

**P/14/0207/CU**

**FAREHAM EAST**

PORTSMOUTH WATER

AGENT: VAIL WILLIAMS LLP

CHANGE OF USE FROM SUI-GENERIS (PUMP HOUSE WITH ANCILLARY OFFICES)  
TO B1(A) OFFICE USE WITH RETENTION OF PUMP HOUSE.

MAINDELL NORTH WALLINGTON FAREHAM HAMPSHIRE PO16 8TJ

***Report By***

Mark Wyatt x2412

***Introduction***

This application is presented to the Planning Committee in accordance with the Council's Scheme of Delegation.

***Site Description***

The application site is accessed off the south side of North Wallington with the access drive between numbers 91 and 90. The site itself is elevated from North Wallington but sits within a hollow in the landscape with land continuing to rise to the east, south and west.

The access drive itself is a single width, sweeping road of approximately 100m in length before plateauing and opening out to the main site. In the southern corner of the site is the existing building on site. The remainder of the site is essentially laid to tarmac with marked parking bays and some areas of landscaping.

The building is two storey and sits on an "L" shaped footprint. The ground floor eastern wing of the building is used by the applicant as a water pump house. The remainder of the building (the part that extends north to south) and first floor is currently unoccupied but the layout is such that it lends itself to an office use.

Architecturally, the building is comprised of red facing brick under a slate roof. The building frontage contains an off centre arched entrance door flanked by two stone pilasters with a central oriel window in the gable end. The corners of the frontage also accommodate brick buttresses.

***Description of Proposal***

This application seeks full planning permission for a mixed use for the building. The application seeks to provide for the pump house to remain and the office part of the building to be able to operate as a stand alone office facility.

***Policies***

The following policies apply to this application:  
National Planning Policy Framework (NPPF):

Planning Practice Guidance (PPG):

**Approved Fareham Borough Core Strategy**

CS1 - Employment Provision

CS5 - Transport Strategy and Infrastructure

CS14 - Development Outside Settlements

E1 - Existing Employment Areas in the Urban Area

CS17 - High Quality Design

### **Development Sites and Policies**

DPS1 - Sustainable Development

DSP9 - Economic Development Outside of the Defined Urban Settlement Boundaries

### **Fareham Borough Local Plan Review**

DG4 - Site Characteristics

E1 - Existing Employment Areas in the Urban Area

### ***Relevant Planning History***

The following planning history is relevant:

**P/10/1072/CU**      **CHANGE OF USE FROM OFFICES TO CHILDRENS DAY NURSERY  
(CLASS D1) FOR UP TO 60 CHILDREN**

INVALID                      24/02/2011

**P/01/1304/CU**      **Continued Use As Water Pumping Station Civil Engineering  
Contractors Depot with Ancillary Offices and Staff Facilities.**

PERMISSION                10/12/2001

**P/01/0527/LU**      **Area Works Depot and Pumping Station (Certificate of Lawfulness  
for Existing Use)**

CERT GRANTED      04/09/2001

**P/93/0521/LP**      **EXTENSION AND ALTERATIONS TO EXISTING BUILDING**

CERT GRANTED      08/06/1993

### ***Representations***

Two letters received from 90 North Wallington and Wallington Village Community Association. Objection:

- concern at the stability of the path around my house being weakened by the extra traffic to the proposed offices.

- Already my side path is starting to tilt towards the Maindell Lane with the recent van traffic. I'm worried that more movements will begin to expose my house foundations.

- Extra traffic will be generated in a part of the village which has no pedestrian footpath

- This may well worsen the subsidence problems that exist in the area

- We contest that the Agent's submission that the trip generation from the site will not increase. This site at present generates very little traffic and any increase will have a detrimental effect on the environment.

### ***Consultations***

Director of Planning and Development (Highways): No objection subject to condition

Director of Community (Environmental Health - Contamination): No objection

Director of Community (Environmental Health - Pollution): No Adverse Comments

### ***Planning Considerations - Key Issues***

The key issues for consideration in the determination of this application are:

- The Principle of Development
- Planning History
- Amenity
- Highways and Access
- Other matters

#### **THE PRINCIPLE OF DEVELOPMENT:**

The application site is, for the purposes of planning policy, within the countryside as defined on the inset map of the Borough Local Plan Review. Policy CS14 seeks to restrict new built development in the countryside to that which is essential to agriculture. This proposal does not propose new 'built development' but rather the re-use of an existing building for a new use. CS14 supports this approach with the policy stating that "The conversion of existing buildings will be favoured".

