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**REFERENCE NO: CR/2017/0146/FUL**

**LOCATION:** [1 GRACE ROAD, BROADFIELD, CRAWLEY](#)

**PROPOSAL:** ALTERATION OF EXISTING HIPS, REMOVAL OF REAR DORMER AND INSTALLATION OF REAR ROOF VELUX WINDOWS TO FACILITATE ROOMS IN THE ROOF SPACE (AMENDED DESCRIPTION & PLANS RECEIVED)

**TARGET DECISION DATE:** 12 May 2017

**CASE OFFICER:** Miss D. Angelopoulou

**APPLICANTS NAME:** Mrs Siyar  
**AGENTS NAME:** Mr A Martin

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**PLANS & DRAWINGS CONSIDERED:**

CBC 0001 - Site Location Plan, CBC 0002 - Block Plan, CBC 0003 - Existing Elevations, Floor & Roof Plans, CBC 0004 RevA - Proposed Front & Rear Elevations, Floor & Roof Plans, CBC 0005 (Amended) - Proposed Side Elevation, CBC 0006 (Amended) - Proposed Side Elevation

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

None.

**NEIGHBOUR NOTIFICATIONS:-**

2 to 10 (even nos) Edrich Road, Broadfield;  
1 Edrich Road, Broadfield;  
3 Grace Road, Broadfield;  
18 Hobbs Road, Broadfield.

**RESPONSES RECEIVED:-**

Five representations have been received from nearby occupiers raising objections to the proposal on the following grounds:

- The roof would be much higher than the neighbouring properties and thus would not be in keeping with the other properties in the road and would change the character and design of the property.
- The roof and roof profile should be reinstated to those dimensions as the original plans to retain a uniform appearance within the streetscene and the only difference that should be approved is the addition of the 3 Velux windows.
- The plans still show dormer windows which is not acceptable and any form of windows in the rear pitch roof is completely unacceptable.  
(It should be noted that the proposed plans do not show any dormer windows).

Some concerns were also raised for possible new owners to this property and the use of the chimney that do not constitute planning matters.

Re-consultation of the above-mentioned neighbours regarding the amended plans: 03/05/2017 for 14 days with expiry date: 17/05/2017.

Two letters have been received stating that providing the hips would be as the original, then they do not have any objection to the installation of the 3 Velux windows since they do not impact on the design and character of the streetscene.

One letter of objection has been received stating that the new plans and the fitting of rear facing roof Velux windows would allow the occupants of 1 Grace Road to overlook the immediate properties.□

### **REASON FOR REPORTING TO COMMITTEE:-**

The number of objections received to a recommendation to permit.

### **THE APPLICATION SITE:-**

- 1.1 The application site relates to a two storey detached dwelling on the east side of Grace Road at the junction with Hobbs Road within the neighbourhood of Broadfield. The site is below road level with parking to the front for two vehicles and Grace Road is a cul-de-sac.
- 1.2 The property itself is brick built with a tiled roof. It currently has an unauthorised rear dormer and alterations to its original half-hipped roof. The planning history shows that, following an enforcement notice, a retrospective application for these alterations was refused and dismissed at appeal.
- 1.3 The dwelling occupies a prominent elevated position. The site slopes down to the rear, which results in the dwellings in Edrich Road being significantly lower than the applicant's dwelling. The existing and adjacent dwellings are uniform in design and appearance with half-hipped roofs and dormer windows inset into the front roofslope. The dormer windows in the front roofslope typically feature hipped roofs over, reflecting the half-hipped main roofs.

### **THE PROPOSED DEVELOPMENT:-**

- 2.1 Planning permission is sought for the removal of the unauthorised rear dormer, alteration of the existing half-hips and installation of three rear roof Velux windows.
- 2.2 The proposal has been amended, since the application was submitted, by altering the roof design to reinstate its original half-hipped roof.
- 2.3 Following the removal of the rear dormer, three Velux windows are proposed to be inserted flush to the rear roofslope.

