



The Old Coach House, Rickney's Farm, SG12 0GB – Swimming Pool Application

The enclosed supporting information relates to the application for construction of an outdoor open air swimming pool and plant room within garden boundaries at the above address.

Site History

The Old Coach House is one of a small number of converted agricultural barns on Rickney's Farm which are now residential dwellings. The conversion was granted in April 2000 under the reference 3/99/1811/FP. The site and its immediate surroundings are located within Green Belt land. Subsequently, a garage conversion and single storey extension have been approved under 3/17/0356/HH and a garden shed approved under 3/18/0391/HH.

The Old Coach House property encompasses a plot of land to the north-east of the building which borders a Public Right of Way to its north-east boundary. The plot is designated as agricultural use and has had one application for a tennis court which was refused in September 2021 under the reference 3/21/0874/FUL.

Design

The proposed swimming pool is for personal recreational purposes only and has been sited within the boundaries of the immediate garden to minimise impact on the surrounding properties, local Public Rights of Way and preserve the openness and character of Green Belt land. The proposed swimming pool lies within the residential curtilage of the property.

The garden as exists is enclosed on all sides by existing hedges which were likely planted at time of the conversion from agricultural land. Some hedges will be removed as part of the landscaping proposals but will be replaced for the vast majority with new hedges with species more in keeping with a rural aesthetic. Due to the enclosure created by these hedges, existing surrounding trees, proposed trees and because of the positioning of windows on surrounding buildings, there are restricted views into the garden. As such the introduction of a swimming pool will have minimal impact on the character of the area and no impact on the openness of the Green Belt. The pool will be below ground, and the surrounding landscaped ground levels will never exceed 0.5m below or above existing ground levels.

The pool is 10 x 4.5m in footprint (45sqm) and is located approximately 17m south-east of the building. It is suitably positioned across the width of the garden to not encroach too closely to the boundaries, and avoids existing underground drain runs.

Additional / Supporting Landscaping

The pool will be serviced by the introduction of a 6sqm plant room, approximately 2.2m tall. The structure will be located adjacent to an existing brick wall and against the west boundary and will be black feather boarded externally, with a living roof. The structure will sit in a similar location to an existing wendy house, which will be removed as part of the proposals.

Along the same boundary, a new wall (approximately 9m in length) will be created in place of a section the existing laurel hedge; this will be dry stone faced on the inside and neatly constructed





block on the outside, painted in a heritage green colour. Climbing plants (Boston Ivy) will be grown from each end to eventually cover the rear face of the wall.

A communal alleyway for bin access lies between the (aforementioned) south-west boundary of The Old Coach House and the north-east boundary of The Old Granary, therefore any change to the boundary treatment here presents a low impact to the neighbouring property as it has its own hedgerow/ fencing already in place which will not be affected by the proposals.

As part of the proposals for the garden, in addition to the swimming pool there will be new hard and soft landscaping, incorporating an additional 240m² of mixed shrub, perennial and ornamental grass planting, as well as three proposed large and six small specimen trees. The landscaping materials will be high quality stone paving, dry stone walling, and permeable gravel.

Heritage

Rickneys Farm House remains the oldest building on the site, however it is not listed. The closest listed buildings are located in Chapmore End Village approximately 600m away and have no visual or otherwise immediate connection with the site.

Existing Trees and Hedges

The swimming pool has been located centrally within the garden to avoid any impact to the surrounding trees or hedges. Where some of the proposed landscaping sits in closer proximity to canopy lines, appropriate construction methods will be used; such as intermittent hand dug pad foundations with lintels between in place of a strip foundation. The complete list of trees and hedges is as follows:

T1 – Silver Birch	Retain
T2 – English Yew	Transplant and Retain*
T3 – Sorbus/ Rowan	Retain
T4 – Oak	Retain
T5 – Wild Cherry	Retain
H1 – Mixed Native	Remove**
H2 – Laurel	Remove
H3.1 – Laurel (inside fence)	Remove and replace
H3.2 – Mixed Native (outside fence)	Retain
H4 - Laurel	Remove and replace

*If this tree fails to re-establish, it will be replaced it will be replaced with a similarly sized specimen, but not of the same variety or shape.





** This hedgerow will be removed to allow the garden to be enlarged and the driveway to be decreased. It will be replaced in quantity with a new hedge to enclose the enlarged garden.

Site Photos



Photo A

Photo A: View looking south towards bottom of garden. T4 and T5 visible to left of shot protruding from H3. H4 visible on right of shot.

Photo B: View looking north-west towards The Old Coach House.

Photo C: View looking east towards boundary. T3 visible protruding from H3.

Photo D: View looking south-west over boundary. H4 and existing wendy house to be removed visible.

Photo E: View looking north towards corner of garden. H2, H3 and T3 visible





Photo B



Photo C





Photo D



Photo E

