

the
town planning
experts

**OUTDOOR PLAY EQUIPMENT
24 ALEXANDRA AVENUE
HAYLING ISLAND
PO11 9AL**



1.0 Introduction

- 1.1 Application is made for retrospective planning permission for the retention of play equipment, consisting of a trampoline and a freestanding climbing frame with swings and slide at 24 Alexandra Avenue, Hayling Island PO11 9AL
- 1.2 The Town Planning Experts act as planning consultants for this application.

2.0 Site and Context

- 2.1 24 Alexandra is a Victorian property at the junction of Alexandra Avenue and Victoria Avenue at the southern end of Hayling Island.
- 2.2 The property is accessed via Victoria Avenue, and is bounded to Alexandra Avenue by a brick wall. The wall returns along Victoria Avenue, and continues as a close boarded fence.
- 2.3 The property enjoys a rear garden to the south of the property.
- 2.4 The area is characterised by larger detached residential properties.
- 2.5 Alexandra Avenue runs approximately north-south between Hollow Lane and the Sea Front. Hollow Lane links the two main roads the A3023 Beach Road and Sea Grove Avenue/Elm Grove.

3.0 Planning History

- 3.1 91/51588/000 – rebuilding of boundary wall. Permission 1991
- 3.2 05/51588/002 – temporary classroom. Permission 2005
- 3.3 06/51588/003 - single storey rear extension. Permission 2006
- 3.4 07/51588/004 – renewal of temporary classroom. Permission 2007
- 3.5 07/51588/005 – detached building to provide classrooms and offices over. Refused 2007
- 3.6 08/52588/008 – side extension to form classroom. Permission 2009
- 3.7 APP/10/00633 – increase numbers of pupils in classroom. Permission 2010
- 3.8 APP/11/00095 - detached double garage. Permission 2011
- 3.9 APP/12/00682- use of classroom by max. 12 children. Permission 2012

4.0 Planning Considerations

- 4.1 24 Alexandra Avenue is operated as a care home by Hillcrest Care. Hillcrest Care is an independently owned and run social enterprise organisation providing care for various sectors of the community.
- 4.2. It currently operates nine specialist children's homes in England. Hillcrest also runs four fully registered DfE schools which provide full curriculum coverage through qualified teachers and support staff.
- 4.3 There are currently 7 boys residing at 24 Alexandra Avenue, aged between 8 and 12. There are 5 staff on the premises.
- 4.4 The property is the full-time residence for the boys, and as well as providing schooling is also where they spend their leisure hours.
- 4.5 At the end of August 2013 a trampoline and play structure was provided in the garden for use by the boys.
- 4.6 Both structures are semi-permanent in their construction. As such, as the care home does not enjoy permitted development rights, they require planning permission.
- 4.7 The trampoline is 4 metre in diameter, is set into the ground, and has 1.8 metre high safety netting provided around it.
- 4.8 The wooden play equipment consists of two swings with a wooden tower with scramble net to the rear and a slide to the front. It has a height of approximately 3.4 metres. It is not fixed to ground.

4.9 The equipment is only used outside of school hours, including evenings, weekends and school holidays and is supervised at all times.

4.11 The trampoline is slightly higher than the adjacent boundary wall. It is set 2.7 metres in from the wall so is not particularly prominent from the road.



Trampoline and wall to Alexandra Avenue

4.12 The play equipment is approx 13 metres in from the side boundary and so again has minimal impact from outside the site.

4.13 The property is adjoined to the south by No 26 Alexandra Avenue, a chalet bungalow which is separated from it by a timber fence and a conifer hedge.

No 26 has a dormer window facing into the property. This is believed to be a bathroom, albeit it has opening windows.

4.15 The play equipment is sited 3.5 metres at its closest to the common fence.



Dormer window to 26 Alexandra Avenue and play equipment

4.16 Neither the trampoline nor the play equipment would have any impact on the privacy or light to No 26.

4.17 The adjacent property in Victoria Avenue sits to the north of its plot and is barely visible from the garden of No 24. Again there would be no impact on privacy or light.

4.18 The only potential impact on either property would be noise, however it is pointed out that the equipment is situated in an existing garden where some activity would be expected.

- 4.19 It will also be noted that the garden of No 26 is situated beyond the garden of No 24, and is screened both by a hedge and a garage.
- 4.20 The nature of the care home is such that any boys in the garden are supervised at all times. This should help to ensure any excess enthusiasm is quickly curbed.
- 4.21 Once the initial novelty has waned the equipment is anticipated not to be used intensively. Indeed on the day of my site visit, on a Saturday morning when the weather was warm and sunny, one boy was outside, with the remainder indoors.
- 4.22 It will be noted that Hillcrest Care has applied for use of premises in Waterloooville as a school. If granted No 24 will be empty during school times, with the boys only being on site in the evenings, at weekends and during school holidays.

5.0 Conclusion

- 5.1 The equipment is provided solely for the use of the residents, and is used only under supervision. The trampoline and play structure have little impact either on the appearance fo the area or upon neighbouring properties. It is therefore requested that planning permission be granted.