

ITEM NO: 6.5	<u>Location:</u>	Hitchin Swimming Pool, Fishponds Road, Hitchin, SG5 1HA
	<u>Applicant:</u>	NHDC
	<u>Proposal:</u>	Extension of swimming centre reception
	<u>Ref.No:</u>	08/00329/ 1
	<u>Officer:</u>	Tom Rea

Date of expiry of statutory period : 28 April 2008

Reason for Delay (if applicable)

N/A

Reason for Referral to Committee (if applicable)

The applicant is the District Council.

1.0 Relevant History

1.1 None relevant

2.0 Policies

2.2 **North Hertfordshire District Local Plan No. 2 with Alterations**
Policy 39: Leisure Uses
Policy 55: Car Parking Standards

3.0 Representations

3.1 **Site Notice/Adjoining occupiers:** No representations have been received.

4.0 Planning Considerations

4.1 Site & Surroundings

4.1.1 Hitchin Swim Centre is located south of Fishponds Road behind the open air pool, the main reception facing onto Elmside Walk.

4.2 Proposal

4.2.1 Property Services seek permission for the extension to the main reception area which is located on the eastern elevation of the building. The extension, which is under construction, would project 2m with the existing gable ended roof continued over the ground floor extension. The extension would be 7m in width. A new set of entrance doors are proposed and the external materials will include matching roof tiles and weatherboarded cladding to the front elevation. The extension is required as part of a re-organisation of the reception area and to comply with DDA standards.

4.3 Key Issues

- 4.3.1 The proposed extension is fairly modest in terms of the overall size of the Swim Centre building and the visual impact of the extension would be limited to views from the Elmside Walk footpath, the Grammar School playing fields and more long distance views from Fishponds Road. The extension is sympathetically designed in character with the existing building and the new cladding and fenestration would improve the appearance of the main entrance to the building. In addition, the alterations would improve access for disabled users of the facility. Adequate parking is already provided within the main car park to the complex. In summary, I consider that the development is of an acceptable standard of design and that there would be no detriment to the visually amenities of the locality.

4.4 Conclusion

- 4.4.1 The development is of an acceptable standard of design and appearance and will not detract from the character or appearance of the locality.

5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

6.0 Recommendation

- 6.1 That permission is **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting, approved documents and plans, or with minor modifications of those details which have previously been agreed in writing by the Local Planning Authority as being not materially different from those thereby permitted.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. **Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. The approved materials shall be implemented on site.**

Reason: To ensure that the development will have an acceptable appearance which does not detract from the appearance and character of the surrounding area.

Reason for Decision

The proposed extension is acceptable in terms of design and appearance and meets the criteria set out in the following development plan policies:

North Hertfordshire District Local Plan No. 2 with Alterations

Policy 39: Leisure Uses

Policy 55: Car Parking Standards