### **PLANNING HISTORY:-**

- 3.1 The house was erected in accordance with planning permission reference CR/721/1989. Condition 12 attached to this permission states: "*Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 (and subsequent amendments to it) the dwellings hereby permitted shall not be enlarged in any manner without the prior written consent of the Local Planning Authority*".
- 3.2 In 2014 a retrospective application for a '*loft conversion incorporating rear dormer & front Velux windows and alteration of roof shape*' was submitted under ref: CR/2014/0708/FUL and refused on 27/05/2015. During the course of the consideration of this application, the Council on 26/05/2015 issued an enforcement notice under reference: ENF/2014/0244 that stated: '*Within six months of the date on which this notice takes effect: Remove the rear dormer extension in its entirety and restore the roof to its former shape and finish*'.

3.3 The applicant appealed the refusal and the Enforcement Notice, which were considered together. In May 2016, the Planning Inspector dismissed the CR/2014/0708/FUL application on the grounds of the effect of the proposal on the character and appearance of the host property and the wider area, and the living conditions of the occupiers of Nos.2 and 4 Edrich Road, specifically in relation to privacy. The Planning Inspector also upheld the enforcement notice. The enforcement notice is therefore in force and the dormer should have been removed by November 2016.

3.4 In January 2016, an application for removal of Condition 12 (permitted development rights) pursuant to permission CR/721/89, was refused (ref: CR/2015/0829/NCC). This application was allowed at appeal by the Planning Inspector on 06/09/2016 subject to the other conditions imposed therein as detailed below:

*'2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls as defined within Class A of Part 2 of Schedule 2 of the order shall be erected within the curtilage of any dwellinghouse hereby permitted forward of any wall of that dwellinghouse which fronts onto a road.*

*3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no buildings, structures, alterations, installations or operations, as defined within classes A – D inclusive of Part 1 of Schedule 2 of the order, shall be carried out to any of the dwellings hereby permitted.'*

## **PLANNING POLICY:-**

### **National Planning Policy Framework (2012) (NPPF)**

4.1 The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. More specifically:

- Paragraph 14 – Presumption in favour of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- Paragraph 17 – Core planning principles. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Section 7 – Requiring good design. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

### **Crawley Borough Local Plan (2015-2030) (adopted December 2015)**

4.2 The relevant policies include:

- Policy SD1: Presumption in Favour of Sustainable Development. In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- Policy CH2: Principles of Good Urban Design in order to assist in the creation, retention or enhancement of successful places.
- Policy CH3: Normal Requirements of All New Development states all proposals for development will be required to make a positive contribution to the area; be of a high quality urban design; provide and retain a good standard of amenity for all nearby and future occupants of land and buildings; be able to meet its own operational requirements necessary for the safe and proper use of the site; retain existing individual or groups of trees; incorporate "Secure by Design" principles and demonstrate how the Building for Life 12 criteria would be delivered. Development proposals must adhere to any relevant supplementary planning guidance produced by the council including residential extensions.

### **Urban Design Supplementary Planning Document (adopted October 2016)**

4.3 The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It contains guidelines on the standards the Council expects for the public design and the design of householder extensions and alterations. In particular, it states that:

- *‘Small alterations to the exterior of a building can have a big impact on neighbours’ amenity, on the immediate street scene or even on the surrounding area. Therefore, it is of great importance that the design of the alterations is well considered and is of good quality.’*
- *‘Important aspects of the design include: the scale of the alterations; the materials proposed; and the impact on the local community and the public realm. Extensions and alterations should achieve good quality in design terms and should maintain privacy and daylight to neighbouring dwellings.’*
- *‘An extension/alteration with good design in mind will relate appropriately to the parent dwelling’s character and style, dimensions, materials and finishes of the parent dwelling and the character of the neighbourhood. Furthermore, when considering an extension it is important to think about the impact the development may have on your neighbours and the wider area’.*
- *‘Development should incorporate materials and colours that match the existing dwelling’.*
- *‘Dormer windows will only be permitted where they can be inserted without damaging the character and appearance of the dwelling and the wider area:*
  - *Dormers are best kept to the rear of the property and are not normally acceptable to the front.*
  - *A dormer window should be kept well below the ridge line, smaller than the overall width of the roof and away from the edges. It is recommended that a dormer window be centred on the window lines below and that the dormer take up no more than half the width of the dwelling.**However, this will be assessed in relation to the local context.’*

