

# **Pre planning advice for extension to existing annex to create a family swimming pool**

**Site: Four Acres, Poynings Road, Fulking. BN5 9NB**

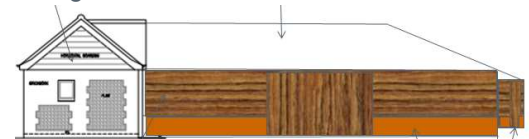
**Applicant: Ceri Thayer**

## Contents

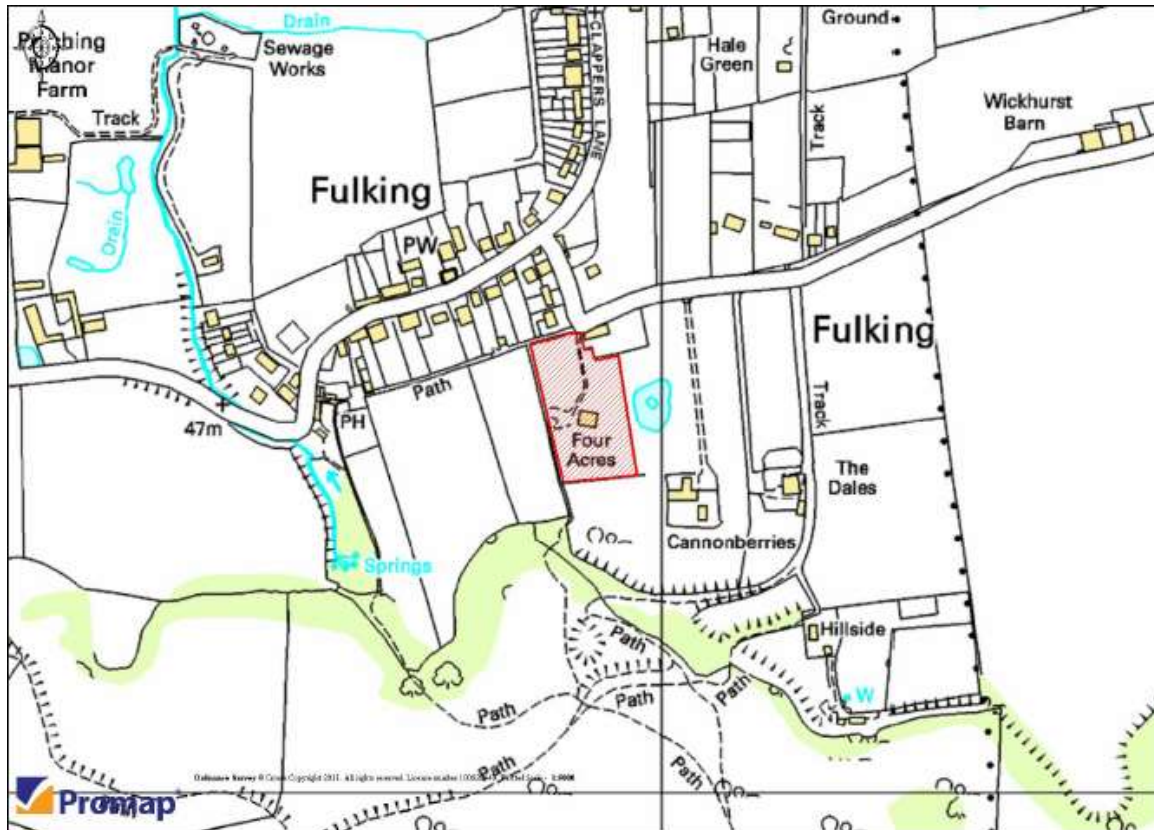
- Advice Sought
- Maps of property and area
- Photos of site
- View from Devils Dyke
- Existing elevations
- Proposed plans and elevations
- Floor measurements and  
• areas

