



## Planning supporting statement

**Proposal:** - Erection of an extension to an existing garage to form an exercise/therapy pool enclosure and ancillary accommodation.

**Location:** - Yapham Manor, Yapham Mill, Pocklington, East Yorkshire, YO42 1PB

### 1.0 Introduction

This application relates to proposals to erect an extension at the rear of the existing detached domestic garage adjacent the managers dwelling (see site location plan) to provide a cover to accommodate an exercise/therapy pool on the site.

The site has been developed over recent years with the benefit of the relevant planning permissions by the addition of various purpose built stable and other equestrian buildings and infrastructure including tack and feed storage, offices and staff facilities consistent with the operation of the site as a horse racing/breeding facility.

Planning permission ref no. DC/12/04703/PLF was granted by decision notice dated 6 November 2014 for the erection of a stable managers dwelling and detached garage on the site.

One of the conditions on that permission no.3 advises that the '*permanent dwelling hereby approved shall not be altered or extended in any way*'.

As a result the proposed works will need to be the subject of a separate planning permission and which we have submitted as a householder application.

A member of the applicant's extended family suffers significant disability and mobility impairments and being located as they are in a rural area he does not have easy access to therapy facilities and providing the infrastructure to mitigate his condition is therefore a key part of this proposal.

The main purpose of the building is to house a therapy pool some 6m long, 3.3m wide and 1.2m deep, the pool is a single pre-formed stainless steel tank and is fitted with a swim exercise current and a motorised treadmill in the bottom of the pool.

The provision of this facility on site will provide unrestricted access to the pool and its facilities with his carer's and therapists. The addition of other facilities for ancillary heat therapies such as the sauna and steam room will further add to this facility and its benefits in managing his condition.

There are also obvious ancillary benefits for the applicant and their wider family who frequently encounter conditions and/or injuries associated with their roles in the

stables and riding that will benefit from access to the exercise and therapy equipment on site.

The format and layout of the proposed extension is to a large part dictated by the size and installation requirements of the pool, which is delivered to site with all its required infrastructure to be installed into a prepared void.

The pool is surrounded by a walkway on all sides to provide wheelchair access and there are separate enclosures within the extension for changing facilities a toilet and to house the sauna and steam rooms. All ancillary plant and equipment will be located within the proposed building.

The applicant proposes a location for the pool enclosure on the rear north-west elevation of the detached garage building (see site plan) which is as result very well screened but is still accessible for mobility vehicles and with access to the services the installation requires.

It is also well related to the residential element of the site, away from the main equestrian activities and horse breeding area that should to be maintained as a secure environment.

In order to minimize its impact the building is constructed with a flat roof and glazed roof lanterns with large areas of glazing to the walls to provide maximum natural light within the pool building, the external walls will be constructed in matching brick to the garage and house and will integrate well with the character and amenity of the site. Overall the building is considered subservient to the existing structures and buildings and is an appropriate scale and massing.

Existing hedges and hedgerow trees (including a significant tree belt planted as a condition of application 12/04703/PLF) between the proposed enclosure and Fangfoss Road the nearest public highway some 90m away ensure it has no impacts outside the site.

## **2.0 Summary**

It is considered that the proposed building is consistent with the design objectives of the local planning authority for extensions set out in their policies and guidance.

The building is subservient, to the existing development on the site and it will maintain symmetry with the existing building by matching materials.

The proposed use of the building is considered consistent with the residential use of the managers dwelling and the individual requirements of the applicants and their requirements as an extended family particularly their therapy requirements and mitigating the impacts of such disabilities.

Officer support is therefore sought for the scheme.

