

# Crawley Borough Council

## Planning Committee

Agenda for the **Planning Committee** which will be held in **Committee Room B**, Town Hall, Crawley, on **Monday 3 July 2017** at **7.30pm**

Nightline Telephone No. 07881 500 227



**Head of Legal and Democratic Services**

**Membership:**

Councillors I T Irvine (Chair), C Portal Castro (Vice Chair), N J Boxall, B J Burgess, D Crow, R S Fiveash, F Guidera, K L Jaggard, S J Joyce, T Rana, A C Skudder, P C Smith, M A Stone, J Tarrant and G Thomas

Please contact Roger Brownings (Legal and Democratic Services Division) if you have any queries regarding this agenda.

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Published 23 June 2017

**Emergency procedure for meetings will be circulated to Members and visitors attending this meeting. Please familiarise yourself with these procedures and the location of fire exits.**

## Business - Part A

### 1. Apologies for Absence

### 2. Lobbying Declarations

The Planning Code of Conduct requires Members who have been lobbied, received correspondence or been approached by an interested party with respect to any planning matter should declare this at the meeting which discusses the matter. Members should declare if they have been lobbied at this point in the agenda.

### 3. Members' Disclosures of Interest

In accordance with the Council's Code of Conduct, members of the Council are reminded that it is a requirement to declare interests where appropriate.

### 4. Minutes

To approve as a correct record the minutes of the meeting of the Committee held on 13 June 2017 (**Enclosure A**).

### 5. Planning Application CR/2017/0264/FUL: 3 Fontwell Road, Furnace Green, Crawley

To consider report PES/236 (a) of the Head of Economic and Environmental Services (**Enclosure B**).

**RECOMMENDATION** to REFUSE

### 6. Planning Application CR/2017/0306/FUL: K2 Leisure Centre K2, Brighton Road, Tilgate, Crawley

To consider report PES/236 (b) of the Head of Economic and Environmental Services (**Enclosure C**).

**RECOMMENDATION** to PERMIT

### 7. Planning Application CR/2017/0355/FUL: 30 Town Mead, West Green, Crawley

To consider report PES/236 (c) of the Head of Economic and Environmental Services (**Enclosure D**).

**RECOMMENDATION** to REFUSE

**8. Planning Application CR/2017/0362/LBC: Ifield Water Mill, Hyde Drive, Ifield, Crawley**

To consider report PES/236 (d) of the Head of Economic and Environmental Services (**Enclosure E**).

**RECOMMENDATION** to CONSENT

**9. Supplemental Agenda**

Any urgent item(s) complying with Section 100(B) of the Local Government Act 1972.

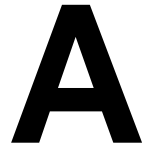
**With reference to planning applications, PLEASE NOTE:**

Background Paper:- Crawley Borough Local Plan 2015-2030

Any necessary pre-committee site visits for applications to be considered at this meeting will be held on **Thursday 29 June 2017 at 10.00am**. . Please be aware that members of the public are not to approach members of the Committee or Council officers to discuss issues associated with the respective planning applications on these visits.

**This information is available in different formats and languages. If you or someone you know would like help with understanding this document please contact the Democratic Services Team on 01293 438549 or email: [democratic.services@crawley.gov.uk](mailto:democratic.services@crawley.gov.uk)**

# Crawley Borough Council



## Minutes of Planning Committee 13 June 2017 at 7.30pm

### Present:

Councillor	I T Irvine (Chair)
Councillor	C Portal Castro (Vice-Chair)
Councillors	N Boxall, B J Burgess, D Crow, R S Fiveash, F Guidera, K L Jaggard, S J Joyce, T Rana, A C Skudder, P C Smith, M A Stone, J Tarrant and G Thomas

### Also in Attendance:

Councillors	M G Jones and C J Mullins
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### Officers Present:

Kevin Carr	Legal Services Manager
Heather Girling	Democratic Services Officer
Jean McPherson	Group Manager (Development Management)
Marc Robinson	Principal Planning Officer
Clem Smith	Head of Economic and Environmental Services

### Apologies for Absence:

There were no apologies for absence.

#### 1. Lobbying Declarations

The following lobbying declarations were made by Members:-

Councillor Stone had been lobbied regarding application CR/2017/0247/FUL.

Councillors Guidera and Thomas had been lobbied regarding application CR/2017/0314/CON.

#### 2. Members' Disclosure of Interests

The disclosures of interests made by Members were set out in Appendix A to these minutes.

### 3. Minutes

The minutes of the meeting of the Committee held on [5 May 2017](#) were approved as a correct record and signed by the Chair. The Chair welcomed Councillor Boxall who was newly appointed to the Committee, as well as those returning members.