# Advice sought for possible swimming pool

- We would like to have a family swimming pool (12m by 3.8m) attached to an existing annex, on the site of what is now hard standing. We would like the swimming pool to be inside a building attached to the existing annex. The new building extension externally being 14.45m by 6.7m, this accommodates the pool plus a walkway around the swimming pool of 1.2m each side. In addition a plant room would be needed for the pool of external measurement 1.65m by 2.5m.
- Ideally we would want the building to be brick at the bottom and timber clad on the upper, with a Marley sustainable concrete tiled roof, to resemble a barn type building.
- The pool would be heated by a new air source heat pump with the existing ground source heating providing heat where surplus is available. The existing 5.4kwp solar array on the house to provide electricity for the heat pump.
- The brick (freshfield lane 1<sup>st</sup> quality multi's) would be the same as both the existing house and annex, the timber would be sustainably sourced and the roof tile is a Marley Ashmore sustainable concrete tile which has an A+ rating (which has the lowest environmental impact) in the Building Research Establishment's Green Guide to Specification. Accreditation to the BES 6001 framework standard for 'Responsible Sourcing' means that the Ashmore can achieve extra credits under BREEAM and the Home Quality Mark (HQM)
- This extension cannot be seen from any neighbouring properties due to high mature hedging and trees and distance from neighbours.
- We have included 2 possible designs for the south elevation, one with horizontal timber cladding and one with flint and brick. We would welcome views on both. The north elevation and west elevation have only been given the timber cladding option. The north elevation is near the garage shed and stable (5.5m away) which is timber so feels more in keeping to have timber on this elevation. Likewise the west elevations nearest neighbour is hedges and trees so again we believe timber cladding is more appropriate. The south elevation can only be seen from the rear garden but as the house is brick and the annex brick and flint I would welcome your opinion on whether timber or brick or brick/flint mix is more appropriate.
- By pitching the new roof at 22.5 degrees the new roof will stay just below the height of the existing annex roof



