Design & Access Statement for Stonehill Pool Conversion to Holiday Let

January 2023

The proposal is for a change of use of the existing swimming pool building that is attached to the applicants dwelling and main residence. The swimming Pool received planning approval for a side extension and part commercial use in November 2017. The pool has been used since for use by swimming classes and hourly rental to families.

Following the drastic increase in electricity prices, the pool business has become economically unsustainable and after a period of inactivity the swimming pool was drained in November 2022 to avoid increased winter heating costs. With a further electricity cost increase in April 2013 and no sign of the electricity prices dropping beyond that in the future the decision was taken to close the pool business.

It is proposed to convert the pool building into a 3 bedroom holiday let by inserting a mezzanine floor within the existing space.

The property provides an ideal opportunity for a holiday let, situated on the edge of the green belt, with the Trans Pennine Trail to the rear and the thriving town of Penistone within walking distance of this sustainability built property with ample off road parking.

There are no external alterations to the building required for conversion of the building into a holiday let.

There are no overlooking or privacy issues created by the conversion.

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

There are 4 off road parking spaces available separate to the main dwelling, vehicle movement is expected to be far less than the previously approved pool business.

The conversion has its own entrance separate and private from the main dwelling.

The conversion will be disabled accessible.

A private outdoor space is provided, screened from the main dwelling.

The conversion will provide increased business for local companies from public houses and restaurants to cleaning businesses.

No alteration is proposed to the existing highways access.

No alterations are required to foul drainage.

No alterations are required to surface water drainage.