon the amenities of neighbouring properties.

The application is retrospective and submitted following an enforcement investigation, but no representations have been received regarding the planning application.

The rear gardens in the vicinity are quite generous, around 30 metres in length with this structure being located at the far end of the garden from the house. The property to the north is screened by its own vegetation and hence at present, there is no impact upon this property. The properties to the south are all visible as there are low 1 metre boundary fences separating the properties with little or no screening.

While it is true that the platform offers an elevated view of these gardens as well as rear dormers of the neighbouring properties (6 are visible, although the immediate neighbour to the south does not have a dormer), any overlooking is not materially different to what can be seen at ground level because of the low boundary fences. The platform is more than 20 metres away from the nearest rear dormer windows because of the length of the gardens, which exceeds the council's normal overlooking standards and in any case, each of these dormers has a clear view over neighbouring gardens and equally each of the dormers can be seen from the gardens themselves.

Accordingly, there is no material harm caused by the structure and hence it is recommended that planning permission be granted.

Recommendation

To GRANT permission subject to the following condition:

01 Approved Plans

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

Case Officer: [redacted] Date: 30/8/2019

Authorised by: [redacted] Date: 30/8/2019