

**Item Number:** 14  
**Application No:** 14/01039/FUL  
**Parish:** Pickering Town Council  
**Appn. Type:** Full Application  
**Applicant:** SLM Ltd (Mr Martin Miles)  
**Proposal:** Erection of single storey linked extension to north (front) elevation to form fitness centre with use of part of adjacent existing changing rooms as a gym  
**Location:** Ryedale Swimming Pool Mill Lane Pickering North Yorkshire YO18 8DJ

**Registration Date:**  
**8/13 Wk Expiry Date:** 17 November 2014  
**Overall Expiry Date:** 22 October 2014  
**Case Officer:** Matthew Mortonson **Ext:** 332

#### CONSULTATIONS:

**Parish Council** No views received to date  
**Highways North Yorkshire** No views received to date  
**Neighbour responses:** None

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#### SITE:

Ryedale Swimming Pool is situated on Mill Lane, Pickering. As defined within the Ryedale Local Plan the site lies within the Development Limits of the town, accommodating an area of public open space located to the rear.

#### PROPOSAL:

Planning permission is sought for the erection of a pre-fabricated building extension to north (front) elevation of Pickering Swimming Pool. The proposal seeks to form a fitness centre incorporating part of existing changing rooms as a section of the gym.

#### HISTORY:

There is no planning history relevant to this application.

#### POLICY:

##### National Policy Guidance

National Planning Policy Framework  
Planning Practice Guidance

##### Ryedale Plan - Local Plan Strategy

Policy SP16 - Design  
Policy SP19 - Presumption in Favour of Sustainable Development  
Policy SP20 - Generic Development Management Issues

## **APPRAISAL:**

The main considerations when assessing this application are;

- i) Character and Form
- ii) Residential Amenity

### Character and Form

The application proposes a single storey extension located to the front of the main swimming pool building. The development will project approximately 9 metres to the front and measure approximately 12 meters in length. The flat roof of the addition will measure 3 metres in height above ground level.

In order for the proposal to conform to SP16 of the Ryedale Local Plan Strategy, the extension must be considered to be appropriate and sympathetic to the character and appearance of the host building.

The view of officers is that the overall scale and height of the proposal is such that it will be subservient to the host property, and will not over dominate the front elevation. The extension will be sympathetic to both the character and appearance of the existing building and the visual amenity of the surrounding area. The proposal is therefore considered to be acceptable in design terms and in compliance with the requirements of SP16 of the Ryedale Local Plan Strategy.

### Residential Amenity

With regards to residential amenity, the scale and position of the extension would not result in any material adverse impacts on the amenity of nearby residential properties, or any other surrounding uses. The development is therefore compliant to the requirements of Policy SP20 of the Ryedale Local Plan Strategy.

At the time of writing, there have been no comments received from Pickering Town Council, the Highways Authority or any neighbouring properties.

### Conclusion

In light of the above assessment, the proposal is considered to meet the relevant policy criteria outlined in the Ryedale Local Plan Strategy and the National Planning Policy Framework. There are no other material considerations to suggest a determination otherwise. Therefore the recommendation for this application is one of approval.

Members will note that the consultation period for this application does not expire until 22 October 2014. Delegated Authority is therefore requested to approve the application.

## **RECOMMENDATION:                      Approve subject to expiry of consultation period**

- 1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2            The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Proposed Site Plan 2014-044 A(PL)002  
Proposed Ground Floor Plan 2014-044 A(PL)004  
Proposed Elevations 2014-044 A(PL)006

Reason: For the avoidance of doubt and in the interests of proper planning.

**Background Papers:**

Adopted Ryedale Local Plan 2002  
Local Plan Strategy 2013  
National Planning Policy Framework  
Responses from consultees and interested parties