# Site Map of Four acres



# Four Acres

Bridleway behind  
hedge and trees

Footpath behind hedge  
and trees, following line of  
hedge

Existing Chicken sheds x2

Existing Garage, shed  
and stable

Proposed annex extension on  
existing hard standing

Neighbour Barn Cottage

Poynings Road

Existing dwelling house

Existing annex

Denotes property  
boundary



# View of North elevation, annex hidden behind mature trees



Annex hidden behind trees

## Existing annex north elevation



## Existing annex West elevation, dwelling house behind



Brick and flint with horizontal timber boarding



## Rear of dwelling house and annex South elevation

Garage stable and shed

Proposed pool site

Existing annex

Dwelling House



# East annex elevation showing proximity to dwelling house, looking south



## Eastern elevation of existing annex looking north

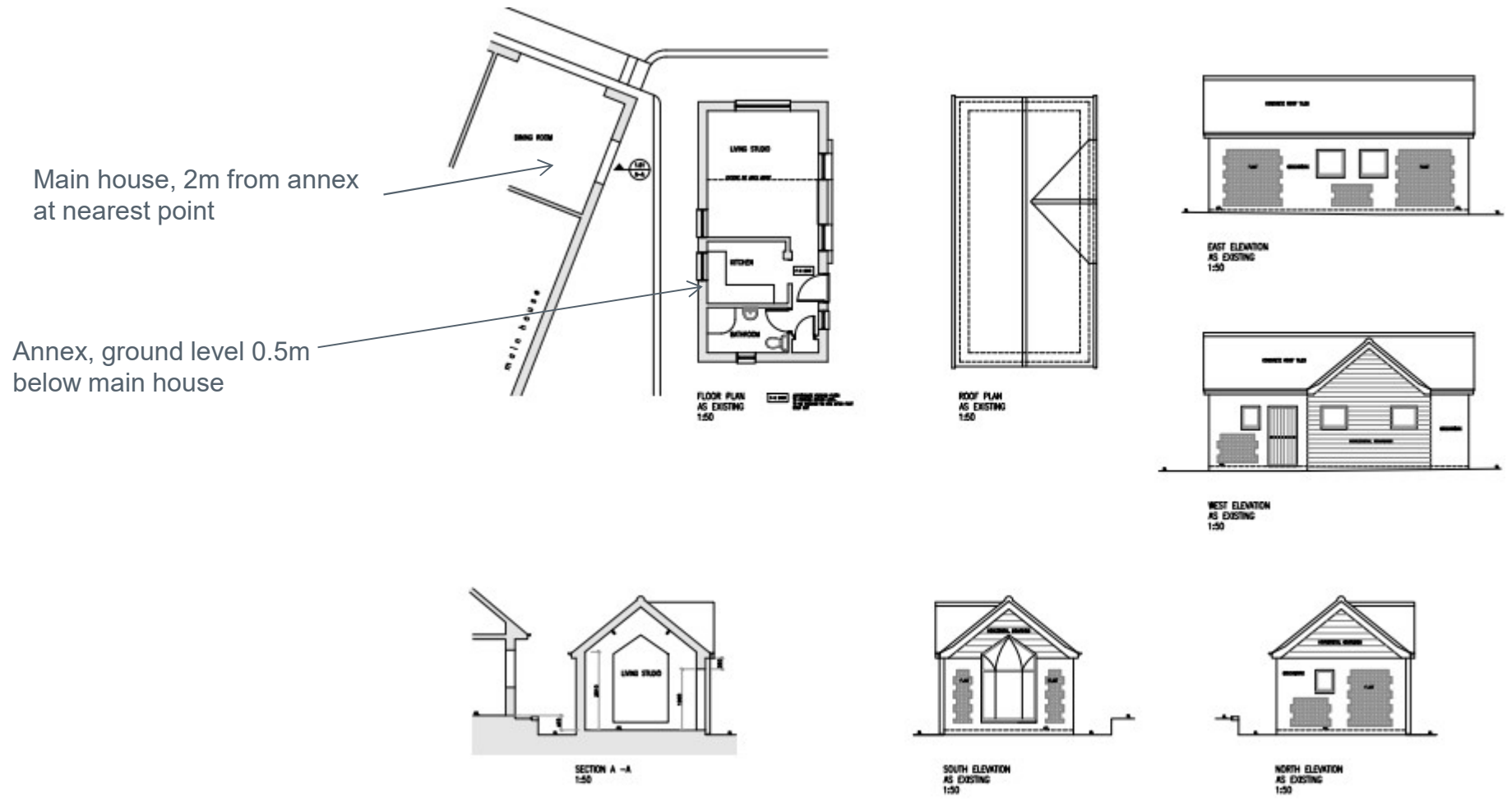


# View of Fulking from Devils Dyke

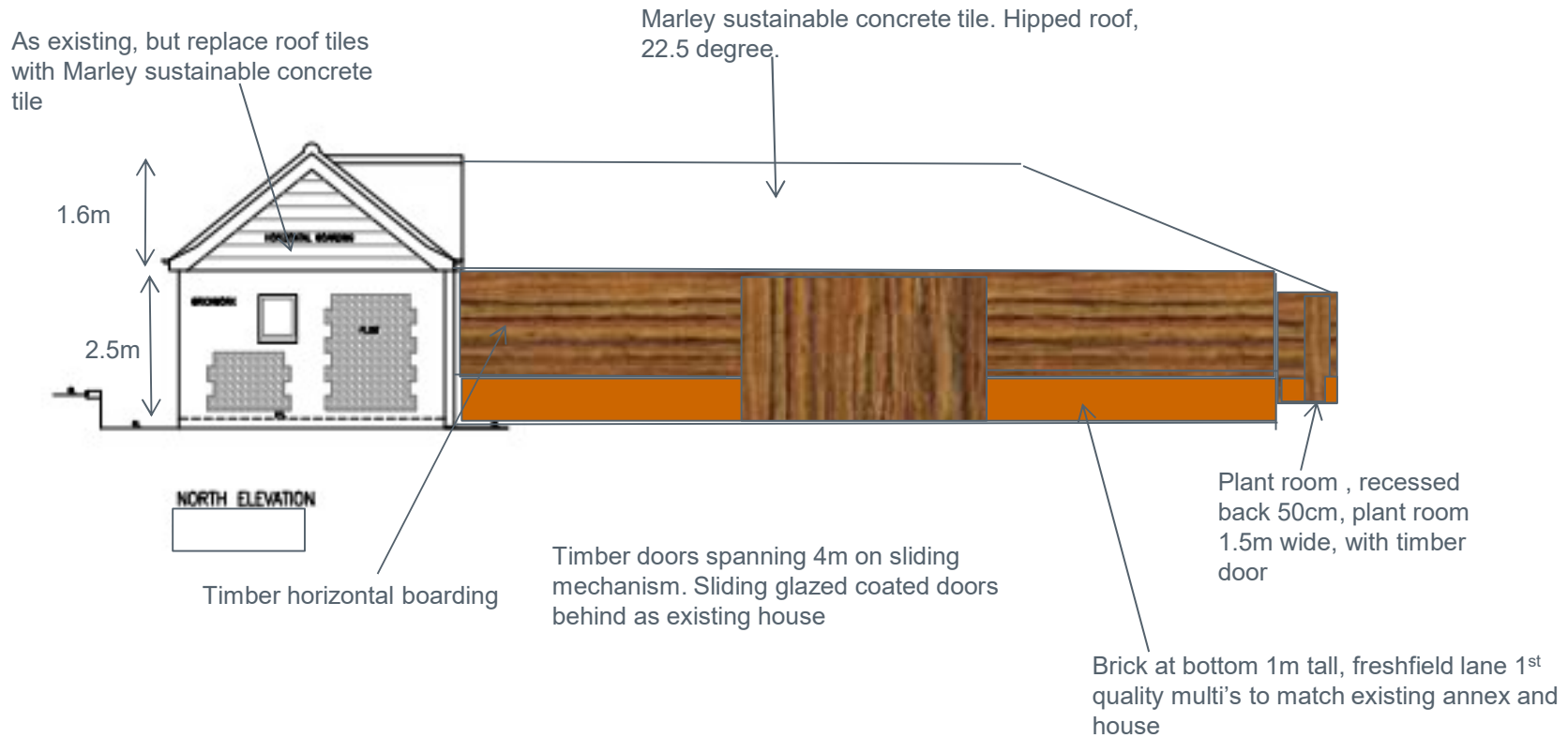
Existing dwelling house roof , brick elevations hidden by trees and hedges and annex hidden as below and behind house



