

PLANNING STATEMENT

Site: The Pump House Annex Ley
Green
King's Walden
SG4 8LJ

For: David and Nicola Robertson
Project Ref: PHAC

Date: July 2024

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For David and Nicola Robertson

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Plans Accompanying the Application

APPLICATION FORM	
L01 Site Location Plan	
Existing Site Plan	P01 Proposed Site Plan
Existing Roof Plan	P02 Proposed Roof Plan
Existing Ground Floor Plan	P03 Proposed Ground Floor Plan
Existing Elevations	P04 Proposed Elevations
Existing Section A--A	P05 Proposed Section A--A

1.0 **INTRODUCTION**

- 1.1 Planning Permission is being sought to extend The Pump House and convert it into a 3 bedroom Annexe.
- 1.2 The description of the development is as follows:
Refurbishment and extension of The Pool House and conversion into a 3 bedroom Annexe to The Pump House.
- 1.3 The proposal will deliver high quality additional accommodation to The Pump House to accommodate family with specialist accessibility and care requirements.
- 1.4 This Planning Statement seeks to demonstrate that the principle of this form of development is acceptable, and that there are no technical or design constraints which prevent the planning approval of this sustainable proposal.

2.0 **SITE DESCRIPTION**

The Site

- 2.1 The Application Site is located at the western extent of Ley Green, approximately 5km southwest of Hitchin. The existing Site comprises a former Pool House which is used as a general space, with the swimming pool decommissioned and structural deck and floor built over the void..



Figure 1. Former Pool House location

- 2.2 Ley Green falls within the Parish of King's Walden and lies on the western edge of North Hertfordshire. Ley Green does not have a designated settlement boundary.
- 2.3 The Application Site has an area of 26,120sqm, of which 188sqm is covered by the built footprint of The Pool House, highlighted in red in Figure 1.



Figure 2- The Pool House

2.4 Under the North Hertfordshire Local Plan 2011-2031 the site is within the Green Belt (Figure 3). The site is not subject to any other planning designations.



Figure 3 – Extract of North Hertfordshire Policies Map

- 2.5 The site is located within Flood Zone 1 and as such, has a low probability of flooding. Regarding the surrounding historic environment, the Site is not located within a conservation area and there are no listed buildings in close proximity of the Site.

The Surroundings

- 2.6 The application building is a former indoor swimming pool building and is now being used for domestic storage by the Pump House.
- 2.7 The Pool House is now included within The Pump House property boundary. Land Registry Title number HD572036.
- 2.8 Ley Green House and its associated grounds are adjacent to the site from the south-east to the north-east. Abutting the north-east side of the stable block, lies an outbuilding associated with Ley Green House. To the north, there is a seemingly uncultivated agricultural parcel.
- To the north west is The Pump House with it's dog safe garden, access road and field surrounded by forest.
- 2.9 The nearest available bus stop is the 'New Cottages' bus stop, located approximately 150m to the southeast of the Site, providing a service from Luton to Hitchin.

Planning History

- 2.10 Application ref. 23/00734/FP.
- Address: Land To Rear Of Lane House Ley Green Kings Walden SG4 8LJ
- Proposal:
- Conversion and single storey side extension of former stable block into one 2-bed dwelling following demolition of existing carport including parking, landscaping and associated works.

3.0 **PLANNING POLICY**

- 3.1 The relevant Development Plan policies and other material planning considerations for the proposed development are set out below.

North Hertfordshire Local Plan 2011-2031

- 3.2 The following policies from the Local Plan are considered relevant to the proposed development.

Policy SP1: Sustainable Development in North Hertfordshire

Policy SP2: Settlement Hierarchy and Spatial Distribution

Policy SP5: Countryside and Green Belt

Policy SP8: Housing

Policy SP9: Design and Sustainability

Policy SP11: Natural Resources and Sustainability

Policy SP12: Green Infrastructure, Landscape and Biodiversity

Policy T1: Assessment of Transport Matters

Policy T2: Parking

Policy D1: Sustainable Design

Policy D3: Protecting Living Conditions

Policy NE2: Landscape

Policy NE4: Biodiversity and geological sites

Policy NE7: Reducing Flood Risk

National Planning Policy Framework (NPPF) 2021

- 3.3 The NPPF sets out the Government's planning policies for England and how these should be applied to development proposals. In approaching decision-taking, the NPPF is clear that Local Planning Authorities (LPAs) should take a positive approach and work proactively with applicants to secure

developments that will improve the economic, social and environmental conditions of the area.

