



TO: Planning Committee South

BY: Head of Development

DATE: 19 December 2017

DEVELOPMENT: Conversion of existing water storage reservoir to form a residential outbuilding

SITE: Nutbourne Studio Nutbourne Common Pulborough West Sussex RH20 2HB

WARD: Pulborough and Coldwaltham

APPLICATION: DC/16/2326

APPLICANT: **Name:** Mr Nick Sweet **Address:** Nutbourne Studio Nutbourne Common Pulborough RH20 2HB

REASON FOR INCLUSION ON THE AGENDA: At the request of Pulborough Parish Council

RECOMMENDATION: Approval subject to conditions

1. THE PURPOSE OF THIS REPORT

To consider the planning application.

DESCRIPTION OF THE APPLICATION

- 1.1 This application seeks full planning permission for the conversion of an existing water storage reservoir to form a residential outbuilding in association with Nutbourne Studio, a residential dwellinghouse fronting Nutbourne Common. The proposed conversion would result in the provision of an entertainment area, office, store, bathroom and open courtyard. A staircase would be provided within the existing reservoir to enable access. The building would have an element above ground floor level which would be 1.8 metres high and would have a flat green roof.
- 1.2 Planning permission was previously granted for the conversion in December 2013, ref: DC/13/2087. This permission was not implemented and has now expired, hence the submission of this application.

DESCRIPTION OF THE SITE

- 1.3 The application site is set within a rural location on the western side of Nutbourne Common. The main dwelling is a former water pumping station which has been converted into a dwelling. The building is white rendered and is set back from Nutbourne Common. To the north of the site is the residential dwelling The Old Pumphouse, whilst to the east on the opposite side of Nutbourne Common are further residential dwellings. To the north of the site is Twitten Orchard, and a mobile home known as Oak Tree View, whilst to the west is Lane Top. The application boundary to the rear is a panel fence with part beech hedging. The Old Pumphouse has windows at first floor level looking into the site. The

water reservoir is below ground level, and currently grassed and forming part of the garden of Nutbourne Studio.

2. INTRODUCTION

STATUTORY BACKGROUND

- 2.1 The Town and Country Planning Act 1990.

RELEVANT PLANNING POLICIES

The following Policies are considered to be relevant to the assessment of this application:

2.2 National Planning Policy Framework

2.3 Horsham District Planning Framework (HDPF 2015)

Policy 24 - Strategic Policy: Environmental Protection

Policy 25 - Strategic Policy: The Natural Environment and Landscape Character

Policy 26 - Strategic Policy: Countryside Protection

Policy 28 - Replacement Dwellings and House Extensions in the Countryside

Policy 32 - Strategic Policy: The Quality of New Development

Policy 33 - Development Principles

Policy 41 - Parking

2.4 RELEVANT NEIGHBOURHOOD PLAN

Pulborough was designated as a Neighbourhood Plan Area in 2014. Ongoing discussions are being undertaken with HDC to progress the plan to Reg. 14.

2.5 PLANNING HISTORY AND RELEVANT APPLICATIONS

DC/13/2087	Conversion of existing water storage reservoir to form a residential outbuilding	Application Permitted on 13.12.2013
DC/04/2015	Erection of 3 houses, car port and access	Application Refused on 04.11.2004
DC/06/1245	Demolition of water holding tanks and retention of existing building and refurbishment to form B1 (a) and (b) Business Use	Withdrawn Application on 21.07.2006
DC/07/2041	Conversion of former water pumping station to a single 3-bed dwellinghouse	Application Permitted on 24.04.2008
DC/07/2042	Conversion of former water pumping station to a B1 Business use	Application Refused on 13.11.2007
DC/09/2024	Conversion of former water pumping station to a single 3-bed dwellinghouse (revised design to that approved under DC/07/2041)	Application Permitted on 28.01.2010

3. OUTCOME OF CONSULTATIONS

- 3.1 Where consultation responses have been summarised, it should be noted that Officers have had consideration of the full comments received, which are available to view on the public file at www.horsham.gov.uk

OUTSIDE AGENCIES

3.2 **WSSC Highways:** No objection.

