

PLANNING APPLICATION REPORT**REF NO:** BR/146/11/**LOCATION:** 48 Corbishley Road
Bognor Regis**PROPOSAL:** Childrens two storey playhouse (Resubmission of BR/17/11/)**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	Application seeks consent for the erection of a children's playhouse (re-submission of BR/17/11/).
SITE AREA	Approximately 340 sq metres
RESIDENTIAL DEVELOPMENT DEN	N/A
TOPOGRAPHY	Predominantly flat
TREES	None of any significance affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing approximately 1.8-2 metres high surrounds the perimeter of the garden. Outbuilding and kennel on rear garden boundary.
SITE CHARACTERISTICS	The site is a two storey terraced property with brick faced elevations and a tiled pitched roof. There is a conservatory at the rear of the property.
CHARACTER OF LOCALITY	The site is located in a residential road of properties of similar design and style.

RELEVANT SITE HISTORY

BR/40/08/	Conservatory to back of house separated from main house by existing doors etc	Return App - not req 07-02-2008
BR/211/10/	Childrens two storey wooden playhouse	Refused 22-10-2010
BR/17/11/	Childrens two storey playhouse (Resubmission following BR/211/10).	Refused 05-04-2011

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

Objection: the height of this playhouse is obtrusive and unneighbourly.

1 letter of Objection:

Wherever this playhouse is put in the back garden, it will still be an invasion of my privacy and have line of sight into my living room.

Comments on Representations received:

Comments noted. The playhouse in the revised location adjacent to the rear boundary will have less impact on residential amenity. Any overlooking will be oblique confined to rearmost sections of neighbouring gardens.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built-up area boundary

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:	GEN2	Built-up Area Boundary
	GEN7	The Form of New Development

PLANNING POLICY GUIDANCE

PPS1	Delivering Sustainable Development
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POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

BACKGROUND

The application seeks consent for the construction of a playhouse within the rear garden of 48

Corbinshley Road. The application is a re-submission following the refusal of application BR/17/11. The previous application was sited in close proximity to the western boundary, adjoining no. 50 Corbinshley Road. It is proposed to locate the playhouse adjacent to the rear garden boundary, which will require the removal of an existing kennel and outbuilding.

VISUAL AMENITY

The dimensions of the current application are identical to application BR/17/11: 2.4 metres in width, approximately 3.6 metres in length under a pitched, hipped roof, reaching a maximum height of approximately 3.1 metres. The playhouse has a verandah at ground floor level and a raised balcony at first floor level, 1.5 metres above ground level. However, its revised location, adjacent to the rear garden boundary, adjoining Laburnam Road Junior School and playing fields, would not unduly harm the visual amenities of the locality.

RESIDENTIAL AMENITY

The current application seeks to re-locate the playhouse adjacent to the rear garden boundary, away from the western boundary adjoining No. 50, in order to overcome issues of overlooking and loss of privacy, and to reduce the overbearing impact of the playhouse on the occupiers of neighbouring properties. It is considered that the playhouse would have a much reduced impact on the amenities of neighbouring properties in the revised location. The application site and neighbouring properties have long gardens, approximately 30 metres in length, and the playhouse would be set back from side boundaries. As a result, there may be limited oblique overlooking, but given the set back from the side boundaries, combined with the length of the gardens, any such oblique overlooking would be largely confined to the rearmost sections of gardens, which are less used.

SUMMARY

In summary, the playhouse is considered to have an acceptable impact on the residential amenities of neighbouring properties and the character and appearance of the locality in the proposed location adjacent to the rear garden boundary. It is therefore recommended that planning permission is granted, subject to the following conditions.

RECOMMENDATION

APPROVE CONDITIONALLY

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans: OS Sitemap, Floorplans, Elevations plans, Left side drawing, Side elevation and Front elevation received on 18th July 2011.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The playhouse hereby approved shall be re-sited from its current location to the approved location within 2 months of the date of this permission.

Reason: In the interests of amenity and to comply with policy GEN7 of the Arun District Local Plan.

4 **INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010**

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN7, GEN2

NATIONAL POLICIES: PPS1

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.