

Version 1.Planning statements ref:P- 045a dated November 2025 fig.1 site location/red line area shows an area extended to a point within the agricultural field, with no sign of the area where the climbing frame structure is. You can clearly see the 2 rows of solar panels which as previously shown are within the agricultural field.

The application submitted is for the retention of childrens' play equipment and zip wire platform ,with no detail of the location of the play equipment . In item 2.3 it is stated that an access track that connects to the large open area to the rear of the site, does this refer to the agricultural field?, or the area where the childrens' play equipment is currently located ?

Item 2.4 states that the previous owner of the property stated that the large open area to the rear of the main dwelling was always used as part of their residential garden.

The previous owner was actually referring to the area where the childrens' play equipment is now located, not the agricultural field which is what is being implied!

Item 4. Proposals

Planning permission is sought for the retention of the childrens' play equipment, which as previously stated is within the open area as defined by the previous owner. So as such, providing it meets any relevant height regulations would not appear to require planning permission and is also not something we have objected to.

Fig 2. Proposed Site Plan

This shows an enlarged area, beyond the existing residential garden curtilage looking to incorporate the zip wire structure which has been built within the agricultural field, with no change of use or planning permission.

Item 4.3 states that the area where the play equipment and zip wire are located were always previously used as part of the garden in association with the dwelling on site, also the completed play equipment is located in close proximity to the existing solar panels.

It has already been shown that the solar panels are actually set within the agricultural field and as is clearly shown in the proposed site plan, the zip wire structure is located even further into the field.

The completed equipment (childrens' play equipment) are in a section of the field on a separate area which has been used as part of the residential garden curtilage.

Item 4.4

States that it is viewed that there would not be any detrimental impact on neighbouring amenity, whereas the location of the zip wire take-off platform, being in such close proximity, and at a height similar to the height of our bedroom window, would enable anyone on the platform to have a clear view into our bedroom.

This is clearly an unacceptable infringement of our privacy. The platform also overlooks our conservatory and garden, a further infringement of our privacy.

Item 6. Planning Considerations

6.1 States any proposal must be essential to its' countryside location, obviously a zipwire structure does not meet this criteria as it is clearly not essential.

It also states that it should provide for quiet informal recreation use, a zip wire is not quiet, nor is it an informal recreational use, as it is a permanent structure.

6.4 Refers to a campaign which encourages parents to find a simple fun way to get their children moving for at least 10 minutes a day.

I don't believe this warrants the construction of a zip wire structure within close proximity of a neighbours property, impacting on their privacy and peaceful enjoyment of their own garden.

6.6 It is stated that the site has historically always been used as part of the garden. The large open area to the rear of the site has never been used for formal agricultural purposes or as a paddock. I'm not sure what length of time is referred to as historically, but the area to the right of the area containing the

greenhouse and shed was known as the Pony Paddock and that two donkeys were kept in the agricultural field at some stage.

The large open area is designated as an agricultural field, whatever it has been used for historically.

As no "Change of Use" has been applied for or granted, the field remains an agricultural field.

Item 6.10 It is stated that the development has a low degree of permanence and could be removed very easily, with the land returned to its' former condition. Perhaps in recognition that it may need to be removed as there is no planning permission in place, or "change of use" granted.

Item 6.12

Policy 33 of the HDPF states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The zip wire structure and noise resulting from its use do have a detrimental impact of the use of our garden, conservatory and privacy ; Totally lacking any consideration.

Item 6.14 Having a fully functioning zip wire structure in a residential garden is beyond what would ordinarily take place on site, particularly without planning permission.

7. Summary and Conclusion

7.1 States that the completed development has created an informal recreational use which would not be detrimental to neighbouring amenity.

As previously stated the construction of a fully functioning zip wire, with a take off platform built into a tree and the landing post set into concrete with supporting posts, is not informal as it requires planning permission, and it is detrimental to neighbouring amenity as previously stated.

Our Summary and Conclusion :-

There appears to be very little, if any specific details, apart from four plans based on an inaccurate depiction of the existing boundaries.

The zip wire structure has been built in a designated agricultural field, and it does affect our amenity negatively.

It is worth noting that the only person to have mentioned the childrens play area requiring planning permission is the author of planning statement ref: P-045a.

We have lived at "Backsett" for 26 years and the current occupants of "Rowan" are the fourth residents to live there in that time.

Our back garden runs alongside and the full length of "the field" at Rowan and it has never been used as residential garden during that period.