3.3 **Southern Water:** Public water trunk mains cross the site as do decommissioned mains and a deed of easement for public water apparatus within the site. There appear to be limited opportunity to divert existing water apparatus. Object until an agreement has been made (with Southern Water) for diversion of the mains.

PUBLIC CONSULTATIONS

3.4 Pulborough Parish Council: Object.

3.5 Two letters have been received objecting to the application on the following grounds:-

- Concern with regards to water drainage;
- Height of building would be visible and give the appearance of being within the built up area;
- Lack of privacy;
- Reassurance would be required to show no heavy equipment within area where neighbours main sewer runs through site;
- Objections relating to previous application remains relevant.

4. HOW THE PROPOSED COURSE OF ACTION WILL PROMOTE HUMAN RIGHTS

4.1 Article 8 (Right to respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application, Consideration of Human rights forms part of the planning assessment below.

5. HOW THE PROPOSAL WILL HELP TO REDUCE CRIME AND DISORDER

5.1 It is not considered that the development would be likely to have any significant impact on crime and disorder.

6. PLANNING ASSESSMENTS

6.1 This application is a resubmission of a previous application approved in December 2013 (DC/13/2087) and the proposed plans and elevations remain the same as previously approved. The application has been submitted as works have not commenced on site within the three year time frame. The formerly approved scheme is a material consideration in the determination of the current application. As the scheme has previously been approved the principal consideration relates to whether there has been a material change in planning policy or site circumstance that would warrant a different decision to that previously made.

Principle

6.2 The previous application was considered within the context of the NPPF. The same policies within the NPPF remain the national planning policy at the present time. However, in terms of local policies since the approval of the previous application the Horsham District Planning Framework (HDPF) has been adopted. The policies within the HDPF relevant to the proposal are broadly similar in content to those used in the determination of the previous application. In particular, policy 28 relates to house extensions in the countryside and states that ancillary accommodation should demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the

site, and that the size of any new outbuilding should have regard to the dwelling they serve and should be grouped with the house.

- 6.3 The reservoir structure is within the rear curtilage of the site and is disused, with the pipework connecting it to the former pumping station redundant. The structure is not required for water supply purposes, cannot be occupied in its current form, and, without a viable future use is likely to deteriorate. It is considered that conversion of the structure to a use ancillary to the main dwellinghouse would be acceptable in principle, subject to detailed considerations.

Character and appearance

- 6.4 Policy 33 of the HDPF relates to Design Principles and requires that development should be designed so as to avoid unacceptable harm to the amenities of occupiers/users of nearby property and land for example through overlooking or noise, and ensure that the scale, massing and appearance of the development is of a high standard of design and layout.
- 6.5 The main dwelling on the site is a former water pumping station which retains much of its original functional and industrial appearance. The conversion of the existing storage reservoir would have no visual impact due to its subterranean location. The key (visible) external alterations would comprise an above-ground extension to provide additional height to the proposed accommodation, with excavation to create a new access and stairs from garden level and an open courtyard. Associated alterations include the addition of rooflights and flues. The proposal would include a green roof.
- 6.6 As part of the consideration of the earlier scheme it was considered that, *“the proposal would be located to the rear garden area of the existing property with views into the site from the adjoining road are limited. The height of the proposal above ground floor level would be 1.8 metres in context with the existing 1.8 metre close boarded fence along the north western boundary of the site. It is considered there would be no adverse visual impact to the surrounding area or would there be any adverse impact to the landscape character of the area as a result of the proposal.”*
- 6.7 The physical circumstances on site remain similar to those considered in 2013 and there are no reasons to take a different view as part of the current application. The design of the proposed external alterations would reflect the industrial character of the original use and main dwelling. The additional height would be slightly below the existing boundary fencing which encloses the site, as a result the proposed ancillary accommodation would have a minimal impact on the character and appearance of the wider surroundings.
- 6.8 The proposal would provide ancillary accommodation to the main dwelling, providing an office and entertainment space; there are no bedrooms or kitchen areas proposed as part of the proposal. It would not therefore create a separate unit of accommodation on the site. It is considered that the proposed facilities would not result in an overdevelopment of the site and would not result in a material increase in the level of activity within the site. A condition is recommended to ensure the accommodation remains in ancillary use.