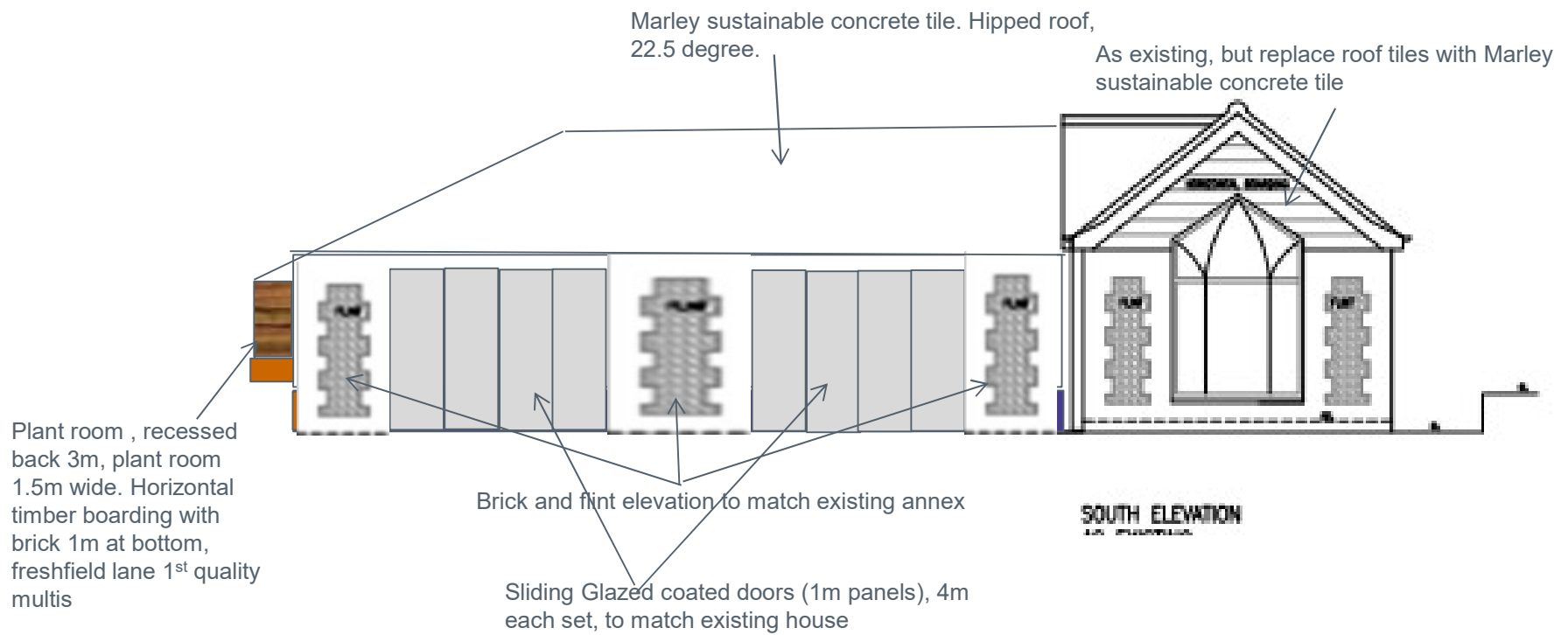
# Existing annex elevations and proximity to main dwelling house