#### **PLANNING CONSIDERATIONS:-**

5.1 The main planning issues in the determination of this application are:

- The design & appearance of the proposal and its impact on the dwelling, street scene & wider area
- The impact on neighbouring properties and amenities

#### **The design & appearance of the proposal and its impact on the dwelling, street scene & wider area**

5.2 The proposal as amended would involve the alteration of the roof design to its original hipped-roof and the reinstatement of the original half hips. The streetscene is characterised by houses of similar design and appearance with half-hipped roofs and front small dormer windows. These houses were recognised by the previous Planning Inspector as forming ‘*a cohesive and distinctive entity that makes an important contribution to the wider character and appearance of the area*’. The proposed alteration to the roof design, given that it would reinstate the original half-hipped roof, is considered to contribute to this distinctive design and would sympathetically relate to the existing dwelling and the streetscene.

5.3 The proposed rear Velux windows would be below the existing roof ridge and would be flush to the rear roofslope. They are considered visually acceptable in the street scene and are considered a relatively minor addition to the property.

5.4 To conclude, the proposed development as amended would reinstate the original distinctive design of the property and would satisfactorily integrate within the character of the existing property. It would not be harmful to the streetscene and would comply with the Enforcement Notice. It would therefore be in accordance with the Local Plan Policies, the guidance in the Urban Design SPD and the relevant paragraphs of the NPPF.

#### **The impact on neighbouring properties and amenities**

- 5.5 The proposed Velux windows would be flush to the rear roofslope and would be 1.3 metres above floor level. The application site, due to rising ground level, is at a higher level than Nos.2 and 4 Edrich Road. The maximum cumulative separation distance between the rear Velux windows and the windows in the rear elevation of No.2 & 4 Edrich Road is some 22 metres and as such it is considered that the proposal could cause some overlooking. It is however acknowledged that the existing first floor rear windows are closer than the proposed Velux windows and have some direct views to the rear neighbouring properties. The previous Inspector stated that the unauthorised dormer windows offered clearer views to these neighbouring properties than the existing first floor windows. However, given the angled position of the Velux windows and that they would be flush to the roofslope, it is considered that the overall impact on neighbouring amenities in terms of overlooking is not significant enough to warrant a refusal.
- 5.6 Due to the nature of the proposal and the separation distance from the neighbouring properties to the front and side, there is not considered to be any impact in terms of overlooking, loss of privacy or light.
- 5.7 To conclude, the proposed development would not have any significant detrimental impact on the amenities enjoyed by the occupants of neighbouring properties and would accord with the Local Plan Policies, the Urban Design SPD and the NPPF.

### **CONCLUSIONS:-**

- 6.1 In conclusion, it is considered that the scale and design of the amended proposal is acceptable, would help to reinstate the positive character and appearance of the dwelling and the street scene and would not have any significant detrimental impact on the amenities enjoyed by the occupants of neighbouring properties. The proposed development as amended is considered to accord with the policies outlined in the NPPF (2012), the Crawley Borough Local Plan (2015-2030) and the Urban Design SPD (2016), and it is recommended to grant permission for this application subject to conditions.