- 3.4 Chapter 13 of the NPPF provides the relevant guidance on development within the Green Belt. Paragraph 149 sets out certain forms of development that are not inappropriate in the Green Belt, this specifically includes:

“The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.”

- 3.5 Additionally, certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it, as described by Paragraph 150. Inclusive of this is:

“The re-use of buildings provided that the buildings are of permanent and substantial construction.”

- 3.6 Whilst the site is located within the Green Belt, which is a ‘protected area’ under Paragraph (i) shown above, the nature of the proposed development is appropriate for the Green Belt. Consequently, this designation would not provide a clear reason for refusal and NHC is subject to the NPPF’s presumption in favour of sustainable development.

4.0 **THE PROPOSED DEVELOPMENT**

4.1 The proposed development comprises a full planning application for the refurbishment and extension of the existing Pool House to provide a 3 bedroom Annexe to The Pump House.

4.2 Description of the development is as follows:

“Refurbishment and extension of former indoor swimming pool building, converting it into a 3 bedroom annexe to The Pump House – which is designed to accommodate family with accessibility and care requirements.

4.3 The application comprises the following elements:

- Refurbishment and extension of existing Pool House Building converting it into a 3 bedroom Annexe to The Pump House.
- Create a healthy, naturally ventilated and well-lit annexe that is comfortable and practical and makes the most of the walled garden setting.
- Fabric of the building will be modified to be thermally efficient and aesthetically more sympathetic to the garden setting using timber cladding and replacement of U-PVC windows with aluminium framed double glazed units and doors with Crittal style steel framed glazed doors and full height windows with fanlights.
- M4(2): Category 2 - Accessible and adaptable dwellings

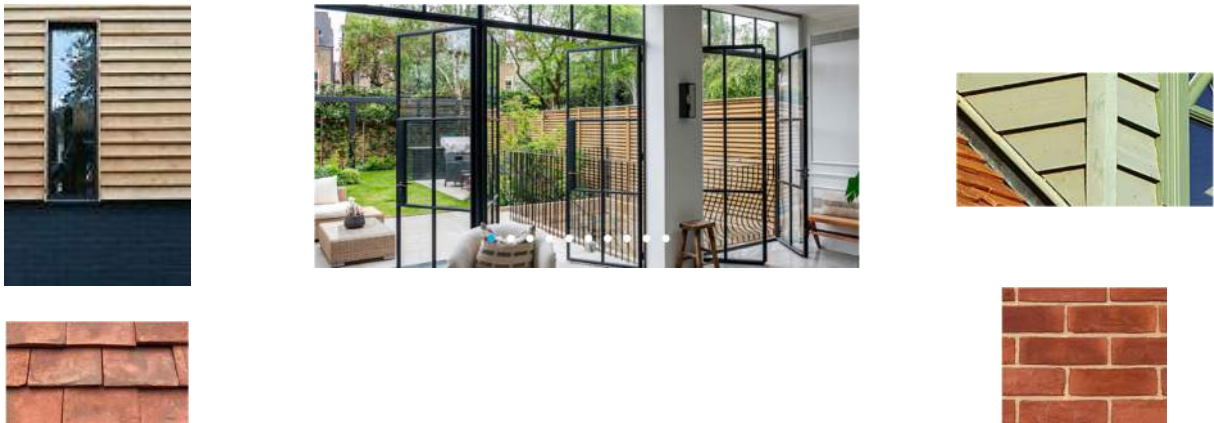


Figure 4 – Materials

5.0 **PLANNING ASSESSMENT**

Principle of Development

5.1 Under Policy SP5 of the Local Plan and Paragraph 149c) of the NPPF, the proportionate extension or alteration of an existing building within the Green Belt is permitted provided that it does not result in disproportionate additions over and above the size of the original building.

