

PROPOSAL

**CONVERSION OF EXISTING SWIMMING POOL BUILDING TO
CREATE NEW DETACHED 2 BEDROOM SINGLE STOREY DWELLING**

LOCATION

THE WOODLANDS, BRADGATE HILL, GROBY, LEICESTER, LE6 0FA

PLANNING STATEMENT

Prepared by

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1.01 **INTRODUCTION**

1.02 This statement concerns an application for the conversion of an existing redundant swimming pool annexe to a single storey 2 bedroom dwelling with an extensive meadow garden.

1.03 It is the intent to split the grounds and gardens between the existing dwelling house and the new converted POOL HOUSE.

2. **SITE LOCATION AND DESCRIPTION**

2.01 The application site is an existing 4 bedroom house with large gardens and a detached swimming pool. The site is steeply sloping down from the main road and is note visible from the main A50 – Bradgate Hill.

2.02 The existing POOL HOUSE cannot be seen or viewed from the public footpath or highway.

3. **PLANNING APPLICATION PRINCIPLE**

3.01 The existing POOL HOUSE is no longer functional due to structural failures as a consequence to tree root growth in close proximity to the building. The repair of the swimming pool, including its upkeep makes it no longer viable as a leisure facility.

3.02 We are of the opinion that the change of use and conversion of the existing POOL HOUSE will be a sound sustainable solution to recycle a redundant building and provide quality addition housing stock of suitable scale to assist in the diversification of the local housing stock

4. **CONCLUSION**

4.01 The proposed development has been carefully considered with reference to the reuse of existing properties and geographical terrain of the site.

4.02 This Design and Access Statement has endeavoured to demonstrate that the proposal to be a positive contribution to the local residential context.

4.03 It is therefore considered entirely appropriate that planning permission should be granted for this proposal.

5. **REVISION HISTORY**

5.01 20250329: This application