### 4. Planning Application CR/2016/1039/FUL: Crawley Dental Clinic, 158 Buckswood Drive, Gossops Green, Crawley

The Committee considered report [PES/235a](#) of the Head of Economic and Environmental Services which proposed as follows:

Erection of single storey front extension and change of use of part residential (C3) to dental clinic (D1) to create an extra surgery and enlarged waiting room, and creation of self contained first floor flat above. (Amended description, plans and design & access statement received)

Councillors Jaggard, Stone and Tarrant declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and update.

Mr Philip Bryant and Mr Peter Jones spoke in objection to the application, whilst Mr Matt Botha (the applicant) addressed the committee in support.

The Committee then considered the application and noted the concerns raised by the objectors as well as those in support. Some committee members acknowledged the potential increase in parking (particularly on the bend) and congestion however it was observed that West Sussex County Council's Highways Department had not raised an objection to the application and traffic offences were enforceable by Sussex Police. It was also remarked that the extension to the practice would provide improved services to patients and staff.

In response to queries and comments made by the Committee as well as the concerns by the objectors, the Principal Planning Officer stated the following:

- The internal conversion, insulation and sound proofing would be regulated by building control.
- Occasional 'out of hours' emergency use would be permitted under condition 4. Should this usage become excessive, enforcement action could be pursued.
- Confirmation was provided of the boundary and that the main entrance to the dental practice would be relocated from the northern side of the property to the southern side and a new footpath to the entrance is now proposed to serve the entrance.
- Confirmation that any restrictive covenants were not under consideration by the Planning Committee.

### RESOLVED

Permit, subject to conditions set out in report [PES/235a](#).

**5. Planning Application CR/2017/0341/CON: Northgate Primary School, Green Lane, Northgate, Crawley**

The Committee considered report [PES/235\(f\)](#) of the Head of Economic and Environmental Services which proposed as follows:

Consultation from West Sussex County Council (WSSC/013/17/CR) for the addition of two and single storey extensions to allow increase in pupil nos. From 2FE to 3FE and associated works, including increase in car parking, zebra crossings and making permanent the 2 classroom nursery buildings, and demolition of the existing (caretakers) house.

Councillors Guidera and Thomas declared they had visited the site.

The Group Manager provided a verbal summation of the application. The Committee was reminded that the Council was a statutory consultee to provide comments to West Sussex County Council who would be making a decision on the application at their Planning Committee. Since the report had been published a further letter had been received by CBC from a local resident highlighting highway matters and concerns. All responses would be forwarded to WSSC as part of the consultation.

The Committee was updated on the further changes since the publication of the report as amended plans and additional information have been submitted by the applicants to WSSC:

The key changes to the application are that:

- The Hollybush Road Zebra Crossing has been deleted;
- The provision of a full Safety Audit of highways proposals (crossing improvements);
- A raised 'no-dig' area to the north of the car park introduced to avoid archaeological impacts and tree root protection areas;
- Clarifications regarding construction arrangements (site set up, access etc.); and
- Revised drainage plans, arboricultural information, design and access statement etc. to reflect the amendments.

As a result of the amendments to the application the officer report required correction in the following places:

- Para 2.9 – reference should now be to zebra crossing at Barnfield Road only.
- Para 5.7 – Penultimate sentence – correction to single zebra crossing along with the first sentence for paras 5.9 and 5.13
- Condition 5 as recommended would need changing to reflect the single crossing.

The Group Manager advised that Officers had also sought further clarification on the pupil numbers for the school as there appears to have been some confusion over the total numbers at the time of drafting the report. As a result further updates were needed to the Officer report. The information set out in para 5.6 in the Officers report is incorrect. It would appear that the pupil role until 2014 was around 420 pupils. Since 2014 there has been an additional class intake every year (3 school years 3 x 30), a further 90 students. The application submission has assumed these 90 pupils are part of the existing school numbers and therefore the application assumes a further 4 school year intake (4 x 30 pupils) 120 pupil increase in total which would be introduced in the period to 2020. Depending on which document was read, there appeared to be some confusion about school pupil numbers however, the missing 100 are pupils currently at the school and being taught in temporary class rooms (2 of which are proposed to be retained). The proposed maximum number of primary pupils is 630. This clarification makes part of para 5.12 incorrect and it is

recommended the words “has reduced pupil numbers by 100 from the previously withdrawn scheme and ” are deleted from the 2<sup>nd</sup> sentence in this paragraph.

County officers have also sought to provide further information in respect of the other issues raised in the officer’s report since its publication last week.

- In respect of the loss of the residential unit, it was noted that there was still has limited information and no justification for its loss. While not in writing it had been confirmed verbally by the WSCC planning case officer that the caretaker house had been redundant for some time and loss of unit is considered outweighed by the local need for education provision to serve the wide community. He has also confirmed that the house does not just facilitate 12 parking spaces but also an improved car park circulation arrangement which facilitates the improvements in operational requirements for the wider school.
- In para 5.7 officers suggested that there needed to be appropriate arrangements put in place to use the Northgate Playing Fields as a Park and Stride facility. Evidence has been provided that the school received permission from CBC Property services on a trial basis in mid Feb this year and confirmation the use could continue in late April until further notice subject to the car park not being required for other operational purposes and provided no complaints are received.

