

PLANNING APPLICATION REPORT**REF NO:** BR/17/11/**LOCATION:** 48 Corbishley Road
Bognor Regis**PROPOSAL:** Childrens two storey playhouse (Resubmission following BR/211/10).**SITE AND SURROUNDINGS**

DESCRIPTION OF APPLICATION	As above
SITE AREA	Approximately 340 square 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 1/8-2m high surrounds the perimeter of the rear garden.
SITE CHARACTERISTICS	The site is a two storey terraced property with brick faced elevations and a tiled pitched roof. There is a conservatory to the rear of the property.
CHARACTER OF LOCALITY	The site is located in a residential road of properties of a similar 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

REPRESENTATIONS**Representations received:**

Bognor Regis Town Council

Objection on the grounds that this is unneighbourly.

Two letters of objection, raising the following main points:

- The playhouse is 5ft higher than the 6ft fence. When the children or adults use the platform they overlook gardens and can see into neighbouring properties.
- The reasons for the first application's refusal are still valid.

- Increased noise levels from children shouting from upper balcony of playhouse.
- The addition of the playhouse, plus a further large wooden building erected after this, may possibly exceed the 50% rule, in addition to two existing sheds and a large conservatory.

Comments on Representations received:

Noted.

CONSULTATIONS

Consultations responses received:

None

Comments on Consultation responses:

None

POLICY CONTEXT

Designation applicable to site:
Within the Built Up Area

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

This application seeks retrospective planning permission for the construction of a playhouse within the rear garden of 48 Corbishley Road. The application is a re-submission following the refusal of BR/211/10.

The playhouse is located in close proximity to the western boundary of the site, adjacent to no.50 Corbishley Road.

The playhouse measures at maximum, approximately 3.6m in length, 2.4m in width, and has a pitched and hipped roof reaching a maximum height of approximately 3.1m. It is considered that the play house, by reason of its siting and design, does not have a significant impact on the visual amenities of the locality.

The play house has a verandah at ground floor level and a raised platform/balcony at first floor level, approximately 1.5m from ground level. This platform/balcony area provides a clear view into the rear gardens of neighbouring properties; therefore it was deemed that the playhouse had a materially adverse effect on the occupiers of neighbouring dwellings by means of giving rise to overlooking. The original application was refused on this basis.

This re-submission seeks to address the issue of overlooking by introducing a close boarded fence screen approximately 1m high to the upper platform, and by re-positioning the slide to the eastern elevation. Whilst it is appreciated that this alteration will largely alleviate the issue of overlooking, it is considered that the additional height and bulk created by the screening is such that it would have an overbearing impact on the occupiers of neighbouring dwellings.

It is therefore recommended that the application be refused, for the following reason:

RECOMMENDATION

REFUSE

- 1 The playhouse structure in combination with its additional screening, would have a detrimental impact on the residential amenities of the occupiers of neighbouring dwellings due to its siting, size and bulk, contrary to policy GEN7 of the Arun District Local Plan.