

Planning and New Communities,
South Cambridgeshire Hall,
Cambourne Business Park,
Cambourne.
CB23 6EA

16th January 2013

Planning Application for a Pool House at 21 Church Street, Haslingfield, CB23 1JE
Your Reference S/2411/12/FL

Parish Council Comments on the aforementioned Application.

The Parish Council have recommended refusal of this application for the following reasons;-

- We are concerned that drawing number 12/137/101 refers to the application for a "Dwelling" not a Pool House.
- The overall size of the proposed Pool House is much too large when compared to the actual area required to service the pool, namely the plant room and changing room.
- The proposed building is also much too tall for such a building as the plant room and changing room only need to be single storey, therefore why build the pool 'House' so high?
- The location of the proposed Pool House which is south of the pool means that the pool itself will be in shade for most of the time, we feel this is not consistent with an application for a pool house which should surely be north of the pool so that the users could sit in the sun and use a pool that is also in the sun, not in the shade.
- There are no details of the materials for the roof of the proposed building.
- The combined area of the pool house and patio around the pool will create a significant level of rainwater runoff which will run down the hill towards no 21 and 23 Church Street which we consider could cause flooding problems in those properties
- The elevated position and height of the proposed pool house will shade all the properties lower down the hill from the sun, particularly during the winter months when the sun is very low in the sky.
- The proposed pool house is very close to the west boundary of the site and will have a particularly overbearing influence on the adjacent property at 3 Knapp Rise and will overlook the back garden and rear windows of no 2 Knapp Rise
- The provision of some type of screening to obscure the elevated pool house from the adjoining properties will exacerbate the shading issue with the adjacent properties.
- The Parish Council Unanimously agreed to reject this application.
- **The Parish Council requests a Site Visit by the Planning Officer responsible for processing this application before any decision is made.** Please contact the Parish Clerk to arrange a mutually convenient time and date for that visit.
- Several members of the public attended the meeting when this application was considered and some of those parishioners live in dwellings adjacent to the site of this planning application but they did not receive notification cards that an application had been submitted. Our understanding is that all adjoining properties should receive a card notifying them of an application which has a direct influence on their property.

John M F Offord
for Haslingfield Parish Council.