The Group Manager also provided additional information on the need for the school expansion which is in response to additional demand in north-east Crawley (which this school is situated) as result of the growing younger population in Crawley, new housing demand and immigration due to the proximity of Gatwick airport. The schools in the area are at 91 -103% capacity (this includes the extra 3 forms of entry being provided at Northgate.

Mrs Ann Russell addressed the Committee in objection to the application and raised the following points:

- No parent car drop off/pick up point had been provided within the school grounds which would benefit parents, residents and children.
- Park and stride at Northgate Playing fields would have limited use.
- Proposed plans were ambiguous and clarification was required. Traffic congestion and road safety needed to be further assessed.
- Welcomed deletion of Hollybush Road zebra crossing but considered the proposed tactile crossing point dangerous and raised further questions about the safety audits recently provided.
- The application seemed misleading and new information kept being added.

The Committee then considered the application. Members felt that despite the update provided and the need to meet the growing numbers of pupils in Crawley, there was a lack of information and inconsistency with regards to capacity, access and highways. The committee noted that WSCC Highways had not provided any comments on this application. The committee needed to be satisfied that local highway issues had been appropriately addressed and this current information was still unsatisfactory. They also noted the high level of local concern given the number of representations made to WSCC by local residents. There was concern that the nursery school numbers were not included in the traffic information and that traffic mitigation measures shown would not be practical. There was also concern that the caretaker’s house would be lost and this was contrary to the Council’s Local Plan (H1).

The Committee considered the proposal but upon being put to the Committee the majority of the members did not support the principle of the development for the reasons set out below. The Officer recommendation was not supported.

## RESOLVED

TO OBJECT TO THE APPLICATION for the following reasons:

1. **To object on highway grounds due to the existing known congestion problems on local roads around Northgate School (evidenced by both local residents and Committee Members) and that, based on information provided to date, it cannot be seen to have been demonstrated how these additional traffic impacts and highway issues can be satisfactorily addressed and mitigated.**
2. **To object to the unjustified loss of caretakers house which is contrary to policy H1 of the Crawley Borough Local Plan 2015-2030**

### 6. **Planning Application CR/2017/0146/FUL: 1 Grace Road, Broadfield, Crawley**

The Committee considered report [PES/235b](#) of the Head of Economic and Environmental Services which proposed as follows:

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)

The Principal Planning Officer provided a verbal summation of the application and update.

Mr Richard Stange spoke in objection to the application noting concerns regarding the hillside location, sight lines and overlooking to neighbouring properties.

The Committee then considered the application. In response to queries raised, whilst further conditions could be proposed to the Velux windows it was not be considered that the proposal provided additional impact on neighbouring amenities in terms of overlooking, loss of privacy or light.

## RESOLVED

**Permit**, subject to conditions set out in report [PES/235b](#).

### 7. **Planning Application CR/2017/0175/RG3: The Tree, 103 High Street, Northgate, Crawley**

The Committee considered report [PES/235c](#) of the Head of Economic and Environmental Services which proposed as follows:

Revisions to approved planning permission (CR/20013/0455/RG3) for change of use to a museum and associated alteration and extension works. The changes to the approved permission and consent include: demolition of a chimney stack, rebuilding exposed walling, minor changes to internal layout and the detailing of the facade/screen to the glazed link extension.

Councillors Jaggard, Stone and Tarrant declared they had visited the site.



The current application and the application to be subsequently considered (CR/2017/0176/LBC) were related. However they were to be determined in isolation by the Committee as the Listed Building Consent would specifically relate to the impact upon the special architectural and historic character of the Listed Building including its physical fabric, the interior and preservation of important features.

The Principal Planning Officer provided a verbal summation of the application and update. The application sought retrospective permission for the alterations made to the building to create a museum. Whilst it was acknowledged that the Listed Buildings Consultant and Urban Design Officer objected to the glazed link as implemented, the Listed Building Consultant had commented the harm to the building overall including the form the glazed link as implemented was less than substantial and that this impact therefore could be balanced against the public benefits of the development. It was noted that the Applicant had advised that the reason for the change was the metal framed glazed link (COMAR) would reinforce the structural integrity of the flat roof. Furthermore the Committee was informed that the unauthorised alterations to the internal layout of the building, had been addressed and the impact upon historic integrity and fabric of the building was now considered to be acceptable.

Mr Nigel Sheehan spoke on behalf of the applicant in support of the application, highlighting the works delivery and management structure for the project together with the major public benefits that Crawley would enjoy from the opening of the new Tree Museum.

