

PLANNING, DESIGN & ACCESS STATEMENT

2 ST PETER'S AVENUE, NORTHNEY, HAYLING ISLAND, PO11 0SA

The site and surroundings

The application site forms a covered swimming pool forming part of the curtilage of a large detached two-storey dwelling and substantial gardens. St Peter's Avenue is a cul-de-sac off St Peter's Road and is built up with dwellings on both sides together with a paddock. Northney is part of North Hayling and is predominantly developed along St Peter's Road and adjacent streets.



Figure 1. The main dwelling and covered swimming pool.

Pre-application

Earlier this year a pre-app was submitted requesting comments on the proposed change of use of the covered swimming pool to a residential annexe. On 7 February 2023 a response was received from HBC. It confirmed

the principle of the change of use was acceptable but suggested a link to the main dwelling.

Proposal

To change the use of the covered swimming pool to a residential annexe. Minimal external alterations are necessary to the existing building. They include new windows in the north elevation of pool building and a pedestrian door in south elevation. It is not proposed to connect to the main dwelling because this would interfere considerably with the kitchen layout of the main dwelling. Furthermore, the pool building and annexe are very closely located to each other, making for a convenient relationship. The annexe would be made available to an elderly relative who is in need of supervision but also requires to be reasonably independent in terms of facilities and lifestyle.

It should be noted that the annexe would remain ancillary to the main dwelling at all times.

The pool requires a considerable level of heating and this fact together with its lack of general use means it is now a redundant facility.

Appearance

The design and materials are considered suitable for the context as they would match the existing.

Access

There are ample car parking facilities on site.

Flood risk

The application site is within an area of low flood risk (Zone 1) and is less than 1 hectare. Consequently a flood risk assessment is not necessary.

Local Policies

The proposed development is considered consistent with both local and national policy guidance.

Conclusion

This is a modest proposal that would have no impact on neighbours' amenity or the character or appearance of the locality. As such it is respectfully requested that planning permission be granted.

John Pike MRTPI IHBC

Town Planning & Heritage Consultant

April 2023