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REFERENCE NO: CR/2017/0247/FUL

**LOCATION:** [PART GROUND FLOOR, IFIELD HOUSE, IFIELD GREEN, IFIELD, CRAWLEY](#)  
**PROPOSAL:** RETROSPECTIVE APPLICATION FOR CHANGE OF USE FROM A1 RETAIL TO MIXED USE COMPRISING HAIRDRESSING, FURNITURE SALES, BEAUTY TREATMENTS AND TATTOO STUDIO

**TARGET DECISION DATE:** 30 May 2017

**CASE OFFICER:** Mr H. Walke

**APPLICANTS NAME:** Mrs Tania McTavish  
**AGENTS NAME:** Mr A Ryrie

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**PLANS & DRAWINGS CONSIDERED:**

TM01 Site Location Plan, Block Plan & Floor Plan

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

- |                               |   |
|-------------------------------|---|
| 1. WSCC – Highways            | Advice given  |
| 2. Ifield Village CAAC        | Objection on grounds of highway safety and unsuitability for the conservation area. |
| 3. CBC - Environmental Health | No objection  |

**NEIGHBOUR NOTIFICATIONS:-**

Site notice displayed 6 April 2017.

**RESPONSES RECEIVED:-**

Three responses have been received from residents of The Tithe. The responses raise concerns about parking problems in the area and the limited spaces available to the rear of the building. They state that customers do not use the spaces available to the rear and that the proposal would exacerbate parking problems and obstruct visibility for drivers leaving The Tithe. The conversion of the upper floor to residential will further increase parking demands.

**REASON FOR REPORTING TO COMMITTEE:-**

An objection has been received from Ifield Village Conservation Area Advisory Committee.

**THE APPLICATION SITE:-**

- 1.1 The site contains a detached building on the corner of Ifield Green and The Tithe. The ground floor was formerly used as a hairdresser (A1), but the use has recently been changed to a mixed use of

hairdresser, beauty treatment, tattoo studio and furniture sales. This comprises a mix of retail (A1) and sui generis uses.

- 1.2 The upper floor is in the process of being converted to residential use following an earlier Prior Approval. There is a car parking area to the rear of the site, accessed from The Tithe.
- 1.3 The property is of traditional design and materials, with a tiled pitched roof and brick (some painted) and tile hung walls. It has replacement UPVC windows.
- 1.4 The site lies within the Ifield Village conservation area. It is within the Built-Up Area Boundary, but also within the West of Ifield Rural Fringe as defined in the Crawley Borough Local Plan 2015-2030. The surrounding area is generally residential, with The Tithe forming a residential cul-de-sac. There is a small general food store (A1) on the opposite side of the junction and the Royal Oak public house (A4) further south. Otherwise, there are houses adjoining to the north, south and east and open space to the west.

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

- 2.1 The proposal is for change of use from retail (A1) to a mixed use containing hairdressing and furniture sales (both A1), together with beauty treatment and a tattoo studio (both sui generis). The proposed change of use is retrospective. The ground floor contains separate rooms for each of the four uses.
- 2.2 The submitted plans show two car parking spaces in part of the car park area to the rear.

### **PLANNING HISTORY:-**

- 3.1 CR/2016/1015/PA3 – Part ground floor conversion of Ifield House from A1 (retail) to C3 (residential) 1 x 1 bed flat utilising existing ground floor entrance and off street parking. Prior Approval refused due to the site's location within a conservation area 26 January 2017.
- 3.2 CR/2016/0240/CC1 – Approval of details of Condition 1 (Parking Spaces) pursuant to CR/2016/0240/PA3 for Prior Approval from office (B1) to residential (C3). Approved 28 February 2017.
- 3.3 CR/2016/0240/PA3 – Prior approval from office (B1) to residential (C3). Approved 6 May 2016. This prior approval relates to the first floor of Ifield House.

