

EVIDENCE TO VERIFY APPLICATION FOR CERTIFICATE OF LAWFUL DEVELOPMENT OF SWIMMING POOL OUTBUILDING AT: CRANESGATE HOUSE, CRANESGATE NORTH, WHAPLODE, SPALDING, LINCOLNSHIRE, PE126TY.

Feb 2025 - To build an indoor swimming pool (10m x 16m), incidental to the use of the main house. This PD application is a new follow-up application to the previously rejected PD application No. H23-0773-23 that was rejected due to the location of the pool being proposed within the paddock. For this new application we have now shown the pool outbuilding within the curtilage of the original house, not in the paddock.

Drawings submitted as part of this application for a certificate of lawful development:

Drawing No.	Description.
CRA-POOL-01	1:100 Floor Plan
CRA-POOL-02	1:100 Elevations
CRA-POOL-03	1:100 Roof Plan
CRA-POOL-04	1:1250 site layout plan
CRA-POOL-05	1:1250 site location plan
CRA-POOL-06	1:1250 Supplementary Drg Showing Land Associated with Cranesgate House, Plus Access Locations

The proposal complies with the permitted development guidance as follows:

- 1) The swimming pool (swimming pool outbuilding) together with the existing barns shown on the plan will not exceed 50% of the total area around the original house, within the curtilage.
- 2) The swimming pool outbuilding will not have any self-contained living accommodation and will not have a microwave antenna.
- 3) The swimming pool outbuilding will have a dual pitched roof, not exceeding 2.5m to the eaves, and not exceeding 4m to the apex of the roof (as measured from the highest part of the adjacent ground) in line with permitted development rules.
- 4) The swimming pool outbuilding will be 2m or more from the boundary and will not protrude forward past the principal elevation of the house fronting the road.
- 5) No decking will be raised higher than 300mm in line with permitted development rules, and there will be no veranda or balcony.
- 6) The land does not have an article 4 direction associated with it.
- 7) The land is not 'designated land'.
- 8) The property is not a listed building.
- 9) The property is not within a national park / the broads / AOONB / conservation area or WHS. None of these apply.
- 10) The swimming pool outbuilding will be single storey.
- 11) We acknowledge that building regulations will apply (will be dealt with separately).

END