

Planning Statement for Stonehill Pool Extension, October 2017

The proposal is for a side extension to form a porch entrance and changing room to the swimming pool area as well as forming a further parking area and change of use to allow the use of the existing indoor swimming pool for hire by a private company.

The extension will be in matching materials, walls and roof set down and in from the existing house in line with policy.

There are no overlooking or privacy issues created by the extension with neighbouring properties.

The neighbours at Rockbank and Highfield have been consulted on the proposals and have no objections.

The extension would fall under permitted development rights; the partial change of use to private swimming pool hire requires a full planning application.

The intention is to hire out the existing indoor heated swimming pool for baby and toddler swim lessons; this has been trialled over the last 12 months and is proving a very popular facility for the local community.

The lessons will be run by a single operator, lessons are by prior arrangement only and will run between 9am and 5.30pm Monday to Friday only.

There will be a maximum of two part time members of staff on site at any one time.

Swimming lesson sizes will be limited to five children / babies per half hour session.

Parking will be provided for 7 visitor vehicles to allow some crossover, 2 staff spaces will be provided alongside the main house, retaining at least 2 spaces for the dwelling.

The parking area will be lowered from current levels by between 0.5 and 1m to improve access and also obscure parked vehicles from the neighbouring property. The parking area will be hardsurfaced in block paving or other suitable bound material.

Two part time employments will be created by the proposal.

No alteration is proposed to the existing highways access which was previously constructed to highways approval; Rockside road is a quiet country road and speed is restricted by the 30mph control lower down and the sharp bend higher up Rockside Road, visibility is good in both directions.

No alterations are required to foul drainage.

Additional surface water will be dealt with by on site soakaways, all surface water from hardstanding will be captured on site with linear drains and not allowed to discharge onto the highway.