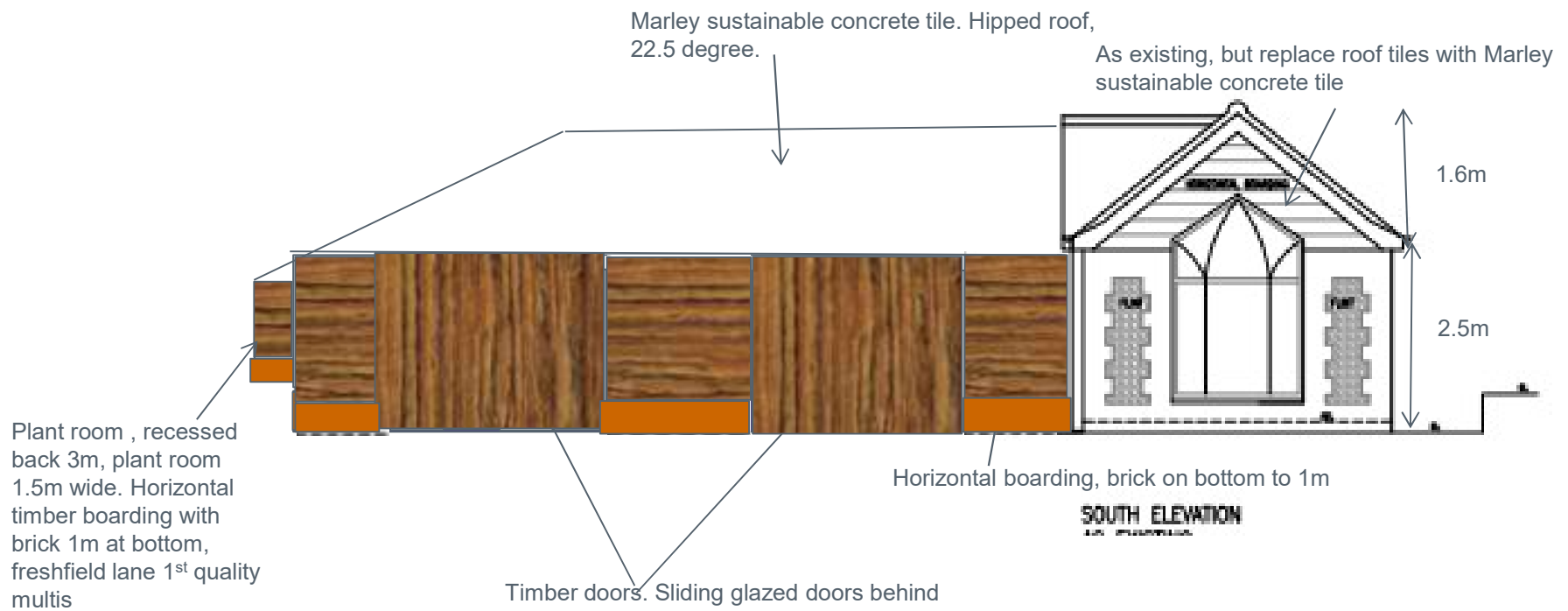
# North elevation proposed pool extension (front)



