DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H15-0183-19**	**Applicant:**	**Adrian Flaherty**
Proposal:	Proposed children's play tower		
Location:	11 & 13 Town Drove Quadring Spalding		
Terminal Date:	19th April 2019		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

01	Spatial Strategy
02	Development Management
03	Design of New Development

National Guidance

National Planning Policy Framework 2019

Section 12. Achieving well-designed places

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	1	0	0	0
WARD MEMBER	0	0	0	0
IAN MARSHMAN, HISTORIC ENVIRONMENT OFFICER	0	0	0	1
RESIDENTS	2	0	0	1

CASE OFFICER ASSESSMENT

Full planning permission is sought for proposed children's play tower at 11 & 13 Town Drove, Quadring, Spalding.

The White Hart public house is adjacent to the north-east of the application site with spacious beer

garden and driveway/car parking in gravel. Residential use is at the back of this property. The application's dwelling comprising two old two-storey catslide roofed cottages is on the edge of the highway. The rear garden is long, rectangular and fairly spacious.

The site location is within the settlement boundaries of Quadring as set out in the Inset Map 22 of South East Lincolnshire Local Plan, 2019. The principle of development for the proposal is acceptable unless material considerations indicate otherwise as laid down in section 70(2) of the Town and Country Planning Act 1990.

Material considerations

The proposal would consist of 3 No. just above 4 metre high play towers with a rope bridge in between which would hang over 2 metres from the ground floor level. The full width of the structure would be 11 metres. The children's play tower would be positioned across the width of the garden. In principle, the children's play tower would be of a significant scale but still commensurate with the size of the buildings nearby.

A ladder would give access to the southern-west tower. The northern-east tower would host an enclosed wood lath room with a window facing straight the rear elevation of the dwelling. A swing would be below the central tower and a climbing wall of approximately 2 metre high at the bottom of the northern-east tower.

Cedar shingles would be on top of the towers on both ends. Polycarbonate would be used for the northern-east tower window. The main structure would be made of treated timber. Given the use of these materials, the appearance of the proposal would be characteristic of this type of playground structures and would cause any detrimental impact upon the existing visual amenity of the surroundings.

The dwelling is immediately adjacent to the northern-east side boundary of the curtilage. An approximately 15 metre long and 4 metre high and brick wall is on that site boundary just after the dwelling. The remainder of the boundary is treated with a 2 metre high timber close board fence. Identical boundary treatment is also found on the rear and southern-west side boundaries.

The children's play tower would be approximately located 4 metres from the northern-east boundary and 14 metres from the rear boundary. The location of the proposal would be such that the children's play tower would be visible from the adjacent properties. The playground structure would be 4 metres high and the timber boundary fence in its setting is 2 metre high. Therefore, overlooking impact would be anticipated to adjacent curtilages should children be in the upper part of the towers and walking along the rope bridge. It is worthy to mention that although the window in the northern-east tower would face straight the rear elevation of the applicant's dwelling there would be also views at an oblique angle that would cause loss of privacy to the residents of No. 7. On the account of their proximity, the residents at the rear of No. 7, The White Hart public house would be the most likely affected.

Representations

Two objections received from local residents as summarised below:

·Overlooking and overbearing impact given its dimensions and location.
·Increased noise and disturbance as more children would come to the site to play
·Lack of confidence to the applicant to follow the Local Authority's decision of this planning application when retrospective application had to be submitted for replacement of two old garages with one new garage (application ref. H15-0958-15) and conditions attached to the decision notice has not been complied.

Quadring Parish Council has objected raising the issues below:

·Overlooking impact to adjacent properties
·Identical equipment is in the playing fields which are in a short distance.
·The roof line of the garage approved under planning application H15-0958-15 has not been amended as requested.

LCC Historic Environment Officer - No objection.

Conclusion and recommendation

The height of the playground structure would be excessive given its separation distance with the site boundaries and the existing boundary treatment. The users of the children's play tower would be above 2 metres from the ground level which no existing means of enclosure be able to mitigate any overlooking impact to the residents of adjacent properties, especially those living at No. 7 The White Hart given the close proximity.

Although the scale, location and design seemed to be in principle acceptable, greater weight is given to the harm upon residential amenity and the proposed children's play tower as extended in this application would undermine the standards of residential amenity.

In light of considerations above, the principle of development and the design itself of the proposal will be acceptable respectively according to Policy 1 of the South East Lincolnshire Local Plan, 2019 and Section 12 of National Planning Policy Framework, 2019. Conversely, the intended development would not comply with Policy 2 and 3 of South East Lincolnshire Local Plan, 2019 in terms of residential amenity.

It is accordingly recommended to refuse this planning application via delegated powers.