Policy CS1 of the Core Strategy sets out how the Borough will support economic growth and specifically how new employment floor space will be delivered. Policy CS1 permits development where it " supports the continuing use of an existing employment site for uses which contribute to economic development".

The NPPF (para 28) supports a prosperous rural economy and encourages the growth and expansion of businesses "...through conversion of existing buildings".

In this case the proposed change of use of the building is considered to be acceptable in principle subject to the consideration of other relevant matters.

#### **PLANNING HISTORY:**

The planning history is set out above. The permission P/01/01304/CU was described as "Continued Use As Water Pumping Station, Civil Engineering Contractors Depot with Ancillary Offices and Staff Facilities". A conditional permission was granted on 10th December 2001. Condition 2 of the permission states:

"This premises shall be used for no other purpose than as water pumping station and civil engineering contractors depot comprising a yard for parking/storage of plant/equipment/materials, vehicle parking and ancillary offices and staff facilities."

It is therefore clear that there are already two permitted uses to the site:

- 1) The water pumping station; and
- 2) A civil engineering contractors depot to which the offices are ancillary

The historic planning permission does not state who the user was for the depot with ancillary offices or indeed whether it was the current applicant, but it does seem that the site could have been used more intensively than simply the existing offices being ancillary to the pump house.

It is accepted that the residential neighbours to the site currently benefit and have done recently, from an almost vacant site. The operations relate only to the Portsmouth Water inspections of the pump house with the office element currently vacant. Residents have, therefore, benefited from a low intensity use of the site. However, the fall back position is

that the site could be used more intensively with a number of employees on site for an office use but also for a Civil Engineering Contractors depot with the associated activities and vehicle movements.

#### NEIGHBOURING AMENITY:

A B1 use should be capable of being carried out in a residential area. The proposed office use is such that the impact of the use itself is unlikely to cause demonstrable harm to the amenity of neighbours. The building is set back over 100m from the rear of 92 North Wallington to the north west and in excess of 70m to 21a Wallington Orchard to the west. Coupled with these separation distances is the topography of the site and surroundings as previously described, such that the impact upon the amenity of neighbours from the use of the building is considered to be acceptable.

Associated with the use of the building is the associated car parking and related vehicle movements. The access drive to the site is set at a lower level to the dwellings either side (namely 90 and 91 North Wallington) and the garden to number 91 is enclosed by a timber closed board fence. The boundary to 90 is softer and includes more planting.

Whilst these gardens have benefited from a low intensity use of the site reference is had to the planning history again whereby a more intensive use which would include a civil engineering depot could be undertaken without any further planning permission being required. As such the level of demonstrable harm over the permitted use of the site rather than the recent use of the site must be material in the assessment of the impact. In this case it is noted that the Environmental Health Officer raises no objection. As such in the absence of any negative consultee advice and in light of the permitted use for the site the associated vehicle movements are not considered to result in significant demonstrable harm to the amenity of the neighbouring properties.

#### HIGHWAYS AND ACCESS

The application is supported with a Transport Statement (TS). This statement sets out that the trip generation will not change as a result of the development; a conclusion challenged by the Wallington Village Community Association (WVCA).

The Highway Advice to the Local Planning Authority is such that the use of the office building as a stand alone facility may well result in a higher level of vehicular activity to and from the site than that suggested in the TS. That, however, does not render the scheme unacceptable. Subject to improvements to the eastern radius of the access off North Wallington and a slight enlargement of the access it is considered that the additional traffic can be accommodated.

The applicant has submitted a further drawing to detail these access improvements which allows for some additional hatching in the east and west visibility splays with a small build out along the highway outside number 91 North Wallington. The width of the main carriageway remains at 5.5m wide.

The WVCA also express concern at the generation of extra traffic in a part of the village with no footpath, however, there is again a necessity to consider the fall back position of the lawful, permitted use on the site. Additionally there is a footpath at the junction of North Wallington with Standard Way which is approximately 100m to the north east of the site. There is no highway objection to the proposal.

#### OTHER MATTERS:

Third party comments express concern at the more intensive use of the access track leading to subsidence to their properties.

These dwellings are outside of the application site and therefore outside of the control of the applicant. In any event the matter of subsidence and any development affecting the structural integrity of third party land is not a material planning consideration that can be afforded weight in the decision making process.

