

---

REFERENCE NO: CR/2017/0264/FUL

**LOCATION:** [3 FONTWELL ROAD, FURNACE GREEN, CRAWLEY](#)  
**PROPOSAL:** RETROSPECTIVE APPLICATION FOR SINGLE STOREY FRONT EXTENSION WITH GABLE ROOF

**TARGET DECISION DATE:** 14 June 2017

**CASE OFFICER:** Miss S. Hobden

**APPLICANTS NAME:** Mr Carter  
**AGENTS NAME:** Buckrest Ltd

---

**PLANS & DRAWINGS CONSIDERED:**

053.23 Existing & Proposed Elevations, Floorplans, Site Location & Block Plans

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

Not applicable.

**NEIGHBOUR NOTIFICATIONS:-**

1, 2 and 5 Fontwell Road;  
57 and 59 Newmarket Road.

**RESPONSES RECEIVED:-**

None received.

**REASON FOR REPORTING TO COMMITTEE:-**

Councillor Duncan Crow has requested that the application be considered at committee.

**THE APPLICATION SITE:-**

1.1 The application site is located within the residential neighbourhood of Furnace Green. The site is accessed from Fontwell Road and has an open frontage. The immediate area consists of two storey semi-detached properties. Most have a detached garage set back from their front elevations, although Nos. 3 and 7 have garages projecting forward. The houses are brick built with first floor tile hanging on the front elevation. The surrounding area is uniform in character and appearance with dwellings of similar style and design.

**THE PROPOSED DEVELOPMENT:-**

2.1 Planning permission is sought retrospectively for a front extension measuring 1.5 metres in depth, 6.2 metres in width and 3 metres in height with a prominent gable over the front door and bay window. Internally, the proposed development provides for an extended hall and living room area.

## **PLANNING HISTORY:-**

- 3.1 In 1963 a Section 3(i) consent was issued by the Development Corporation under the New Towns Act. Ref. CR/359/1963.
- 3.2 In 2003 planning permission was granted for the erection of a conservatory. Ref. CR/2003/0321/FUL
- 3.3 In 2014 planning permission was granted for a single storey front extension following amendments. The extension was not built in accordance with the approved plans as identified by the Planning Enforcement Officer. Ref. CR/2014/0500/FUL.

## **PLANNING POLICY:-**

### National Planning Policy Framework (2012)

- 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:
  - Chapter 7 (Requiring good design), paragraph 56 indicates, 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

- 4.2 The development plan was adopted in December 2015. 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 development) states all proposals for development in Crawley will be required to make 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.
  - Policy ENV6: (Sustainable Design and Construction) All development, including the alteration and extension of existing buildings, should consider how it may achieve the sustainability objectives in relation to carbon.

### 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 design of extensions. In particular, it states that:
  - *'An extension 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.'*
  - *'Extensions should consider existing roof pitches. A roof design that sits in harmony with the existing roof will usually be more acceptable.'*
  - *'Front porches should be subservient to the host house and should not extend across the whole width of the property. They should project no more than 1.5m from the original front wall of the main dwelling and be in keeping with the character of the area and property.'*

## **PLANNING CONSIDERATIONS:-**

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

- *The impact on the design and character of the dwelling and street scene.*
- *The impact on neighbour amenity.*

### *The impact on the design and character of the dwelling and street scene.*

- 5.2 Planning permission was granted in 2014 for a single storey front extension to No. 3 Fontwell Road, following amendments to reduce the size and scale of the front projection from 2.2m to 1.5m with a mono pitch roof design. The approved extension ran across the full width of the house. The extension was not built in accordance with the approved plans and this subsequent application has been submitted in an attempt to regularise the extension.
- 5.3 Fontwell Road is a short road containing ten houses. The houses are of a uniform design, being two storey brick properties, with tile hanging at first floor level and simple pitched roofs. There have been a few small front extensions along the road and Nos. 1 and 11 also have two storey side extensions. No. 11 is the only other property with a full width front extension, which has a hipped roof with no gable.
- 5.4 The front extension at No. 3 has been erected with a very prominent gable over the door, rather than the approved mono-pitch roof. A large curved front bay window has also been formed, rather than windows to match the main house as approved. The bay window projects forward of the extension wall and beyond the 1.5 metre distance from the main front elevation previously approved.
- 5.5 The large gable and projecting bay window are considered to be out of keeping with the existing style and character of the dwelling. The Fontwell Road street scene has a number of more modest front extensions with flat and hipped roof designs that are in keeping with the original character of the houses. Windows to all properties are flush to the elevations. The unauthorised extension at No. 3 is out of character with adjoining extensions.
- 5.6 The prominent gable and curved bay windows are considered to be harmful to the character of the house and the area and are therefore contrary to Policy CH3 of the Crawley Local Plan, the guidance contained within the Urban Design SPD and the provisions of the NPPF.
- 5.7 It should be noted that the front extension does not comply with the Urban Design SPD which states that front extensions “should not extend across the whole width of the property.” However, given the previous approval issued before the SPD was adopted, it is not considered that the proposal should be refused on the grounds of its width.
- 5.8 It is noted that the agent has provided a statement of other similar examples of front extensions with gable ends in the area. None of these are located within close vicinity of the street and none are visible from the site or Fontwell Road. It is also noted that there is a front gable extension at 65 Newmarket Road, however, Council records show that this is unauthorised and is subject to its own separate investigation.
- 5.9 Overall, the failure to build the extension in accordance with the approved plans has created a prominent front extension out of keeping with the Fontwell Road streetscene and refusal is recommended on that basis.

