



# **Planning Statement**

## **Proposed Change of Use of Domestic Swimming Pool:**

**Riverside House,  
Bloodfold Farm,  
Ravens Bank,  
Holbeach,  
Lincolnshire,  
PE12 8SP**

# **1. Introduction**

## **1.1 The Application**

This Planning Statement has been prepared in support of a full planning application for the change of use of a domestic swimming pool at Riverside House, Ravens Bank, Holbeach.

This application is to be made by JC Architectural Consultant on behalf of their client who have started allowing the booking of private swimming lessons at their domestic swimming pool so therefore require a mixed residential and commercial use.

## **1.2 Drawing List**

This application is accompanied by the following drawings, all of which have been prepared by JC Architectural Consultant.

0468-24-01 Change of use

# **2. Site and Surrounding Context**

## **2.1 The Site Location**

The site forms a residential property and it's garden, outbuildings etc and is located off Ravens Bank. Access is directly from the highway and there is an ample parking area suitable for vehicles to be left and not impact other traffic movements within the site. The site is on the edge of Holbeach and is a very short distance from the main centre, as well as from a number of other surrounding villages, Holbeach St Johns, Whaplode St Catherine, Sutton St James etc and the highway network to and immediately surrounding the site offers very easy access to the area.

## **2.2 Access to Site**

The site is accessed directly from the highway via the existing driveway. There is ample space within the site to allow vehicles to wait if another is accessing from the highway so as to avoid conflict with passing vehicles. The access has very good views in both directions along the highway which, although the highway has a speed limit of 60mph, allows for safe entry and exit from the site. There is also sufficient parking space within the site that allows for visiting members of the public to park, close to the pool building, and also not conflict with the vehicles at the main dwelling, both being allowed ample space to turn and leave the site in a forward gear.

## **3. Proposal**

The swimming pool is currently under residential use and is so under the residential use of the property, it has been used for some time by the applicant's solely for private use and will remain to be used as such under this change of use application. The swimming pool is located in its own dedicated building which houses the pool and its associated plant, changing rooms etc, this building is completely independent of the main dwelling. The pool building was granted permission and subsequently constructed by the applicant prior to seeking mixed residential and commercial use of the pool.

The applicant has recently started allowing a private instructor to take bookings from members of the public to make use of the swimming pool and therefore requires the change of use that would allow both the new commercial use of the building and also the residential use to be maintained. The instructor takes 30-minute bookings on a one-to-one basis, generally with children with special needs, so that they have their full attention at all times, this means there are no points where multiple groups are making use of the pool at the same time. The person taking the lesson and anybody with them would be travelling in a single vehicle so the busiest the parking and access are likely to get is two vehicles at once at crossover times, one coming to the site and one leaving. The instructor also generally only takes bookings for a maximum of two hours at a time, therefore four 30-minute bookings and therefore the associated traffic movements are low. The bookings are also predominantly in the evenings for four evenings during the week (Mon-Fri) and Saturday mornings only,

therefore really limiting the traffic movements to and from the site to very specific times.

Because the pool is in its own dedicated building and this is not attached to the main dwelling in any way it is unlikely that there would be any noise disturbance from the commercial use of the pool, both to the applicant and to the neighbouring residents. The only noise over that currently would be as people are getting in and out of their vehicles, but this will be minimal and also fixed to the times of people arriving and leaving only. The neighbouring residents are at such a distance away that the very minimal additional traffic movements to and from the site would cause little, if any, nuisance, and the additional noise levels will be so minimal that the sound would not carry the distance to the nearest neighbour.