### **PLANNING POLICY:-**

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

- 4.1 The NPPF states that the 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 proactively drive and support sustainable economic development.
  - Section 1 – Building a strong, competitive economy. Significant weight should be placed on the need to proactively drive and support economic growth through the planning system.

#### **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 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. Development proposals must adhere to any relevant supplementary planning guidance produced by the council.
- CH2 (Principles of Good Urban Design) states that all proposals for development in Crawley will be required to respond and reinforce local distinctive patterns of development and landscape character, and create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas.
- CH3 (Normal Requirements of All New Development) states all proposals for development in Crawley will be required to make a positive contribution to the area, be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings and be able to meet its own operational requirements necessary for the safe and proper use of the site.
- CH9 (Development Outside the Built Up Area Boundary – Although the site is within the Built Up Area Boundary, the policy also addresses the West of Ifield Rural Fringe. It seeks development which respects the locally special rural fringe and its relationship with the urban edge.
- CH13 (Conservation Area) states that development should result in the preservation or enhancement of the character and appearance of the conservation area.
- EC1 (Sustainable Economic Growth) offers support to allow existing and new businesses to grow and prosper.
- EC4 (Employment Development and Residential Amenity) states that proposals for changes of use adjacent to residential areas will be permitted where there is no adverse harm to local amenity or function of the surrounding area.
- EC7 (Retail and Leisure Development outside the Primary Shopping Area) confirms that the town centre first and sequentially preferable sustainable locations will be applied to retail proposals. Out of centre development will be permitted where it cannot be met on more central sites under the sequential approach and where the impact will not affect the vitality and viability of the town or neighbourhood centres.
- ENV11 (Development and Noise) states people's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources.
- IN3 (Development and Requirements for Sustainable Transport) seeks to locate development where it can be visited through sustainable transport, including bus, cycle and on foot. It also states that development should not cause unacceptable impact in terms of increased traffic congestion or worsening highway safety.
- IN4 (Car and Cycle Parking Standards) requires development to provide appropriate parking to meet its needs.

4.3 Ifield Village Conservation Area Statement – February 2017. The Conservation Area Statement identifies Ifield Green as a “bit of a rat run” and seeks to retain the overall layout and character of roads within Ifield Village. No specific proposals for car parking are included in the statement.

### **PLANNING CONSIDERATIONS:-**

- 5.1 The main issues to be considered are:
- Proposed use and economic growth
  - Neighbouring amenity
  - Highways and parking
  - Impact upon the conservation area and the West of Ifield Rural Fringe

### **Proposed use and economic growth**

- 5.2 There have been at least two other businesses (hairdresser/florist/beautician and bridal outfitter) previously operating from these premises in recent years and it seems to be a relatively marginal commercial location. The premises were vacant for approximately four months prior to the current use commencing. The proposed use introduces a new business and also a wider mix of uses which may help to make this location more sustainable. Guidance within the NPPF and the Crawley Borough Local Plan 2015-2030 is strongly supportive of economic growth generally.
- 5.3 The proposal would retain a predominance of retail (A1) floorspace on the site and the other proposed uses are very similar in character to retail. The proposal would cater for customers visiting the site and could help to sustain other adjoining businesses, such as the shop opposite and the public house to the south.
- 5.4 It is positive to see a new business being created in this location. The proposed use is considered to accord with both national and local policies and is strongly welcomed in terms of retaining commercial use of the building.

### **Neighbouring amenity**

- 5.5 The building is detached, although the upper floor is in the process of being converted to residential use. The proposed uses would not generate significant noise levels to cause disturbance to adjoining dwellings. There is an existing shopfront onto Ifield Green, three small windows onto The Tithe and two small ground floor windows in the tattoo studio room facing towards 1 Alma Cottages to the north. It is not considered that any of the existing fenestration causes overlooking problems for neighbours. Overall, the proposed use is not considered detrimental to local amenity and would provide services that may benefit local residents.