### *The impact on neighbour amenity.*

- 5.10 The extension has a relatively modest depth of 1.5m in line with the SPD. It is located to the south of No. 1 and will therefore cause some loss of light to No. 1's ground floor front window. However, given the previous approval and the SPD guidance on 1.5 metre projections, it is not considered that refusal could be sustained on neighbour amenity grounds.

## **CONCLUSIONS:-**

- 6.1 The extension, due to its incongruous and prominent gable and large bay window is considered to be out of keeping with the character of the dwelling and street scene, causing harm to visual amenity and the character of the area, contrary to the guidance contained within the Urban Design SPD, Policy CH3 of the Crawley Local Plan and the provisions of the NPPF.

## **RECOMMENDATION RE: CR/2017/0264/FUL**

REFUSE - For the following reason(s):-

1. The extension, due to its incongruous and prominent gable and large bay window is considered to be out of keeping with the character of the dwelling and street scene, causing harm to visual amenity and the character of the area, and is therefore contrary to the guidance contained within the Urban Design SPD, Policy CH3 of the Crawley Local Plan, and the provisions of the NPPF.

1. NPPF Statement

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 agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Informing the applicant of identified issues that are so fundamental that it has not been possible to negotiate a satisfactory way forward due to the harm that has been caused.

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

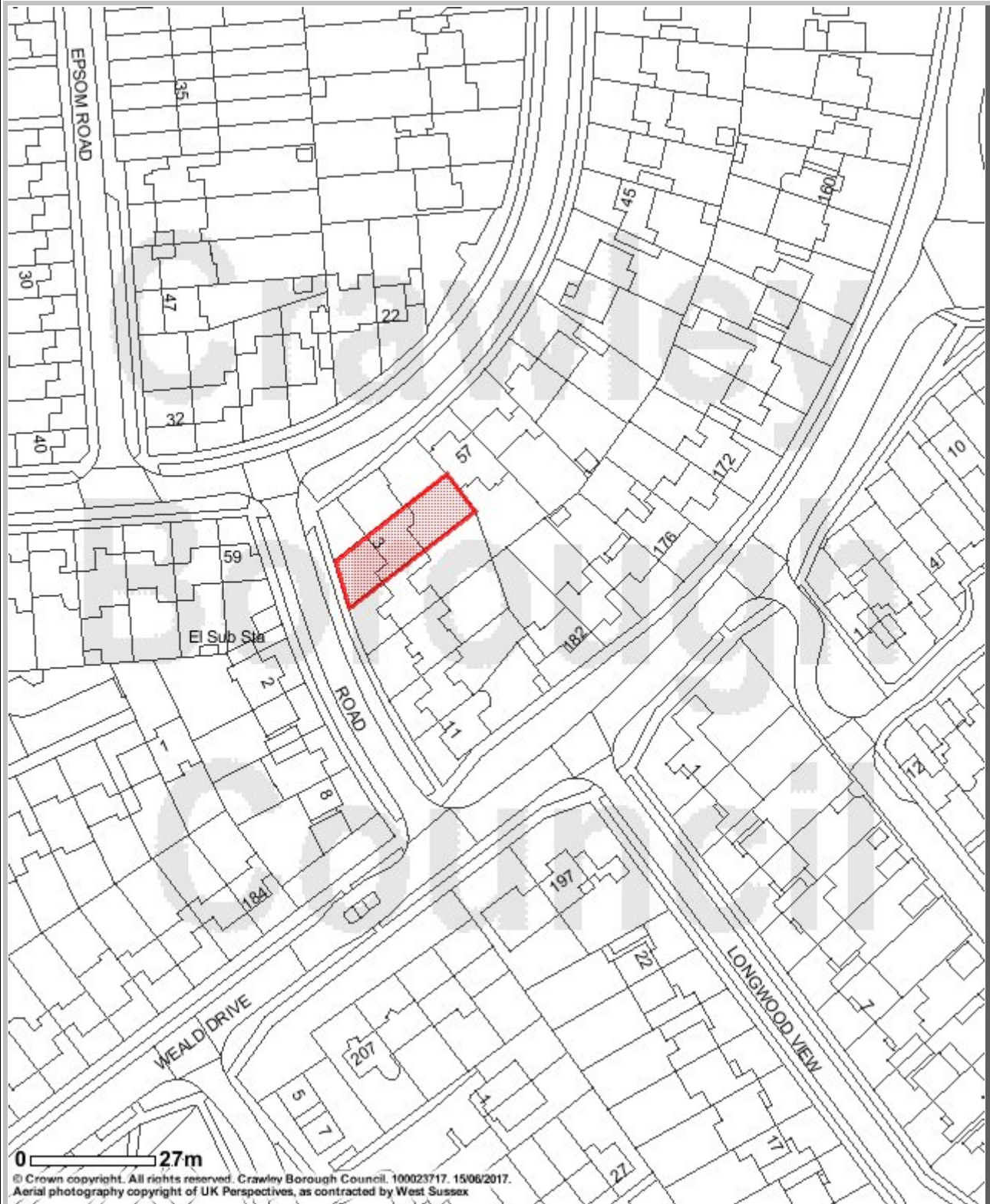
Tel: 01293 438000  
Fax: 01293 438603

**CR/2017/0264/FUL**

Date 13 June 2017

Approx. Scale 1:1,250

**3 FONTWELL ROAD, FURNACE GREEN,  
CRAWLEY**



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Crawley Borough Council. 100023717. 13 June 2017