The Committee then considered the application. Some members voiced concerns regarding the retrospective application and highlighted dissatisfaction with the quality of the glazed link compared to that previously permitted/consented. It was felt that Crawley's heritage should be treated as a finite resource. Other members recognised the need to balance the benefits of the town of the provision of the museum and the work/time that had been undertaken to date to restore the historically significant elements of the building against the harm caused by the glazed link

## **RESOLVED**

**Permit**, subject to conditions set out in report [PES/235c](#).

### **8. Planning Application CR/2017/0176/LBC: The Tree, 103 High Street, Northgate, Crawley**

The Committee considered report [PES/235d](#) of the Head of Economic and Environmental Services which proposed as follows:

Listed building consent for revisions to the listed building consent (CR/2016/0703/LBC) for change of use to a museum and associated alteration and extension work, including, the demolition of a chimney stack, rebuilding exposed walling, minor changes to the internal layout and the detailing of the facade/screen to the glazed link extension.

Councillors Jaggard, Stone and Tarrant declared they had visited the site.

The Principal Planning Officer provided a verbal summation of the application and the Committee was also advised that a number of the conditions were to be amended as follows:

2. Prior to the commencement of the use of the building as a museum new doors from room 1.1 into 1.8, and room 0.1 into room 0.9 shall have been implemented in accordance with the Dordogne oak door detail.  
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
3. Prior to the commencement of the use of the building as a museum, the installed crittal windows between room 1.1 and room 1.3, and between room 0.1 and room 0.4 indicated as C on fig 1 Treatment to East Windows, and the submitted photographs labelled "first floor window small", "first floor window" and "ground floor window" shall be single glazed and finished in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.  
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
14. Prior to the commencement of the use of the building as a museum a reflective film shall have been installed on the south, north and east facing elevations of the glazed link in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority.  
REASON: To ensure the development protects the architectural and historic character of the listed building in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
15. Prior to the commencement of the use of the building as a museum the door from room 1.2 into the corridor to the south of room 1.3 shall be installed in accordance with detailed joinery drawings at a scale of no less than 1:5 that have first been submitted to and been approved in writing by the Local Planning Authority.  
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.
16. The new door from room 1.16 into 1.7 shall be retained in accordance with the approved "door to Tudor room" detail.  
REASON: To ensure the special architectural and historic character of the building is protected in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.

The Committee then considered the application.

## **RESOLVED**

**Consent**, subject to conditions set out in report [PES/235d](#) and the amended conditions above.

### **9. Planning Application CR/2017/0247/FUL: Part Ground Floor, Ifield House, Ifield Green, Ifield, Crawley**

The Committee considered report [PES/235e](#) of the Head of Economic and Environmental Services which proposed as follows:

Retrospective application for change of use from A1 retail to mixed use comprising hairdressing, furniture sales, beauty treatments and tattoo studio

Councillors Stone and Thomas declared they had visited the site.

The Group Manager provided a verbal summation of the application and update.

Mr Peter Jordan addressed the Committee in objection to the application and highlighted issues of traffic congestion, inadequate parking and the potential increase in customer numbers to the premises.

The Committee then considered the application and noted the concerns raised by Mr Jordan. Some Committee members acknowledged that the traffic congestion could cause inconvenience for local residents, although it was recognised that there had been no objection raised by West Sussex County Council Highways and the number of parking spaces provided was adequate for the development. Additionally there were comments that the premises provided a contribution towards local economic growth.

## **RESOLVED**

Permit, subject to conditions set out in report [PES/235e](#).

### **10. Proposed Deed of Variation to Planning Applications CR/2016/1020/FUL relating to the Former Thales Site (now numbers 2 -7 Gatwick Road), Northgate, Crawley**

The Committee considered report [PES/251](#) of the Head of Economic and Environmental Services. The report set out the proposed changes to two Section 106 (S106) Agreements prepared pursuant to planning permissions CR/2014/0764/OUT and CR/2016/1020/FUL. The proposed changes related to the required delivery and timing for junction improvements. The changes were deemed necessary to ensure appropriate traffic management and would enable opportunities to enhance the junctions to be fully explored should any additional funding become available.

The Committee were informed that WSCC were in agreement with the revised triggers and that an updated junction plan for the Manor Royal/Gatwick Road junction would be referred to in the Deed. It was also requested that a final legal point was delegated to Officers to cover the applicant's concern about possible delay to the junction works due to circumstances beyond their control and that this matter be delegated to officers to work to find an enforceable clause that could be agreed and added into the Deed of Variation.

The Committee was informed that there was an amendment to the first bullet point within 5.1 which should now read as follows:

- For Parcel 1 to deliver the Manor Royal/Gatwick Road roundabout works within 24 months of {date of signed Deed} or the 1<sup>st</sup> occupation of any building (whichever shall be later).

