

Planning Statement (Permitted Development) Site: 49 Wickham Hill, Hurstpierpoint, West Sussex

Proposal: Private outdoor swimming pool and associated plant enclosure and landscaping (ancillary to the dwelling) — works proposed under Permitted Development rights

1. This statement supports the installation of a private outdoor swimming pool within the rear garden of 49 Wickham Hill. The proposal is ancillary to the residential use of the property and will be implemented under the Town and Country Planning (General Permitted Development) (England) Order (GPDO) subject to its limitations and conditions.
2. The site comprises a single-family dwelling with a rear garden located within a mainly residential area of Hurstpierpoint. There are no visible external alterations to the principal elevation or street scene proposed. The pool will be sited within the private curtilage to the rear of the house. (Applicant to confirm whether the property is subject to any local designation or Article 4 direction.)
3. Proposal
 - Installation of a private outdoor swimming pool for sole use by the occupants of the dwelling.
 - Modest pool surround/terracing and soft landscaping to integrate the pool into the garden.
 - Small acoustic plant enclosure to house pump/filtration equipment, sited to minimise noise and visual impact.
 - No change of use of the dwelling; no commercial or public access; no alterations to the principal elevation or highway access.
1. Permitted Development Justification
 - The development is ancillary to the residential use and is located within the curtilage of the dwellinghouse, consistent with Part 1, Class E (or other relevant Class for ancillary outbuildings) of the GPDO as applicable.
 - The pool and associated structures are designed to be subordinate to the host dwelling, sited to the rear and not forward of the principal elevation.
 - The combined extent of ancillary development will remain within the limits on floor/covered area applicable to permitted outbuildings and will not result in more than 50% of the original curtilage being covered (applicant to confirm exact measurements).

- The site is not intended to be subject to any external alterations to the principal elevation or to generate additional access or parking demand.

1. Planning Considerations and Mitigation

- Visual impact: The pool is low-profile and located to avoid visibility from the public realm; materials, finishes and landscaping will be chosen to be sympathetic to the garden and neighbouring properties.
- Residential amenity and noise: The pool is for private use only. Plant equipment will be housed within an acoustic enclosure and positioned to minimise noise to neighbours; operating hours will be reasonable and controlled by the owner. If required, a noise assessment or specification for equipment will be provided to demonstrate compliance with local noise guidance.
- Privacy: Orientation and planting/fencing will prevent overlooking of neighbouring gardens and windows.
- Trees and ecology: The layout will avoid removal of significant trees; tree protection will be applied during construction. Biodiversity enhancements (native planting, bird boxes) will be incorporated where practicable.
- Drainage: Pool discharge and surface water from new hardstanding will be managed in accordance with best practice and local drainage requirements (drain to foul sewer or adopt SUDS/permeable surfacing as appropriate).
- Heritage/Designations: If the property lies within a conservation area, AONB, National Park, World Heritage Site, or is a listed building, the applicant will seek confirmatory advice from the local planning authority as PD rights may be restricted.

1. Compliance and Supporting Information To demonstrate compliance with Permitted Development limits and to assist the local planning authority if queried, the following will be prepared and retained:

- Scaled site plan showing pool position, dimensions and distances to boundaries and principal elevation.
- Specification and dimensions for plant enclosure and any other ancillary structures.
- Drainage strategy for pool water and paved areas.
- Landscaping and boundary treatment plan.
- Confirmation of whether any Article 4 direction or designation applies.

1. Conclusion The proposed private outdoor swimming pool is an ancillary domestic improvement that can be undertaken under permitted development rights. It is designed and sited to be subordinate to the host dwelling, to preserve the character of the area, to protect neighbour amenity, and to manage drainage and biodiversity responsibly. The development therefore accords with the GPDO provisions and the general planning objectives of protecting visual amenity, residential amenity and local character.