Development Management - Delegated Officer Report

Application Number: **Recommendation –** **Approve**
AWDM/1394/12

Site: **Playground Westbrook Way, Southwick, West Sussex**

Proposal: **Replacement of play equipment to include multi activity unit and roundabout.**

Date of site visit: 4th December 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site is within a residential area within the built up area of Southwick. Properties surrounding the site are mainly two storey semi detached dwellings.

The site is currently a small play area and was built as such with the surrounding residential housing. It is owned and maintained by Worthing Homes. The existing equipment comprises of a multi play unit (climbing frame/slide), toddler swings and a springer. The area is enclosed with brick wall to the rear and side and open low level railings to the front.

The applicant's Design and Access Statement stated that, some of the existing equipment and safety surfacing has deteriorated and requires replacement to ensure the continued safety of its users.

The existing swings are to be repainted and the safe surfacing replaced. The existing 'springer' is to be replaced with a 'polka' roundabout with existing tiled surfacing replaced.

The multi play unit will be replaced with a similar sized multi play unit with improved safer surfacing. Drawings have been submitted showing details of the proposed replacement equipment.

The railings to the front of the site will be repaired where possible or replaced like for like if necessary.

Consultations

Adur & Worthing Councils: The Council's Environmental Health Officer has no adverse comments to make.

Representations: - 1 third party representation has been received from 14 Westbrook Way a dwelling which faces directly onto the site. The following comments are made and the application is strongly opposed.

- We have to suffer noise and disturbance from children, older teenagers and foreign students until late at night.
- This application would cause more children to come from outside the estate making more nuisance.
- The new equipment will not be valued and has been repaired and replaced on previous occasions.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AR1
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site as existing is a playground for recreational use. This will be unchanged the application is for the replacement and upgrading of play equipment at the site. The main considerations are the impact of this replacement equipment on the residential amenities of the occupiers of the adjacent dwellings and impact on the visual amenities of the surrounding area.

It is considered that the new equipment will benefit those in the direct locality and enhance the existing local recreational area. Although the comments received highlight some anti social behaviour problems that have occurred at the playground this should not prejudice the future upgrading of the play facilities for the benefit of the local residents. Some of this upgrading also relates to safety surfacing which is essential. This matter should be dealt with through the Police or Community Officer. It is not considered that the misuse of the play area should warrant the refusal of this application to upgrade and make safe the existing play ground. There is good surveillance over the play area from adjacent dwellings and any crime or anti social behaviour should be reported to the relevant authorities.

Visual amenity

The replacement round about and multi play unit are similar in scale to that as existing. The equipment is not out of keeping with what would be expected to be placed within a play area.

Residential amenity

The proposed play equipment will not result in any additional over looking loss of privacy or disturbance than existing. This area has an existing use as a playground. Existing equipment is to be replaced and ungraded.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would improve a community facility without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with saved Adur District Local Plan Policy AG1 and AR1 and South East Plan policies SP3, CC1, CC3, CC6, BE2, BE3, BE1, S1, S2, S6.

Subject to Conditions:-

1. Standard 3 year time limit
2. Drawing no. RTCS 005-OPT 2 Rev B - received 19th November 2012.
   Location Plan – received 19th November 2012.
   Details of Playsimple 2 unit (roofs to be omitted) – received 19th November 2012.
   Details of 'polka' roundabout – received 19th November 2012
   Installation details PSD-1102-FTD – received 19th November 2012

Informative 1 - The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Hannah Barker Date: 2nd January 2013

Authorised by: Jo Morin Date: 7 Jan 2013