Impact on Neighbouring Properties

- 6.9 Policy 33 of the HDPF requires development to be designed to avoid unacceptable harm to the amenity of occupiers / users of nearby property and land.
- 6.10 The nature of the conversion, relating primarily to a subterranean structure, would not impact on neighbouring amenity, with the height of the above ground extensions and alterations coupled with the separation from shared boundaries would be sufficient to prevent any loss of light, outlook or privacy. It is considered that normal domestic use of

the outbuilding, which is surrounded by residential development, would not be expected to generate excessive or harmful levels of noise or disturbance. The development is therefore considered to comply with policy 33 of the HDPF.

Southern Water

- 6.11 Southern Water has advised that there are two water mains on site, each of which requires a clearance of 6 metres either side of the water trunk mains to protect it from construction works and allow for future access for maintenance. The proposal may therefore require the diversion / protection of these mains before development works commence, and Southern Water has objected to the application until the required agreement (securing the diversion / protection) is in place.
- 6.12 While this objection is noted, there was no objection (from Southern Water) on the original planning permission and the proposal primarily relates to the conversion of an existing structure with associated development above at ground level. The applicant has also advised that an agreement with Southern Water is nearing completion. It is therefore considered, taking the above into account, that refusal of the current application on this grounds would not be warranted. A condition is instead recommended to secure further details to ensure the concerns of Southern Water can be addressed before any development works commence.

Conclusion

- 6.13 It is considered that the proposed development would make effective use of an existing underground water storage reservoir. The proposed design would be a sensitive addition which would be in keeping with the wider surrounding context. It is considered that the proposal would not cause any adverse impact to the amenity of neighbouring properties or any adverse impact to the visual amenity of the surrounding area.

7. RECOMMENDATIONS

- 7.1 That planning permission be granted subject to the following conditions:-

1 A list of the approved plans

2 **Standard Time Condition:** The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3 **Pre-Commencement Condition:** No development shall commence until details relating to measures to be taken to divert/protect the public water supply main and water booster station have been submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be carried out in accordance with the approved details prior to any development taking place in connection with the conversion of the reservoir.

Reason: As this matter is fundamental to ensure that the development is properly drained and to comply with Policy 38 of the Horsham District Planning Framework (2015).

4 **Pre-Commencement (Slab Level) Condition:** No development above ground floor slab level of any part of the development hereby permitted shall take place until a schedule of materials and finishes and colours to be used for external walls, windows and roofs of the approved building has been submitted to and approved by the Local

Planning Authority in writing and all materials used in the construction of the development hereby permitted shall conform to those approved.

Reason: As this matter is fundamental to enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 5 **Pre-Occupation Condition:** Prior to the first occupation (or use) of any part of the development hereby permitted, full details of the proposed green roof shall be submitted to and approved, in writing, by the Local Planning Authority. The approved details shall be fully implemented in accordance with the approved details within the first planting season following the first occupation of any part of the development. Any plants, which within a period of 5 years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure a satisfactory development that is sympathetic to the landscape and townscape character and built form of the surroundings, and in the interests of visual amenity in accordance with Policy 33 of the Horsham District Planning Framework (2015).

- 6 **Regulatory Condition:** No works for the implementation of the development hereby approved shall take place outside of 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays nor at any time on Sundays, Bank or public Holidays

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

- 7 **Regulatory Condition:** The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of Nutbourne Studio as a single dwellinghouse and shall not be used as a separate unit of accommodation.

Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent units of living accommodation contrary to Policies 26 and 33 of the Horsham District Planning Framework (2015).

Background Papers: DC/16/2326
DC/13/2087