# South Elevation proposed Design 1 (back)

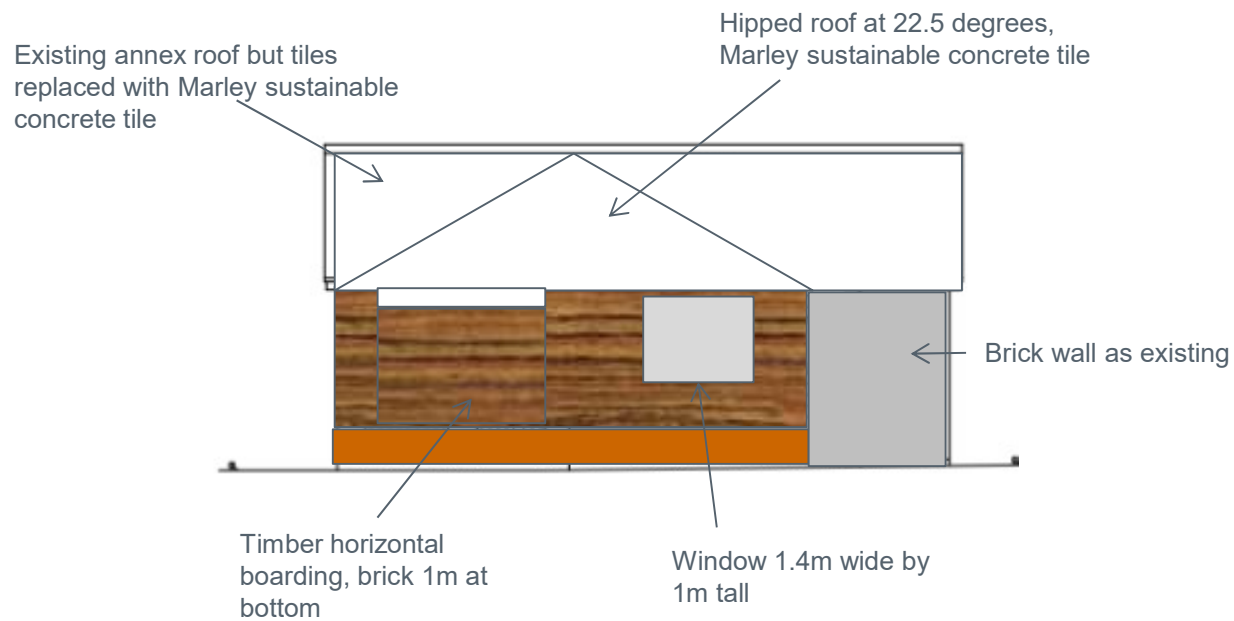


# South Elevation proposed Design 2 (back)



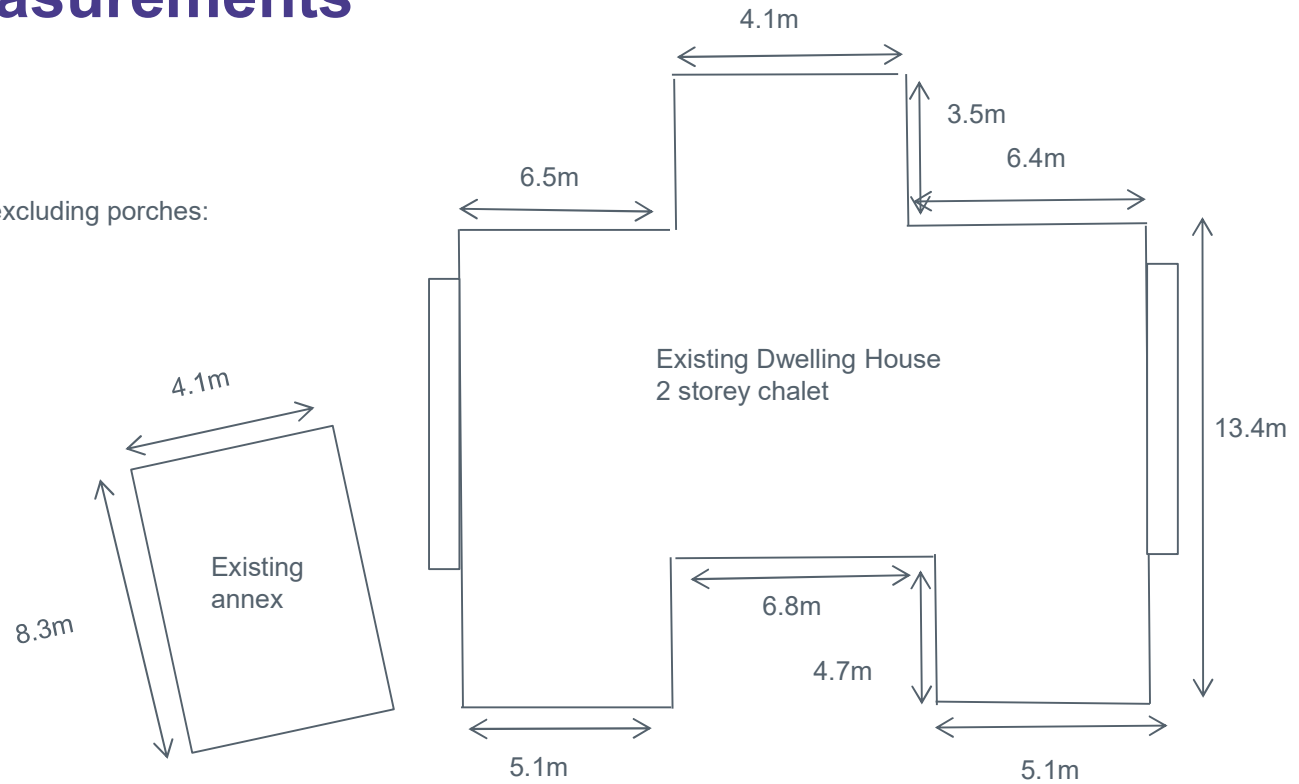


# West Elevation proposed (Side)



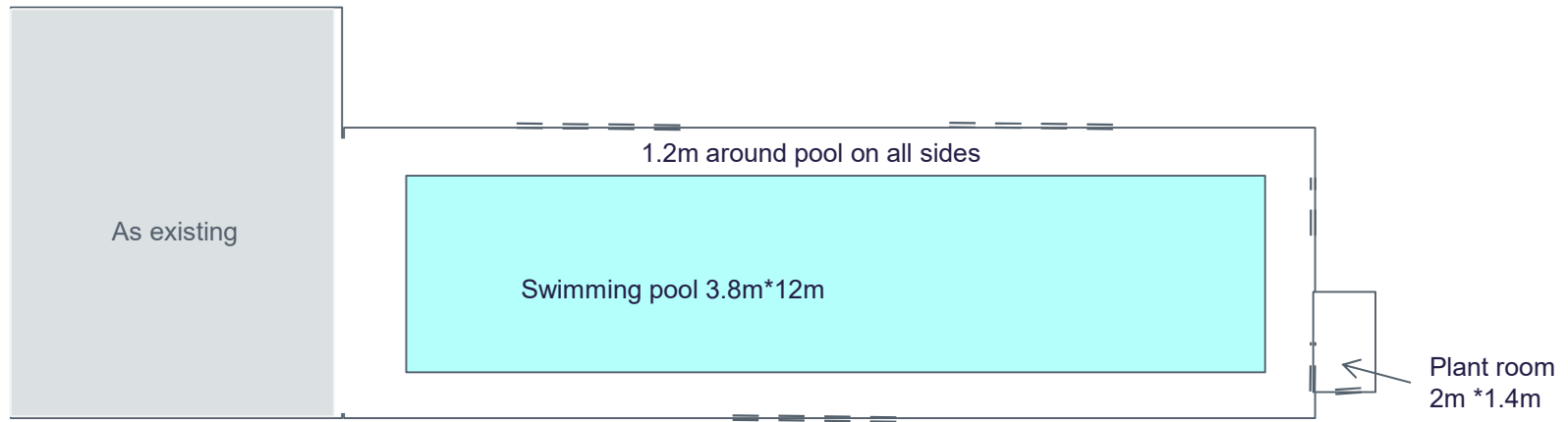
# Existing measurements

Dwelling house Floor area 2 floors excluding porches:  