### **Highways and parking**

- 5.6 The Local Highway Authority has commented that this is a *“relatively small scale proposal”* and considers the proposed use to be similar in parking terms to the existing use. Its response states *“... the Local Highways Authority would not be in a position to substantiate any objection citing parking demand”* and raises no highway capacity concerns.
- 5.7 Local residents, however, have raised concerns about parking problems in the area, the limited number of spaces to the rear and visibility problems at The Tithe/Ifield Green junction. The Conservation Area Advisory Committee has also objected to the increased parking demand and highway safety implications for drivers and pedestrians. The IVCAAC states that the rear car park is no longer available due to the ongoing residential conversion of the upper floors. The IVCAAC’s letter also sets out the more historic car related uses on the site of The Tithe and the inadequacy of parking in the area. The existing car park area to the rear of the building contains a total of seven car parking spaces. Contrary to the IVCAAC’s comments, the submitted block plan shows two dedicated spaces for the proposed use.
- 5.8 Application CR/2016/0240/CC1 supplied details of four other parking spaces for the upper floor flats, which are in the process of being created. The submitted plan for that approval of details application also showed spaces, one of which is in a different location to the details submitted with the current application, reserved for the ground floor unit. Manoeuvring space within the car park is fairly limited, but it is possible to enter and leave in a forward gear. In total, one space would be provided for each of the proposed flats and two spaces for use in connection with the currently proposed ground floor use. The Local Highway Authority has raised no objection. There is no increase in floorspace on the ground floor and the proposed uses are similar in character to the previous retail (A1) use as a hairdressers. It is not considered that refusal on parking grounds could be sustained, but a condition is recommended that the proposed parking spaces be marked out and signed in order to ensure their availability to staff and customers.
- 5.9 On street parking is available along Ifield Green and the road is not excessively busy. The Tithe is a modern and fairly narrow cul-de-sac, although it does widen to two lanes at the junction with Ifield Green. Parked cars on Ifield Green would not obstruct visibility unduly or beyond that which is common at similar junctions in urban areas. The IVCAAC has submitted photos showing congestion at the junction of The Tithe and Ifield Green. Whilst this is noted and parked cars can play a part in restricting vehicle movements, the photos show refuse vehicles, a bus and a delivery

taking place to the general store opposite. The delivery clearly cannot be attributed to Ifield House occupants and refuse vehicles/buses cause occasional congestion in all urban areas. The Local Highway Authority has raised no objection and it is not considered that refusal on highway safety grounds could be sustained.

#### **Impact upon the conservation area and the West of Ifield Rural Fringe**

- 5.10 No physical changes are proposed as part of this application. Although the Ifield Village Conservation Area Advisory Committee objects to the application on heritage grounds, the Committee's concerns relate to the impact of parking. Given the small scale nature of the proposal, it is not considered that the application could be refused on the grounds of visual impact of increased parking upon the surrounding conservation area. The proposal retains commercial use of a building with an existing shopfront and is opposite a small general store. The proposed use is considered acceptable within this location within a conservation area and on the rural fringe of Crawley.

#### **CONCLUSIONS:-**

- 6.1 The proposal would reintroduce active commercial use into the building and make a small contribution towards local economic growth. Parking provision is considered to be acceptable and it is not felt that the proposal would have an adverse impact upon the surrounding area. Approval is recommended.

#### **RECOMMENDATION RE: CR/2017/0247/FUL**

PERMIT - Subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years 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 parking spaces shown on the submitted plans shall be marked out and made available for use by customers and staff within three months of the date of this permission. The spaces shall not thereafter be used for any purpose other than the parking of vehicles.  
REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways 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:
  - Providing advice in a timely and manner through pre-application discussions/correspondence.
  - Liaising with the 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/additional information 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.