5.2 The below table provides a comparison between the existing and proposed built forms to demonstrate that the extensions will not result in a disproportionate addition. The existing building is to be extended to the north east to create a double bedroom and to the south east to create a mobility hoist accessible shower room including space for the carers. These built form indicators demonstrate that the extension is a proportionate increase over the original building and this stance has been taken by NHDC for many similar applications across the District.

	Existing	Demolished	Proposed	Difference & % increase
Footprint	174sqm	N/A	198sqm	+24sqm (14%)
Floorspace	156sqm	N/A	180sqm	+24sqm (15%)

Table 1 – Comparison between existing & proposed built form indicators.

5.3 Further, Paragraph 150d) of the NPPF is clear that the re-use of a building, provided that it is of permanent and substantial construction, is not inappropriate in the Green Belt if openness is preserved and it would not conflict with the purposes of including land within it.

- 5.4 As can be seen in Figure 2 above, the existing pool house has a steel frame and brick-built wall of permanent and substantial construction. The proportionate extensions proposed, by virtue of their siting to the rear of the existing building and infilling existing inverted corners, is not considered to impact on the openness of the Green Belt. Due to its existing use as domestic storage and its location within the walled garden, there will be no impact on the greenbelt and as the extended areas will have flat roofs, the existing clay tiled roof form will be retained. (Figure 5). Therefore, the use of the Pool House as residential accommodation, along with the proportionate additions, would preserve the openness of the Green Belt.

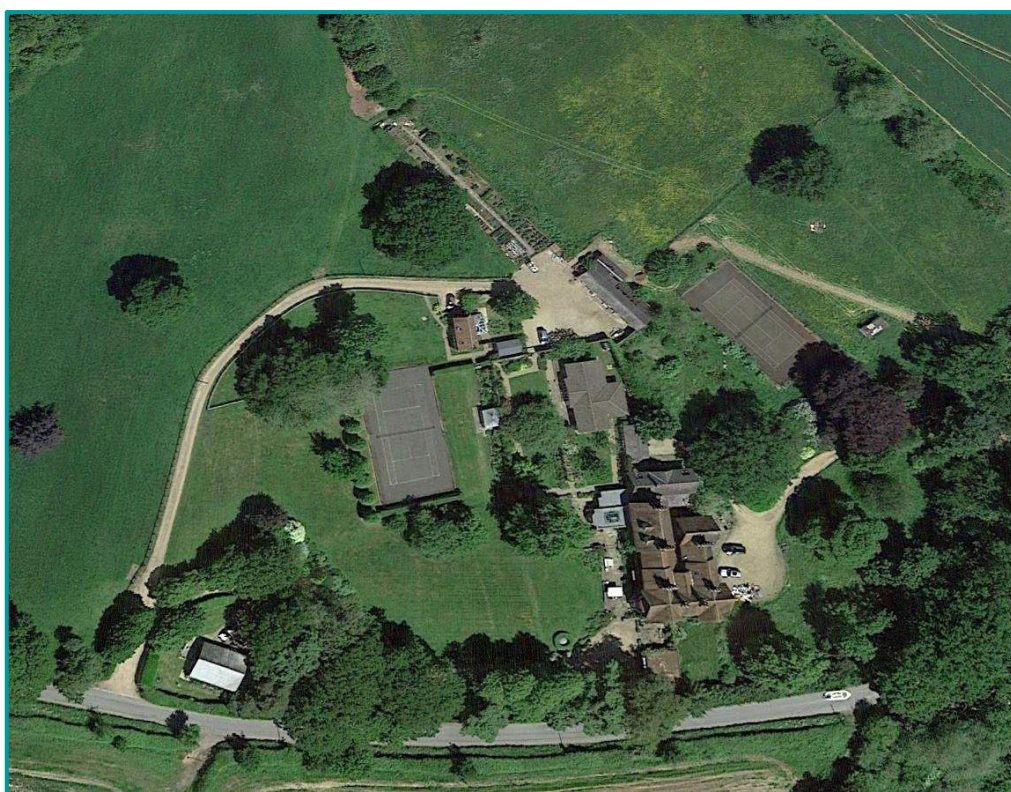


Figure 5 - Google Satellite Image of the site and surroundings (2021)

Design

Policies SP9 and D1, alongside paragraph 130 of the NPPF and 82 of the Design SPD, set out the requirement for proposals to respond positively to the existing character and context of the site.