3,516m<sup>2</sup>  
Annex: 34m<sup>2</sup>  
Total: 3,550m<sup>2</sup>



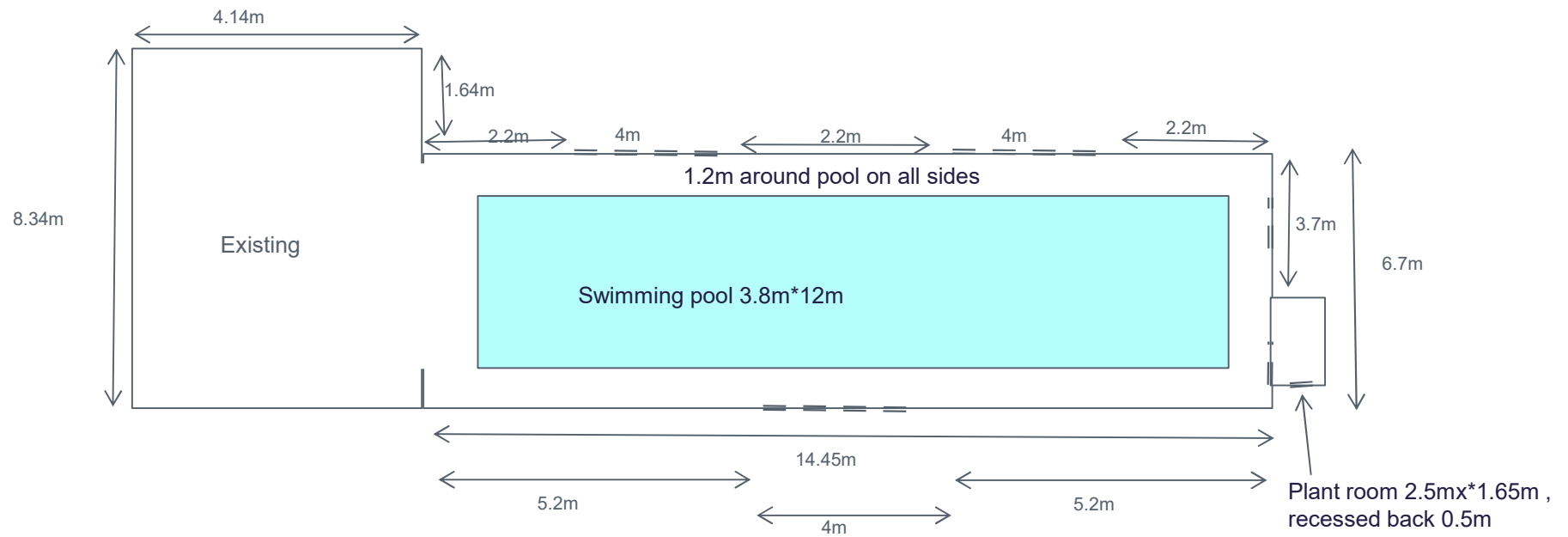
# Internal Floor plan

Extension internal pool room floor space 88m<sup>2</sup>, plant room 2.8m<sup>2</sup>, total 91m<sup>2</sup>  
Existing floorspace (dwelling house and annex): 3,550m<sup>2</sup>