## **RESOLVED**

That the Planning Committee agree the making of a proposed Deed of Variation to reflect the changes as set out in section 5.1 of report [PES/251](#) with the amendment above.

**11. Section 106 Monies – Annual Report 2016/17**

The Committee considered report [PES/249](#) of the Head of Economic and Environmental Services. The report summarised the Section 106 (S106) monies received/spent and committed to project schemes in the financial year 2016/2017.

Members took the opportunity to pass on their thanks to the Regeneration Programme Officer for the compilation of the report.

**RESOLVED**

That the Planning Committee noted the contents of report [PES/251](#) together with the update of S106 monies received, spent and committed in 2016/2017.

**12. Closure of Meeting**

The meeting ended at 10.00pm.

I T IRVINE  
Chair

**Appendix A**

**Members' Disclosure of Interests**

<b>Member</b>	<b>Minute Number</b>	<b>Subject</b>	<b>Type and Nature of Disclosure</b>
Councillor B J Burgess	Minute 4	CR/2016/1039/FUL Crawley Dental Clinic, 158 Buckswood Drive, Gossops Green, Crawley	Personal Interest – Patient at dental practice
Councillor Crow	Minute 5	CR/2017/0341/CON Northgate Primary School, Green Lane, Crawley	Personal & Prejudicial Interest – Chair of WSCC Planning Committee. Councillor Crow left the meeting for this item and took no part in the discussion or voting.
Councillor Guidera	Minute 5	CR/2017/0341/CON Northgate Primary School, Green Lane, Crawley	Personal interest – Patient at Northgate Hollybush road dental practice
Councillor Thomas	Minute 5	CR/2017/0341/CON Northgate Primary School, Green Lane, Crawley	Personal Interest – Borough Councillor for Northgate
Councillor Stone	Minute 7	CR/2017/0175/RG3: The Tree, 103 High Street, Northgate, Crawley	Personal interest – CBC Representative on the Crawley Museum Society & Project Board
Councillor Stone	Minute 8	CR/2017/0176/LBC: The Tree, 103 High Street, Northgate, Crawley	Personal interest – CBC Representative on the Crawley Museum Society & Project Board
Councillor P C Smith	Minute 9	CR/2017/0247/FUL Part Ground Floor, Ifield House, Ifield Green, Ifield, Crawley	Personal interest – CBC Representative on the Ifield Village Conservation Area Advisory Committee
Councillor Stone	Minute 9	CR/2017/0247/FUL Part Ground Floor, Ifield House, Ifield Green, Ifield, Crawley	Personal interest – CBC Representative on the Ifield Village Conservation Area Advisory Committee
Councillor Thomas	Minute 9	CR/2017/0247/FUL Part Ground Floor, Ifield House, Ifield Green, Ifield, Crawley	Personal interest – CBC Representative on the Ifield Village Conservation Area Advisory Committee
Councillor P C Smith	Minute 10	Proposed Deed of Variation to Planning Applications CR/2016/1020/FUL relating to the Former Thales Site (now numbers 2 -7 Gatwick Road), Northgate, Crawley	Personal Interest – a Local Authority Director of the Manor Royal Business Improvement District.

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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

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**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.