The proposed scheme has been designed to retain the existing form of the building with existing openings re-used for new doors and windows; some new openings are proposed to ensure daylight and fresh air with cross ventilation to rooms.

2no. new roof lights are added to ensure sufficient internal light/ventilation to the Kitchen Area.

The extensions are designed to appear subservient to the existing building due to their flat roofs to prevent any adverse impact to the character or context of the site caused by the proposals (Figure 7 below).



Figure 7 – Comparison between existing and proposed elevati

- 5.5 In terms of materials, the existing U-PVC windows which have been painted will be replaced with Crittall steel framed glazed doors and full height windows with opening fanlights; and the other windows will be aluminium framed double glazed sash windows.

The existing U-PVC cladding will be replaced with oak cladding with frame detailing around the window and door openings and corner beading. This is proposed for the South ,West (principal) and North elevation. The East elevation will be brick as existing.

Residential Amenity

- 5.6 In accordance with Policy D3, the proposals will not result in an adverse impact upon the amenity of the surrounding occupiers. Due to the separation distances and window orientations, there is no potential for the proposals to adversely impact surrounding occupiers by virtue of an overbearing impact, or by facilitating overlooking.

- 5.7 Further, the proposed scheme exceeds the Nationally Described Space Standards (NDSS) for a single storey, 3-bedroom, 4-person dwelling.

The annexe will therefore provide a high quality of accommodation for occupiers.

Dwelling Type	NDSS min GIA	Proposed GIA
3 Bed, 4-Person (1-storey)	74sqm	180sqm

5.8 The proposal has also been designed with ample built-in storage well in excess of the minimum requirement for 2.5sqm. The proposal therefore exceeds the requirement of NDSS and will provide a high standard of living for future occupiers in accordance with Policy D1.

Landscaping

5.9 The existing site comprises a well maintained and diverse walled garden and the only change will be the reinstatement of a brick wall on the boundary line between The Pump House Annexe (The Pool House) and Lane House.

Transport, Access and Parking

- 5.10 The site benefits from a right of access onto the public highway which has been reflected within the submitted location plan. No changes are proposed to the existing access arrangements.
- 5.11 The existing courtyard area is used for ancillary vehicular parking for The Pump House. The parking provision will not be changed. Consequently, the proposed parking is considered to comply with Policy T2.
- 5.12 The proposed works to The Pump House Annexe will have no impact on trip generation. The proposals are therefore compliant with Policies T1.
- 5.13 The proposal is designed to comply with M4(2): Category 2 - Accessible and adaptable dwellings.

Sustainability

- Provision is made for separate storage and collection of waste and recycling. The refuse and recycling bins are to be located in the stable yard.
- Thermal insulation of the extensions will comply with current Part L building regulations.
- A highly efficient heating system will be installed using an LPG gas boiler.
- Natural oak timber cladding will cover 3 sides of the building – the rear will be brick as this is existing.
- Water butts will be used to collect rainwater run-off from the roof of the building.
- Foul water will be treated in a new bio-tank which will not need to be pumped out and regularly maintained like septic tanks.

- 5.15 The proposal therefore takes all reasonable opportunities for this scale of development to reduce energy consumption and waste and provide future proof technology for the dwelling in accordance with Policy D1.

6.0 **CONCLUSION**

6.1 The submitted full application proposes the extension of a former swimming pool building, to a three-bedroom annexe.

6.2 The scheme is respondent to national and local Green Belt policy, facilitating the change of use of an existing pool house to a more optimal residential use. The proposed design, comprising of the refurbishment and proportionate extension, ensures there is no detrimental impact upon the surrounding character or residential amenity.

6.3 The proposal results in high-quality residential accommodation and will be suitable for the applicant's family member with specific mobility requirements which cannot be provided in the existing property.

The proposal should therefore be supported as sustainable development.

6.4 The principle of development has been set out above and it has been shown that the proposal has met the objectives of sustainable development. Moreover, it has been demonstrated that there is no design or technical matter that would warrant a reason for refusal. As the proposal accords with the Local Development Plan, planning permission for the proposed works should be granted.