

Horsham District Council (Planning),
Albery House,
Springfield Road,
Horsham,
RH12 2GB
01403215187

28/01/2026

Dear Sir/ Madam,

RE: SECTION 73 APPLICATION RELATING TO PLANNING APPROVAL
DC/17/1320 *"VARIATION OF CONDITION OF PREVIOUSLY PERMITTED
APPLICATION REFERENCE NUMBER: DC/15/1057 (PERMISSION TO HIRE
OUT A PRIVATE SWIMMING POOL AT RESIDENTIAL PREMISES TO A
SWIMMING SCHOOL FOR CHILDREN AGED 1 TO 5 YEARS). PROPOSED
INCREASE OF OPENING HOURS TO ALLOW FOR USE BETWEEN 9AM-
7PM MONDAY TO FRIDAY AND 8AM-7PM ON SATURDAYS"* FOR
PROPOSED INCREASE OF OPENING HOURS TO ALLOW FOR USE
BETWEEN 9AM-7PM MONDAY TO FRIDAY, 8PM-7PM ON SATURDAYS
AND 8AM-4PM ON SUNDAYS.

This covering letter is submitted in support of an application made under
Section 73 of the Town and Country Planning Act 1990 to vary Condition 2
attached to planning permission reference DC/17/1320. This permission,
granted on 07/08/2017, allowed variations of conditions relating to planning
permission DC/15/1057 which gave permission for an increase of opening
hours to allow for use between 9am-7pm Monday to Friday and 8am-7pm on
Saturdays at Beedinglee, Brighton Road, Lower Beeding, Horsham, West
Sussex, RH13 6NQ.

This application seeks to vary the existing planning condition 2 to allow for
Sunday opening hours (8am – 4pm).

Introduction and context

Beedinglee swimming pool is a privately owned swimming pool currently used by the “Sussex Swim School” to provide swimming lessons. The Sussex Swim School has been operating since 2004, providing structured and progressive swimming instruction for children. Currently the Sussex Swim School uses a separate facility for their Sunday swimming lessons, enjoyed by many of the local people. This local pool used by Sussex Swim School on Sundays is due to close in the coming months, meaning the clients who take lessons on Sundays would no longer have access to them. As such it is proposed that Sunday hours be allowed at Beedinglee Swimming Pool subject to compliance with the relevant planning matters.

Location

The application concerns a small, indoor swimming pool with changing area and plant and ancillary spaces, attached to a large house set within extensive grounds of trees and planting reached by a long drive.



Satellite image of the site and surrounding area

Beedinglee itself is a substantial house dating from 1905 set within substantial ground. There is an attached stable/garage/outbuilding with hay store

above, in a similar style, with indoor swimming pool in between. The main dwelling and the stable/garage block are in close proximity and together with the swimming pool extension form a u-shaped courtyard.

The site is accessed of a long driveway off A281 Brighton Road culminating at the dwelling. The Old School lies to the northern side of the driveway on the road frontage, with Beedinglee Cottage lying to the southern boundary of the site. Adjacent to the eastern boundary of the site is Comptons Tennis Club, the village hall and playing field/cricket pitch. On the opposite side of the road there is an additional residential property (Glebe Lodge) with a property lying adjacent to The Old School (Chesters).

Relevant Planning Permission

Planning permission has been granted to use the pool for purposes incidental to the use of Beedinglee as a dwelling under reference LB/05/90. Planning permission was granted on appeal in April 2016 to regularise the use of the pool which is now used by a swimming school to teach children aged 1-5 how to swim (reference DC/15/1057). The permission that was granted on appeal had a description of:

“Permission to hire out a private swimming pool at residential premises to a swimming school for children aged 1 to 5 years”. There is no condition imposed on the grant of consent which restricts the use to children aged 1-5.

More recently, planning permission to vary condition 2 attached to DC/17/1320 was granted to extend the Monday to Saturday hours. This was permitted 7th August 2017. This application proposed to amend Condition 2 as set out in the next section.

Condition 2 (Hours of Operation)

Condition 2 sets the currently approved opening hours of the swimming pool. This is set out below:

“The use of the swimming pool for commercial purposes to provide swimming lessons shall take place only during the school term and the first week of the school summer holiday as published by West Sussex County Council, or in the event that it no longer publishes term dates then the term dates as operated by the nearest, publicly-funded primary school, and only between 09:00 and 19:00 hours on Mondays to Fridays, and between 08:00 and 19:00 hours on Saturdays, and not at any time on Sundays or on Bank or Public Holidays.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy 33 of the Horsham District Planning Framework (2015)”

Proposed amendment below, added wording underlined.

