

REFERENCE NO: CR/2017/0355/FUL

LOCATION: [30 TOWN MEAD, WEST GREEN, CRAWLEY](#)
PROPOSAL: ERECTION OF TWO AND SINGLE STOREY REAR EXTENSION (AMENDED DESCRIPTION)

TARGET DECISION DATE: 21 June 2017

CASE OFFICER: Ms Z. Brown

APPLICANTS NAME: Mr L Whitby
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

2017 01 Existing floor plans and elevations, 2017 02 Proposed floor plans, 2017 03 Proposed elevations, CBC 001 Site location plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. WSCC - Highways No objection.

NEIGHBOUR NOTIFICATIONS:-

14, 16, 28 and 32 Town Mead, West Green.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

Applicant is a member of staff.

THE APPLICATION SITE:-

1.1 The application site relates to a two storey end of terrace property located on the western side of Town Mead next to a block of garages owned by Crawley Borough Council, within the neighbourhood of West Green. The dwelling is brick built with an interlocking tiled roof. There is an external store located on southern side of the dwelling, with its rear wall attached to the block of garages. To the front of the dwelling is a driveway which provides two parking spaces and to the rear a garden with an approximate depth of 11m. There are no site constraints.

THE PROPOSED DEVELOPMENT:-

2.1 Planning permission is sought for the erection of a part two and part single storey rear extension which would stretch across the full width of the rear of the dwelling. The proposed extension would project 4m from the rear elevation of the dwelling. The single storey element of the extension would be positioned on the northern side of the rear of the dwelling against the boundary with No. 28 Town Mead. It would measure 2.9m in height, with a flat roof which would include a sky light and a parapet

wall. The two storey element would be located on the southern side of the rear of the dwelling, it would measure 4m in depth, 4.25m in width and would have a maximum height of 6.4m. Three Velux roof lights are proposed on the southern side of the roof of the two storey extension.

- 2.2 Internally the proposed extension would provide an extended kitchen and dining room on the ground floor and a replacement larger bedroom 3 on the first floor.
- 2.3 The application originally proposed a double garage to the front and side of the home, but this has been removed from the scheme.

PLANNING HISTORY:-

- 3.1 No recent planning history.

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 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.
 - Policy CH5: Standards for all New Dwellings states that new dwellings must create a safe, comfortable and sustainable living environment and sets out minimum sizes for each dwelling, which is based on the Nationally Described Space Standard.
 - Policy IN4 (Car and Cycle Parking Standards) states development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the Borough Council’s car and cycle parking standards. Car parking standards for residential development are based on the accessibility of the area, the levels of car ownership, and the size of any new dwellings.

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 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'.*
- *The roof form above an extension will contribute to the appearance of the extension and the dwelling as a whole. A roof design that sits in harmony with the existing roof will usually be more acceptable'.*
- *'Overshadowing or dominating neighbours' houses and gardens can be avoided by keeping rear extensions relatively small as compared to the size of the main buildings and the gardens in which they stand. A garden should be retained with a minimum depth of 10.5m measured from the extension's rear external wall to the property's rear boundary in length, in order to ensure adequate private outdoor space. One storey rear extensions will need to maintain a minimum distance of 21 metres between the rear windows of an opposing dwelling and the rear facing windows of the extension, in order to avoid any potential overlooking and privacy issues'.*
- *A single storey extension should not encroach into an area measured by drawing a 45 degree angle from the nearest edge of a neighbour's window or door*
- *A two storey extension should not encroach into an area measured by drawing a 60 degree angle from the nearest edge of a neighbour's window or door.*

It also includes new Crawley Borough Parking Standards (Annex 1) whereby the minimum parking standards for this application are 2-3 spaces, and External Private Amenity Spaces Standards p.32 which for this application are 70-90sqm.

PLANNING CONSIDERATIONS:-

5.1 The main planning considerations 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
- Parking considerations

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

5.2 The main considerations for the proposed rear extension are its design, depth and height. Policy CH3 (Normal Requirements of All New Development) of the Crawley Borough Local Plan states that all proposals for development are required to make a positive contribution to the area, be of a high quality of urban design and retain a good standard of amenity for all nearby and future occupants of land and buildings.

5.3 The application proposes a two and single storey rear extension which would project 4 metres from the rear elevation and extend across the full width of the dwelling. Although the extension would not be visible from the street scene of Town Mead it would be visible when viewed from the garages to the south and would result in a substantial and dominant addition to the rear elevation of the dwelling. The design of the extension however is considered acceptable, particularly as matching materials are proposed and the pitched roof of the two storey element of the extension ties into the main roof.

5.4 The Urban Design Supplementary Planning Document states that a rear extension should not consume the entirety of a dwelling's private amenity space. A garden with a minimum depth of 10.5m measured from the extension's rear external wall to the property's rear boundary should be retained to ensure adequate private amenity outdoor space. In this case, the resultant garden depth would only be 7 metres, which is below the SPD guidance, and approximately 49sqm of private amenity space would be provided which is significantly below the SPD's External Private Amenity Space Standards for a Dwelling for 4/5 occupants (70-90sqm).

