

Planning : **Design & Access STATEMENT**

Planning application

Installation of in ground Swimming Pool & construction of pool house

GLENDALE

Clenches Farm Lane Sevenoaks TN13 2LX

We are instructed to submit this application for PLANNING PERMISSION requesting Sevenoaks District Council's consent for the installation of an in-ground swimming pool, construction of pool house to the rear garden with paving surround matching the existing site materials.

The Existing Site & surrounding area

The well screened property property is a large detached dwelling located within Clenches Farm Lane. There are neighbouring properties located either side of the site, to the rear and opposite. The proposed swimming pool and pool house to be located within the fully enclosed rear garden, north of the main dwelling.

Planning : Recent Planning History

16/02751/HOUSE	Demolish existing double garage and workshop. Erection of new 2 storey garage with basement and games room/gym on 1st floor. Erection of 2 sets of vehicular entrance gates and associated pier / wall.	GRANT	02/12/2016
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The Proposal

Installation of an in-ground swimming pool, 11 x 4 x 1.4 - 2.2m variable depth with hard paved terrace surrounds and construction of an ancillary small pool house 2.5 x 4m, 2.5m high flat roof with sawn cedar feather edge cladding. Aluminium powder coated full height glazed double doors & single window to the front elevation. The pool surrounds to be in Indian sandstone slab paving to match the existing site paving materials. Evergreen tree planting to pool surround with neighbouring boundary will provide full privacy screening.

Planning advice & considerations

The site is located within the settlement confines of Sevenoaks however it does not lie within the Metropolitan Green Belt. It is not within the local Kippington & Oakhill Road Conservation Area. There is a Tree Preservation Order related to the property (TPO/15/03/SDC) however the proposals do not lie within the vicinity of the TPO. It does not fall within the Kent Downs Area of Outstanding Natural Beauty following checks made at this pre-application stage at Sevenoaks District Council.

The site does however fall within H05 (Kippington Road Area) of the Sevenoaks Residential Character Area Assessment, which states:

"In proposing new development within the Kippington Road Character Area:

The rural character of the lanes of the character area should be retained

Buildings should be well screened and set back from the front boundary to avoid a significant impact on the rural character of the lanes

The scale, height and mass of new development should fit unobtrusively within its setting and should not appear cramped on the site or out of context with the character of the street

Mature trees and hedged boundaries which contribute to the character of a road should be retained or reinstated

The listed street lamps should be protected

The views of the North Downs should be protected

The setting of the adjoining Kippington Conservation Area should be protected or enhanced".

The Pool house & swimming pool proposal will respect all the criteria highlighted above within the Sevenoaks Residential Character Area Assessment.

Para 14 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12, 13 of NPPF.) Para 14 of the NPPF (and footnote 9) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

Following an application for a Certificate of Lawful Development 21/02552/LDCPR, it has been established that the proposed pool and outbuilding as submitted would comply with all parts of Schedule 2 Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) however permitted development rights were removed for buildings within the dwelling's curtilage as a condition of its original grant of approval under 07/00296/FUL.

Planning permission is therefore required in order to seek approval for the above proposals and to remove this restrictive condition.

Openness of the site, Scale and Intensification of use

We submit the proposal will have a negligible impact on the built volume through either its mass or scale due to the minor nature of the works. We suggest the domestic scale of the proposal, in keeping with the size & scale proportionate to the property, the use of existing materials compatible with the character of its surroundings will result in no intensification of use of the site. The garden is a large size and the proposals sit comfortably in the plot. The proposal is for a purpose incidental to the enjoyment of the dwelling. There will be no additional traffic or vehicular use generated as a result.

There are TPO's on this site however the proposals do not lie within the vicinity of the TPO.

With regard to the proposals impact they will not generate excessive noise, odour, overlooking or visual intrusion. The Residential Extensions SPD recommends that a 45 degree test is undertaken for a loss of light to neighbouring dwellings, based on BRE guidance. The proposal will therefore not impact in any way on the neighbouring property which is good distance away given its location. The proposed pool house and in ground pool is therefore considered to be of a modest scale and comply with policy H11 of the Local Plan.

Character of the Area, Visual & Residential Amenity

The proposals will have no impact on the local residents or surrounding area.

Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

Together with the design, appearance and use of materials it is considered the proposal will not harm the character of the area or the visual amenity. It is considered to be in keeping with the the architectural style of the building and setting. The use of materials to match the existing would allow the pool &

surrounds to integrate well with the main dwelling and would help preserve the character and appearance of the surrounding area.

The pool location north of the main dwelling and enclosed rear garden provides privacy and screening from the neighbouring property. The large garden area would be able to accommodate the size of the proposal, and would not appear cramped or result in any overdevelopment within the site. As a result, there would not appear to be any harmful overbearing impact, loss of sunlight or increase in overlooking.

Conclusion

The proposed works are considered to be appropriate in the context of the site and the existing built form. The swimming pool, pool house, pergola and pool surround paving would not result in an unreasonable visual impact, loss of privacy to the surrounding properties or create overshadowing issues. On this basis, the proposal appears to be in accordance with the development plan. Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay

We submit this application for approval with the reasons stated outweighing any potential presumption against what might be considered inappropriate development.