### **RECOMMENDATION RE: CR/2017/0146/FUL**

PERMIT - Subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 1 year from the date of this permission.  
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.  
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The materials and finishes of the external walls and roofs of the development hereby permitted shall match in colour and texture those of the existing dwelling.  
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

#### NPPF Statement

1. In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:
  - Liaising with agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
  - Seeking amended plans to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



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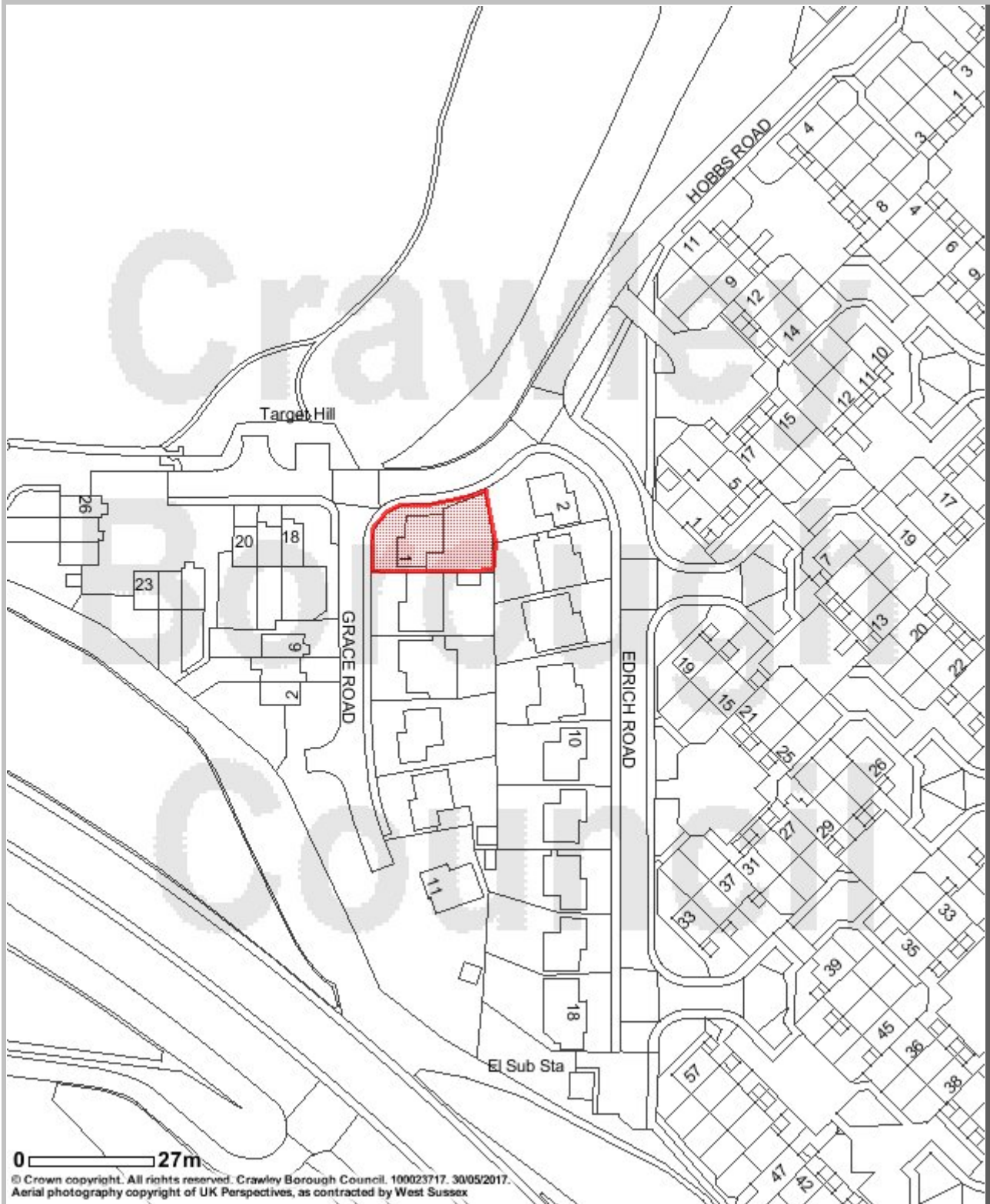
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**CR/2017/0146/FUL**

Date 26 May 2017

Approx. Scale 1:1,250

**1 GRACE ROAD, BROADFIELD, CRAWLEY**



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