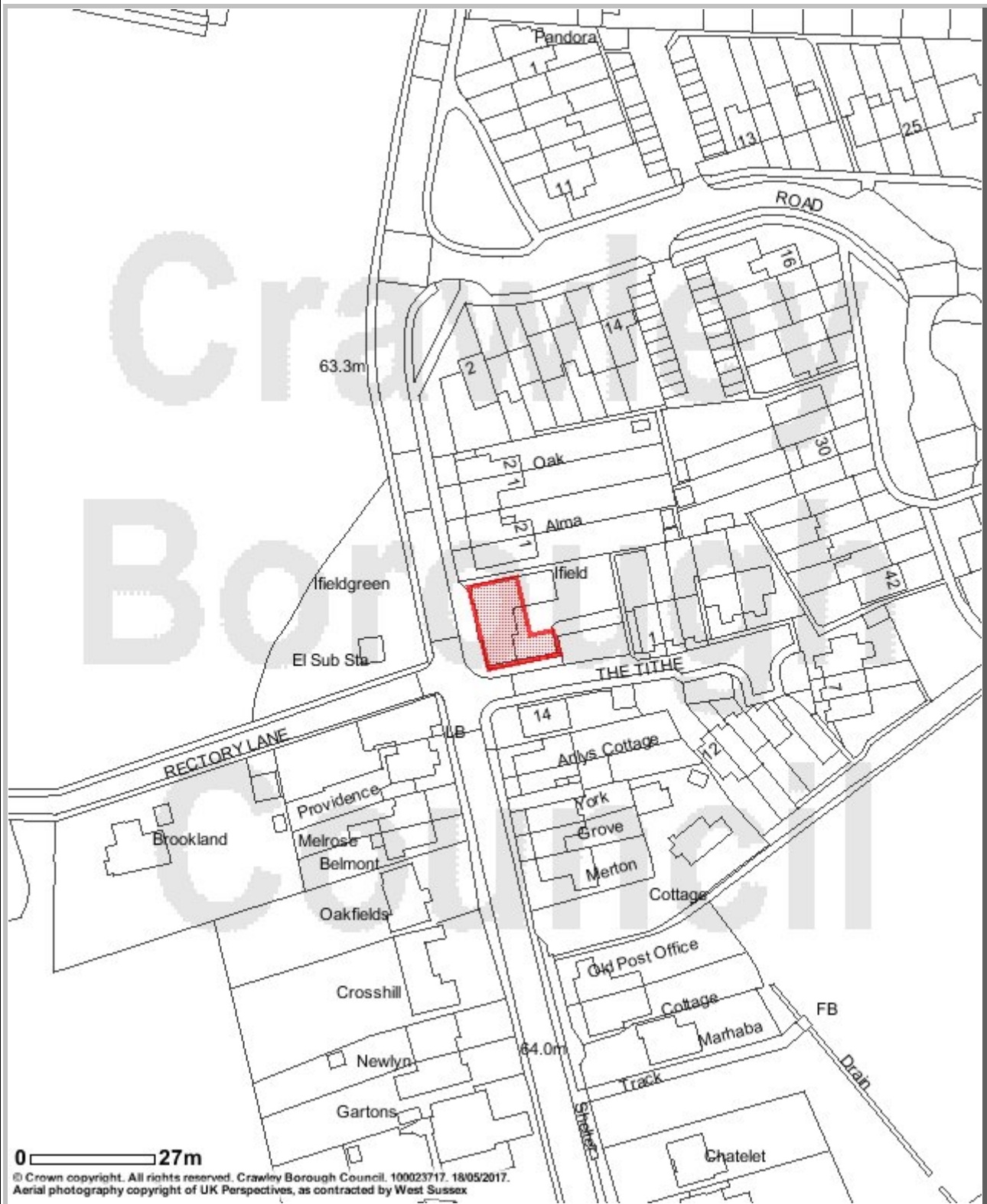
Crawley Borough Council,  
Town Hall,  
The Boulevard,  
Crawley,  
West Sussex RH10 1UZ  
Tel: 01293 438000  
Fax: 01293 438603

**CR/2017/0247/FUL**

Date 11 May 2017

Approx. Scale 1:1,250

**PART GROUND FLOOR, IFIELD HOUSE, IFIELD GREEN, IFIELD, CRAWLEY**



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