#### **CONCLUSIONS:**

The application proposal is considered to be an acceptable re-use of a vacant building in the countryside for a use that will contribute towards economic development. The proposal will not result in demonstrable harm to the amenity of the neighbouring properties and any increase in traffic can be accommodated through some access improvements. As such the application is recommended for permission.

#### ***Recommendation***

PERMISSION subject to conditions and notes:

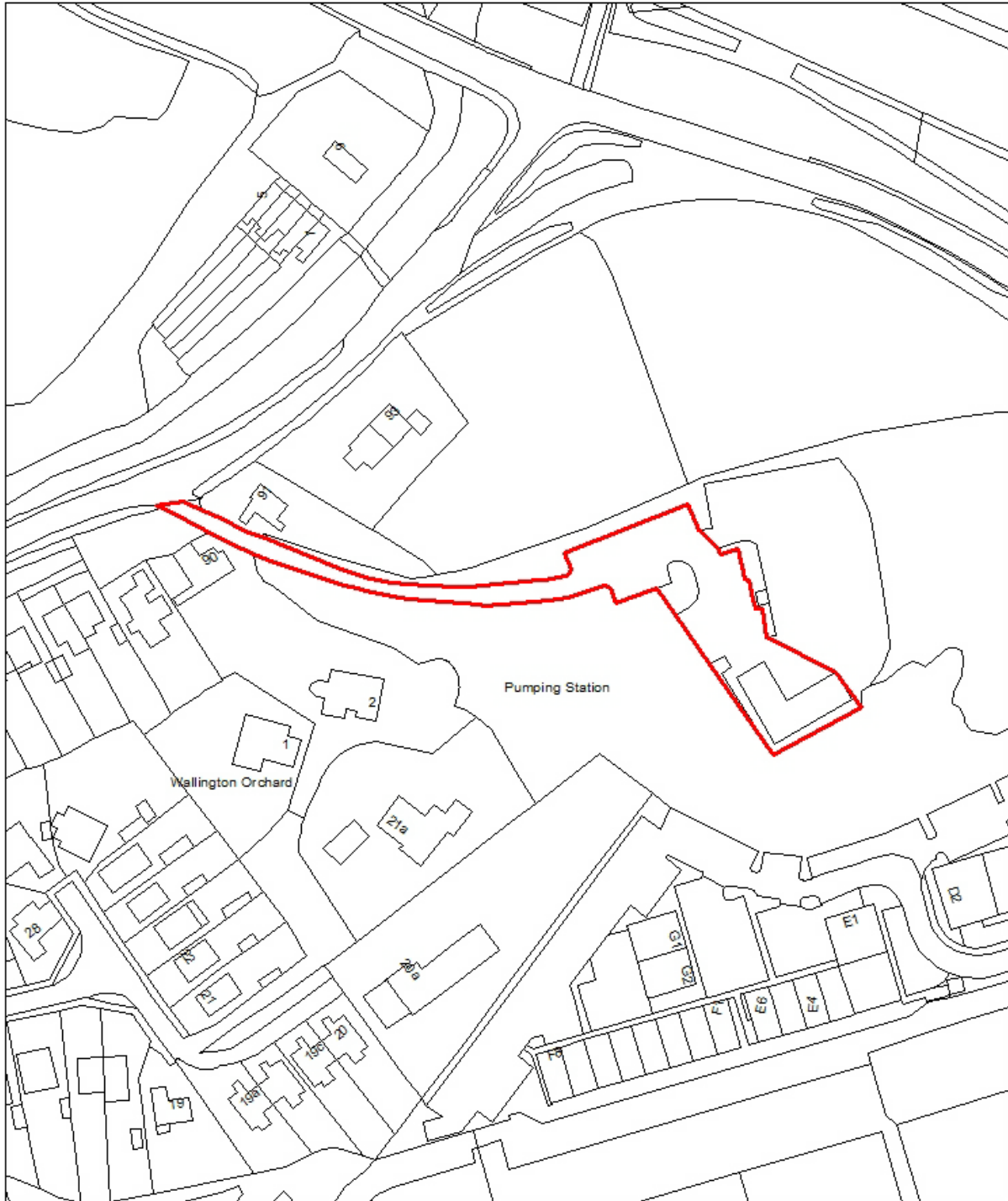
Commence within three years, to be carried out in accordance with approved plans, Access/North Wallington junction improvements by first occupation

#### ***Background Papers***

P/10/1072/CU, P/01/1304/CU, P/01/0527/LU, P/93/0521/LP

# FAREHAM

## BOROUGH COUNCIL



Maindell  
Scale 1:1250

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110. 2014