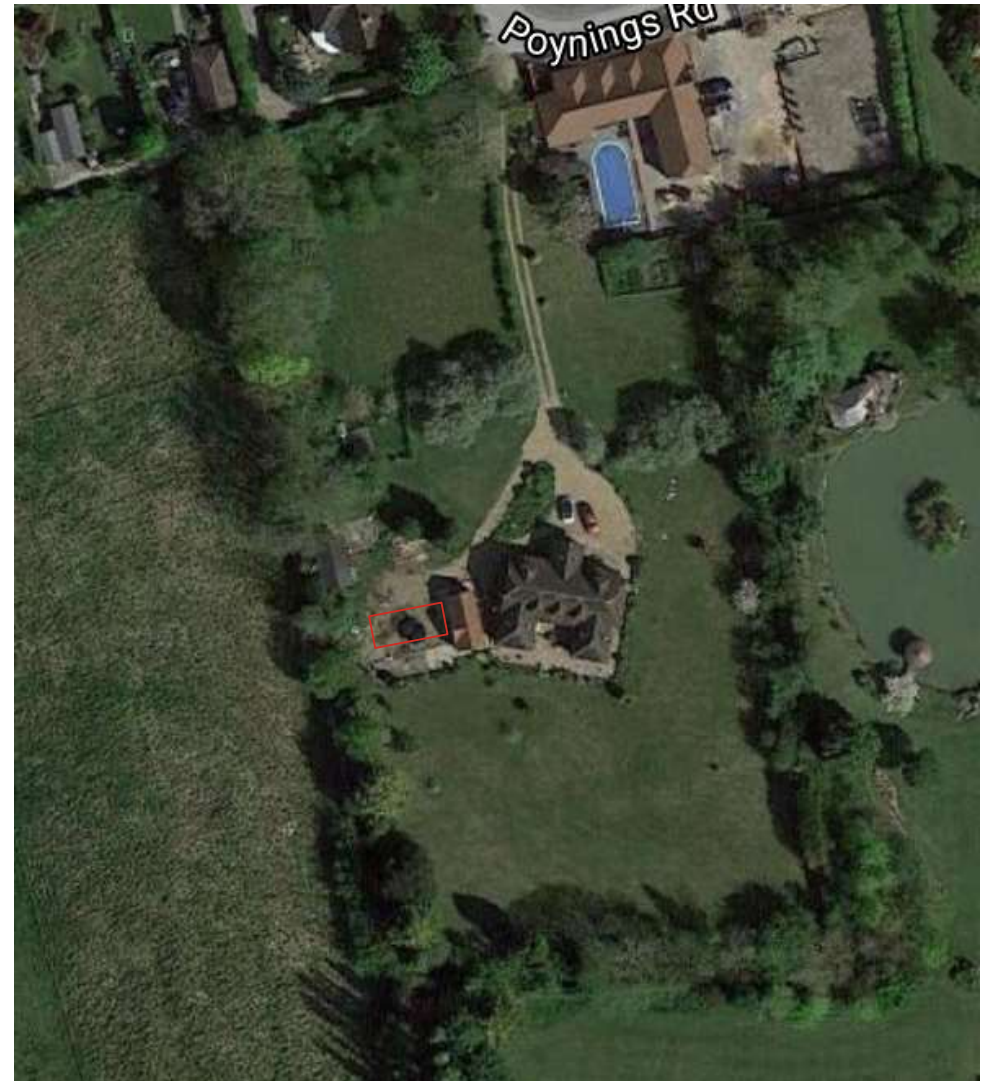
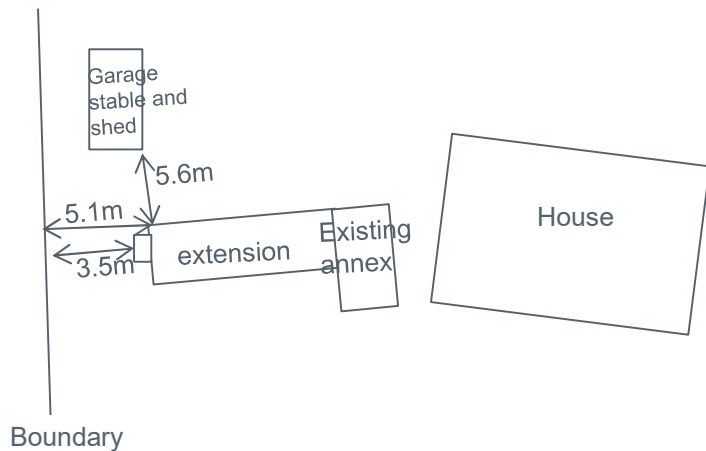
# External measurements (not to scale)

External floor space of proposed addition: 100.9m<sup>2</sup>



## Other information

- Garage stable and shed measurements:  $4.9\text{m} \times 7.7\text{m} = 37.8\text{m}^2$
- Distance of pool room to hedge boundary: 5.12m
- Distance of plant room to hedge boundary: 3.5m
- Distance of pool room to garage stable and shed 5.6m
- New roof above pool building c.11cm shorter than that on existing annex.
- The existing annex already contains a bathroom, kitchen etc and is connected to existing drainage facilities. The rainwater from guttering is also connected into existing soakaways.



## Thank you

- Thank you for taking the time to review and we look forward to meeting and hearing thoughts and policies that we need to adhere to and consider if we can move forward.
  - Ceri Thayer and family.