

## 10. GUIDELINES FOR SWIMMING POOLS AND HOT TUBS

The main consideration in granting a swimming pool permit is the impact it may have on neighbours.

- The size of the pool and the surrounding hard landscaping must be proportionate to the size of the garden.  
In general swimming pools will not usually be permitted in gardens smaller than 320 square metres and should not exceed one-ninth of the total area of the rear garden.
- Pools should be sited at least 3 metres (9ft) away from adjacent boundaries and be at least 6 metres (20ft) from any neighbouring house or building.
- In general, swimming pools should be screened. A detailed landscaping plan will be required showing evergreen planted screening to reduce the visual impact on neighbouring owners.
- Similar requirements apply to hot tubs. They should be sited a minimum of 2m from the shared boundary and they must be adequately screened.
- The plant enclosure or plant room servicing the swimming pool or hot tub should be properly constructed and in keeping with the design of the house. It should be in a discreetly located soundproof enclosure, sited away from neighbouring properties.
- Applicants should consider the impact on the environment. A green roof installation to the roof of any plant enclosure maybe required to preserve the planted character of back gardens. To avoid reliance on fossil fuels for water heating, solar panels, air source heat pumps or ground source heat pumps could be considered, and details should be included with the application.
- For further details regarding mechanical plant installations please refer to Guideline 16 and for garden structures and hard landscaping please see Guideline 12.