

41 Grove Road
Worthing
West Sussex
BN14 9DQ
29/01/2020

Anita Gardner
Planning Officer
Arun District Council
Arun Civic Centre
Littlehampton
West Sussex BN17 5LF

Dear Anita

14 Coastal Road, Kingston, BN16 1SJ – Application for swimming pool and pool house

PP-08463462

On behalf of Mr & Mrs Clarke, please find enclosed a full planning application for the provision of a swimming pool and the erection of a pool house at the above address [the requirement for a full application in this instance was confirmed by Lisa Coney of Arun District Council].

The application comprises:

- Completed application form and notices;
- PL2-01 Site Location Plan;
- PL2-02 Existing Block Plan;
- PL2-03 Proposed Block Plan;
- PL2-04 Proposed Ground Floor Plan;
- PL2-05 Proposed Roof Plan;
- PL2-06 Proposed Elevations;
- PL2-07 Proposed Elevations;
- PL2-08 Proposed Elevations;
- Fee of £206.00; and
- Information within this Cover Letter.

The Application Site and Relevant Planning History

The site comprises 14 Coastal Road, where planning permission was granted for a replacement dwelling as follows:

- K/29/17/PL – Demolition of existing dwelling to create 1 no. new dwelling – permitted 12/10/2017

The construction of the dwelling is well underway, with the concrete frame completed and windows installed. It is anticipated that the dwelling will be substantially complete within 2-3 months.

Relevant Planning Policies

Applications need to be considered in accordance with the Development Plan, unless other material considerations indicate otherwise. In this case, Arun Local Plan Policies D DM1 [Design] and D DM4 [Extensions and Alterations] and Kingston Neighbourhood Plan Policy KPNP7 [Design and Development] are relevant.

Pool and Pool House Planning Application

The application is for a pool and pool house to be used in association with the approved dwelling. The pool house footings and pool excavation have taken place, taking advantage of the excavator being on site for the construction of the main house, but works have now ceased to enable consideration of this application.

Further to discussions with Lisa Coney it was confirmed that a separate, full planning application should be submitted.

Pool

The proposed pool is sited within the rear garden of the house and is 12m x 4.8m in dimension and set within decking. Ordinarily, the pool would enjoy permitted development rights under Schedule 2, Part 1, Class E. However, as the house is not substantially complete, the PD rights have yet to accrue. Notwithstanding this, the construction of the pool fully accords with the provisions of Class E, and it is therefore wholly appropriate in planning terms. It also complies with Arun Local Plan Policies D DM1 and D DM4 and Kingston Neighbourhood Plan Policy KPNP7.

Pool House

The pool house comprises a discreet, single storey structure to house changing facilities and plant in support of the swimming pool. The building height is 2.5m closest to the neighbouring boundary, rising to 3m to incorporate a gentle, sloping roof to aid drainage.

The foundation has been designed using a shallow, raft foundation which is contained fully within the application site and will not affect the neighbouring garage building [as confirmed by engineers Waller Gray Consulting]. Therefore, whilst being within 2m of the boundary, the design allows for this.

The pool house meets the requirements of Schedule 2, Part 1, Class E in that it is a single storey structure to the rear of the property, does not result in 50% of the total area of the curtilage (excluding the original dwelling house) being exceeded and does not have eaves that exceed 2.5m. The only tolerance exceeded is the height, which rises to 3m [the tolerance for PD rights in this instance being 2.5m]. This means that permitted development rights would not be available and a planning application is required.

As demonstrated on the elevations and sections provided, the building is situated next to a more dominant structure within the neighbouring property and would not be out of context. The neighbouring building comprises a double garage with no adverse impact to residential amenity arising from the proposal. As a single storey building with a low pitch roof it also remains subservient to the host dwelling.

In all respects the pool house is in accordance with Arun Local Plan Policy D DM1 [Design] and D DM4 [Extensions and Alterations] in terms of its scale, massing, siting, materials and impacts on neighbouring amenity.

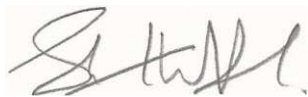
Summary

An application is required for the pool house as permitted development rights have yet to accrue. Ordinarily this would not require planning permission and is considered acceptable in planning terms. The pool house comprises a discreet, single storey structure which complies with Arun Local Plan Policies D DM1 and D DM4 and Kingston Neighbourhood Plan Policy KPNP7.

It is therefore considered that the development is acceptable in planning terms and should be consented without delay.

I would be grateful if you could confirm registration and validation as soon as you are able, but please do not hesitate to contact me if you require further information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'S Hufford', is written over a light beige rectangular background.

Sarah Hufford

Enc