- 5.5 Amended plans were received for the proposed development, originally the proposal included a double garage which would replace the existing store on the southern side of the dwelling. It was proposed to project forward from the front elevation of the dwelling. Although West Sussex County Council Highways had no objection to the proposed garage, it was considered unacceptable in design terms and its impact on the street scene, it was therefore removed from the proposal.
- 5.6 To conclude the design of the extension is considered acceptable however the resultant garden depth and private amenity space would not comply with Policy CH5 of the Crawley Borough Local Plan or the guidance contained within the Urban Design SPD. It is recommended that the depth of the extension is reduced to reduce the bulk of the proposed extension and so that adequate private amenity space is provided.

The impact on neighbouring properties and amenities

- 5.7 The properties most affected by the proposed rear extension are No. 28 Town Mead to the north and No. 16 Town Mead to the west.
- 5.8 The single storey element of the proposed extension would be positioned up to the northern side boundary shared with No. 28 Town Mead. The two storey element of the extension would be positioned on the southern side of the rear of the dwelling, 2.4m from the northern side boundary of the site. The Urban Design SPD states that a single storey extension should not encroach into an area measured 45 degrees from the nearest edge of a neighbour's door or window, and for a two storey extension it should not encroach into an area measured 60 degrees from a neighbour's door or window. The proposed single storey extension would encroach into an area measured 45 degrees from the kitchen window. Although there is already a store at No. 28 which projects 2.8m from the rear elevation of the dwelling and measures 2.6m in height, the single storey extension would project beyond this by 1.2m and would be 0.3m higher than the existing store therefore would cause some overshadowing and loss of light. The two storey element of the extension would also encroach into an area measured 60 degrees, and would cause a significant overbearing impact and loss of light to first floor bathroom and bedroom windows. The loss of light caused by the proposed rear extension is exacerbated by the orientation of the properties whereby the application site is located to the south of the dwelling, and would detrimentally impact the amenity enjoyed by the occupants of No. 28.
- 5.9 In terms of impact on opposing dwelling No. 16 Town Mead, the Urban Design SPD states that maintaining an acceptable distance between the rear elevations of dwellings can minimise the impact on the amenity. It states that one or two storey extension will need to maintain a distance of 21 metres between the rear windows of an opposing dwelling and the rear facing windows of the extension. There would only be a distance of 18.5m between the rear facing first floor windows and No.16 which is not in accordance with the SPD guidance. As a result there would be impacts of overlooking and potential loss of privacy caused by the proposed rear extension.
- 5.10 Overall the proposed rear extension would have an adverse impact upon the amenities enjoyed by the occupants of neighbouring properties by way of loss of light, overbearing presence and loss of privacy, which would be contrary to the Urban Design SPD guidance, Local Plan Policy CH3 and relevant paragraphs of the NPPF. It is recommended that the depth and height of the proposed rear extension is reduced in order to address the issues of overbearing impact on the adjoining neighbour No. 28 and the distance between the rear windows of the extension and opposing dwelling No. 16.

Parking considerations

- 5.11 The proposal would not increase the number of bedrooms within the dwelling and it would still remain a 3 bedroom property. The Urban Design Supplementary Planning Document Appendix 1: Crawley Borough Parking Standards advises that dwellings with 3+ bedrooms should provide 2-3 parking spaces. A dropped kerb has recently been installed on the dwelling to provide access to driveway which has capacity for two cars. As a result it would accord with Crawley Borough Local Plan Policies CH2 and IN4 and paragraph 32 of the NPPF.

CONCLUSIONS:-

- 6.1 In conclusion it is considered that the proposed rear extension, by reason of its scale, depth, massing and height, is unacceptable as it would result in a substantial dominant addition to the dwelling and would lead to inadequate private amenity space being retained for a family house of this size. It would also be of a significant massing and would negatively impact the amenity enjoyed by the occupants of neighbouring property No. 28 Town Mead and opposing neighbour No. 16 Town Mead. It is therefore considered that the proposed development would fail to meet the requirements of the NPPF, and would be contrary to Policies CH2 and CH3 of the Crawley Borough Local Plan (2015-2030) and the guidance contained within the Urban Design SPD.

RECOMMENDATION RE: CR/2017/0355/FUL

REFUSE - For the following reason(s):-

1. The proposed development, by virtue of its bulk, depth and height, would have an adverse impact upon the amenities enjoyed by the occupants of No.28 Town Mead by way of overbearing presence, dominance and loss of light. By virtue of its depth, proximity and fenestration, it would also cause loss of privacy to the neighbour No.16 Town Mead to the rear. The proposal would thus be contrary to the Policy CH3 of the Crawley Borough Local Plan (2015-2030), the guidance contained within Urban Design Supplementary Planning Document (2016) and the relevant paragraphs of the National Planning Policy Framework (2012).
2. The proposed development, by virtue of its scale and depth would significantly reduce the private rear garden area harming residential amenity for future occupants, and would not maintain an adequate garden depth of 10.5m. The proposal is therefore contrary to Policies CH3 and CH5 of the Crawley Borough Local Plan (2015-2030) and the External Private Amenity Space Standards set out in the Urban Design Supplementary Planning Document (2016).

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:
 - Seeking amended plans/additional information to address identified issues during the course of the application.
 - Informing the applicant of identified issues that are so fundamental that it would not be possible to negotiate a satisfactory way forward due to the harm that would be caused.
 - Providing advice on the refusal of the application to solutions that would provide a satisfactory way forward in any subsequently submitted 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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Approx. Scale 1:1,250

30 TOWN MEAD, WEST GREEN, CRAWLEY



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