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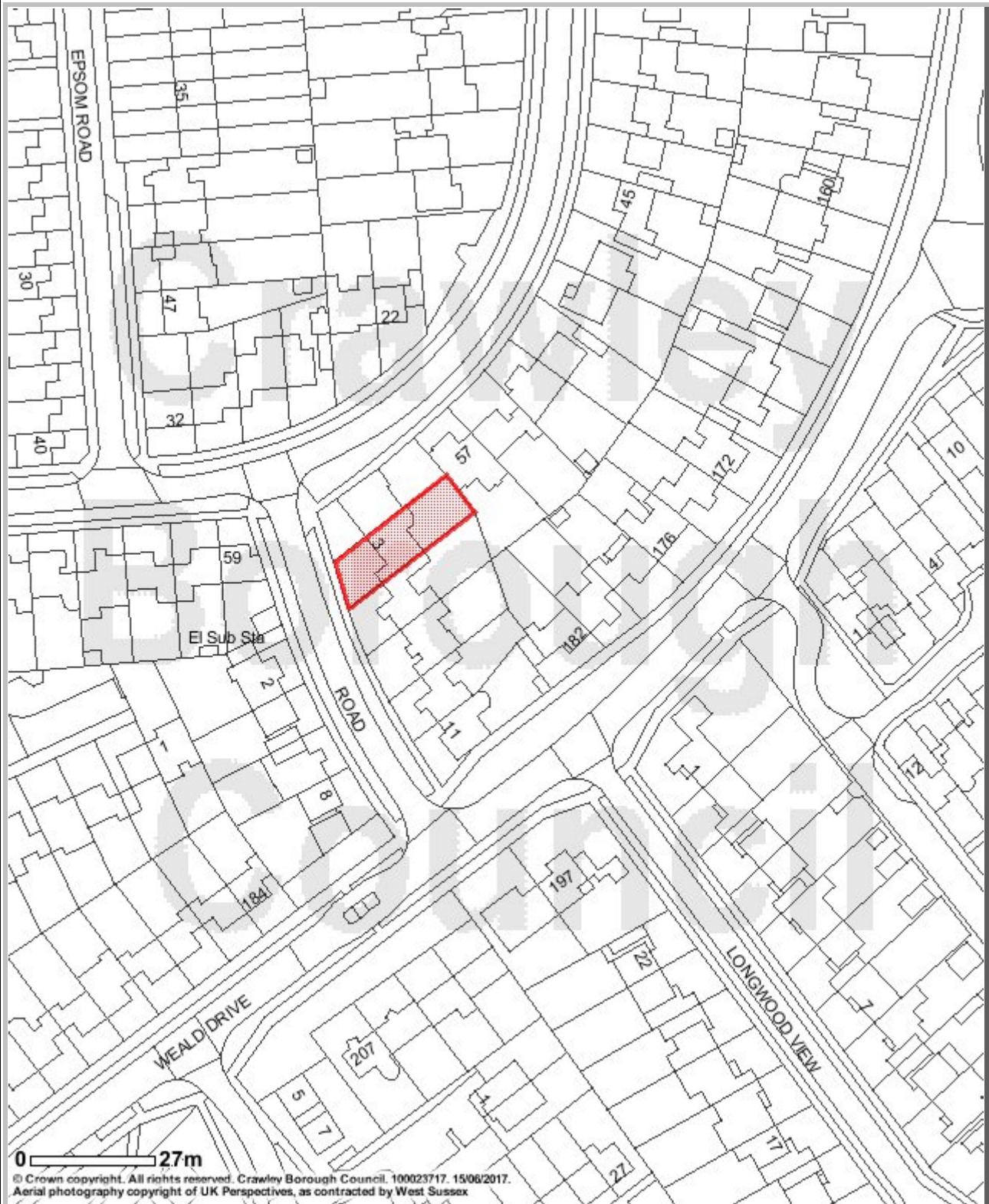
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Fax: 01293 438603

**CR/2017/0264/FUL**

Date 13 June 2017

Approx. Scale 1:1,250

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



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REFERENCE NO: CR/2017/0306/FUL

LOCATION: [K2 LEISURE CENTRE K2, BRIGHTON ROAD, TILGATE, CRAWLEY](#)  
PROPOSAL: INSTALLATION OF 2 X AIR HANDLING UNITS ON THE ROOF

TARGET DECISION DATE: 31 May 2017

CASE OFFICER: Ms K. Ingram

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

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**PLANS & DRAWINGS CONSIDERED:**

Block Plan at a scale of 1:1000, PLN 012 Site Location Plan , ELE 001 Existing Elevations, ELE 001 Proposed Elevations, PLN 006 Proposed Roof Plan

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

1. CBC - Environmental Health - no objection

**NEIGHBOUR NOTIFICATIONS:-**

Tilgate Drive

Crawley Model Railway Society, 8 Tilgate Forest Recreation Centre;  
Pinewood Lodge;

Cho Wa Ju-Jitsu Association and Crawley Ki Aikido Club, 14 Tilgate Forest Recreation Centre;  
Crawley Cycling Club, 13 Tilgate Forest Recreation Centre,  
Crawley War Games Club, 12 Tilgate Forest Recreation Centre;  
Crawley Operatic Society, 7 Tilgate Forest Recreation Centre.

**RESPONSES RECEIVED:-**

None.

**REASON FOR REPORTING TO COMMITTEE:-**

The applicant is Crawley Borough Council.

**THE APPLICATION SITE:-**

- 1.1 The application site comprises the K2 Leisure Centre and associated sports ground, which is situated on the eastern side of the A23 on the southern edge of Crawley. On-site parking is located to the west of the building.
- 1.2 To the north and east of the site are school buildings and associated playing fields. To the south of the site is Tilgate Drive, which leads to Tilgate Park and Tilgate Forest Recreation Centre. On the western side of the A23 is Broadfield Park Business Park and the Broadfield Stadium further to the north. Site access is via a junction with the A23, situated towards the south western corner of the site.

## **THE PROPOSED DEVELOPMENT:-**

- 2.1 The existing plant for the sports centre is located on a central east to westerly 'strip' of flat roof between the curved roof of the pool and the vaulted roof of the gym and behind the front climbing wall roof. The application is seeking permission to install 2 air handling units (AHUs) and associated roof mounted ductwork with a length of 12m, within this 'strip'. The units would be 15 metres from the front southern elevation of the building and 44m from the closest side (west) elevation, and each unit would measure 3.6 metres (l) x 1.2 metres (w) x 1.8m (height). The plant would serve the gym, which is to undergo an internal reconfiguration.