“The use of the swimming pool for commercial purposes to provide swimming lessons shall take place only during the school term and the first week of the school summer holiday as published by West Sussex County Council, or in the event that it no longer publishes term dates then the term dates as operated by the nearest, publicly-funded primary school, and only between 09:00 and 19:00 hours on Mondays to Fridays, between 08:00 and 19:00 hours on Saturdays, between 08:00 and 16:00 hours on Sundays and not at any time on Bank or Public Holidays.”

Planning Considerations

Similar to previous applications on this site for amendments to opening hours, the key planning matters are as follows:

- The character of the dwelling and the visual impact on the street scene
- The amenities of nearby residential receptors

- The existing parking and highway impact considerations

These are discussed in detail and with reference to the planning history on site below.

Character and Visual Impact

In terms of the impact on the character and appearance of the area, as noted within the officer's report attached to DC/17/1320 and by the Inspector in the previous appeal approval APP/Z3825/W/15/3135211 there would be no harmful impact arising from the increase in hours.

The swimming pool is an indoor facility, of limited size and depth, and those using it are under the close supervision of staff and watched by parents or guardians. The plant room and changing area is already provided for the pool and it is not considered that use of the swimming pool on Sunday will result in an adverse impact on the character of the area.

Residential Amenity, Noise and Disturbance.

In the previous application to amend hours, the environmental health officer stated, "Given the location & nature of the area EH have no objections". Nevertheless, the application site is set far back from all other residential receptors.

The owners of the residential property attached to the swimming pool (the applicant's) have reported to hear no noise from the activities in their pool when lessons are in progress.

The nearest residential receptors are located over 130m away and it is extremely unlikely that there would be any disturbance from swimming lessons.

Highways and Parking

Previous applications for increased hours on Monday to Saturday raised no concerns from either the Inspector or the planning officer in relation to the amount of on-site parking provision. Accordingly, the proposed extension of opening hours on Sundays would not necessitate any increase in the existing parking area.

In relation to highways matters, the Inspector previously noted that commercial use of the pool would typically result in approximately one vehicle entering or leaving the site every three minutes. This level of activity was not considered significant enough to harm the character of the building, its setting, or have a materially harmful impact on highways congestion or safety in the area.

While opening the pool on Sundays would introduce vehicle movements where none currently occur (only those relating to use of the attached private dwelling), these movements would be spread across the day from 8am to 4pm. Given the volume of traffic already using the A281, and the fact that the pool operates on a pre-booked lesson basis rather than being open to the general public, the increase in movements on the local highway network would not be material or harmful.

WSCC Highways in relation to application DC/17/1320, which approved extended Monday to Saturday hours, stated “The existing hours of opening are duly noted. The extended hours will evidently give rise to the site generating vehicular traffic over an extended period. However, the number of movements would not be anticipated to be particularly significant and would not be expected to exacerbate any existing issues, nor warrant an objection on the basis of safety or capacity. Whilst the Planning Authority will no doubt wish to consider matters of amenity for local residents, no highway objection would be raised.”

The swim school operates with a maximum of six swimmers in the pool at any one time, equating to a maximum of six vehicles per session. In practice, this

figure is often lower as siblings commonly attend lessons together and arrive in the same vehicle.

At peak changeover periods, when parents for the next session arrive before the previous session has finished, vehicle numbers can increase to approximately nine or ten. All vehicles are accommodated within the existing driveway, and no changes to this arrangement are proposed. Up to twelve vehicles can be accommodated entirely within the site, with no reliance on on-street parking.

This parking arrangement has operated successfully from Monday to Saturday for many years without overspill. It is therefore clear that the same arrangement would remain acceptable for the proposed hours of operation on Sundays.

Summary

This application is submitted under Section 73 of the Town and Country Planning Act 1990 to vary conditions attached to planning permission DC/17/1320, which varied opening hours at the application site.

The proposed variations to open on Sunday from 8am to 4pm are minor and justified, the Local Planning Authority is therefore respectfully requested to approve this Section 73 application.

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Yours faithfully,
Lewis & Co Planning.

January 2026