## **PLANNING HISTORY:-**

- 3.1 In March and November 2003 outline planning permission CR/2002/0783/RG3 and reserved matters permission CR/2003/0552/RG3 were approved for the K2 Building and associated Sports Ground. Since that date, there have been 6 approved planning applications on site all for minor works, including additional cycle and vehicle parking, relandscaping and advertisement consent.

## **PLANNING POLICY:-**

### 4.1 National Planning Policy Framework (2012)

- Paragraph 14 (Presumption in favour of sustainable development). The National Planning Policy Framework 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.
- Paragraph 70 (Promoting healthy communities). Planning decision should plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments

### 4.2 Crawley Borough Local Plan 2015-2030

- Policy CH2 (Principles of Good Urban Design) : New development proposals will be required to respond to and reinforce locally distinctive patterns of development and landscape character
- Policy CH3 (Normal Requirements of All New Development) states all proposals for development in Crawley will be of a high quality in terms of urban and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, layout, details and materials. Development must provide and retain a good standard of amenity for all nearby and future occupants of land and buildings
- Policy ENV11 (Development and Noise) – Noise generating development will only be permitted where it can be demonstrated that nearby noise sensitive uses will not be exposed to a noise impact that will adversely affect the amenity of existing and future users

### 4.3 Urban Design SPD

- Buildings, materials and surfaces within the urban realm should work harmoniously together (2.13)

## **PLANNING CONSIDERATIONS:-**

- 5.1 The issues to be considered are:
- Impact on character and appearance of the building and wider area
  - Impact on neighbouring amenity

### Impact on the character and appearance of the building and wider area

- 5.2 The air handling units are relatively bulky, measuring 1.8m high and 3.6m long, but, due to the overall scale and massing of the building, they would be modest additions. Given the height of the building which is 9m, and the setback of the units from the front elevation of 15 metres, they will not be visible from the car park or entrance forecourt of the building. They will also not be visible from

any adjoining properties to the east. Officers note that the existing 2m high chiller units are visible from the running track at the rear, but these are 3m from the building's edge and are on the rear part of the building.

- 5.3 As such, the impact of the AHUs on the visual amenities of the building, site and surroundings would be acceptable and would comply with Policies CH2 and CH3 of the Crawley Borough Local Plan.

#### Impact on neighbouring amenity

- 5.4 There is no objection from the Crawley Borough Council Environmental Health Department regarding the noise and disturbance created by the AHUs, as the nearest residential property is approximately 350m to the east.

#### **CONCLUSIONS:-**

- 6.1 The proposal would not have a detrimental impact on the visual amenities of the site as they are set sufficiently back from the building elevations. There would be no detrimental impact on neighbouring amenity given the distance of the units to the nearest residential properties. The application would therefore comply with policies CH2, CH3 and ENV11 of the Crawley Borough Local Plan 2015-2030 and should be approved.

#### **RECOMMENDATION RE: CR/2017/0306/FUL**

**PERMIT** subject to conditions.

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.

#### NPPF Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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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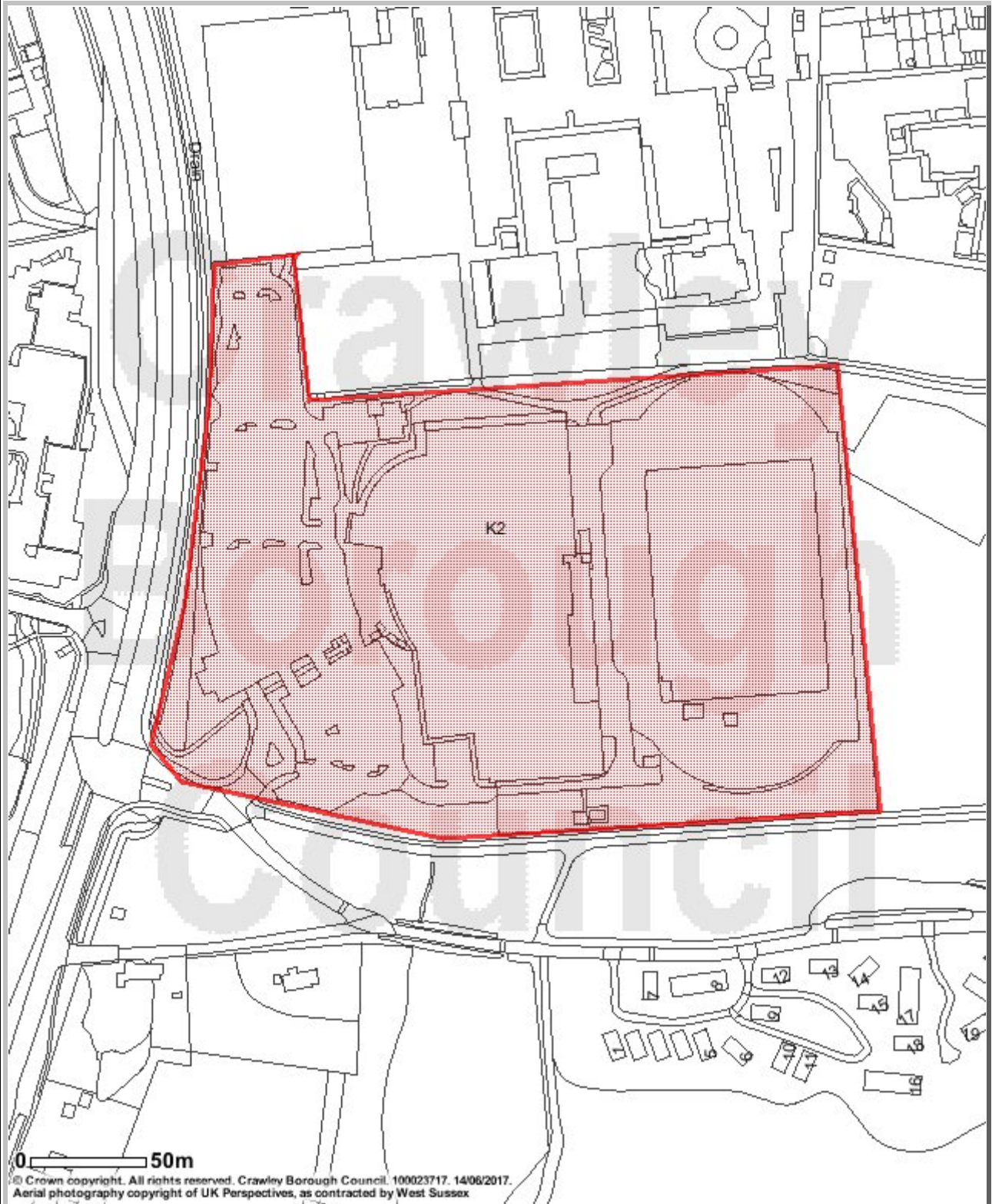
Tel: 01293 438000  
Fax: 01293 438603

**CR/2017/0306/FUL**

Date 9 June 2017

Approx. Scale 1:1,250

**K2 LEISURE CENTRE K2, BRIGHTON ROAD,  
TILGATE, CRAWLEY**



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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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**CR/2017/0355/FUL**

Date 13 June 2017

Approx. Scale 1:1,250

**30 TOWN MEAD, WEST GREEN, CRAWLEY**



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REFERENCE NO: CR/2017/0362/LBC

**LOCATION:** [IFIELD WATER MILL, HYDE DRIVE, IFIELD, CRAWLEY](#)

**PROPOSAL:** LISTED BUILDING CONSENT FOR REPAIR/REPLACEMENT WORKS TO REAR BRIDGE LINK INCLUDING TEMPORARY SUPPORT WORKS TO REAR ENTRANCE PORCH STRUCTURE OF A GRADE II LISTED BUILDING

**TARGET DECISION DATE:** 23 June 2017

**CASE OFFICER:** Mrs J. McPherson

**APPLICANTS NAME:** Crawley Borough Council

**AGENTS NAME:**

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**PLANS & DRAWINGS CONSIDERED:**

CBC 0001 Site Location Plan, CBC 0002 Block Plan, WIE SA 20 0002 E03 - Access Bridge Repairs sheet 2, WIE SA 20 0002 Rev E02 Access Bridge Repairs Sheet 2, IFWM/01 Rev 2 - Repair Details to Defective Front Wall Cheeks to Porch

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

1. Environment Agency No planning comments but informative recommended as applicant should check if other non-planning consent required to carry out the works.
2. Listed Building Officer- the proposals are considered to accord with national and local policy and consent is recommended subject to condition.

**NEIGHBOUR NOTIFICATIONS:-**

The application was publicised by press notice and site notices.

**RESPONSES RECEIVED:-**

None.

**REASON FOR REPORTING TO COMMITTEE:-**

The applicant / owner is Crawley Borough Council.

**THE APPLICATION SITE:-**

- 1.1 The application site is Ifield Water Mill which is a Grade II listed building. The building which dates from 1817 is 3 storeys in height with the ground floor constructed in brick with the upper floors finished in timber weatherboarding and painted white. The roof is welsh slate and the water wheel is located at the western end of the building.
- 1.2 The mill is situated at the northern end of Ifield Mill Pond. The pond is situated immediately south of the building and the watercourse runs alongside the western part of the mill and then flows northwards towards Hyde Drive. Vehicular access to the mill is via a private driveway / public bridleway which connects to Hyde Drive. The mill is bounded by residential properties to the north and east including The Mill Cottages and the rear gardens of properties in The Millbank.

- 1.3 The site location is also identified as an archaeological area and the site is within a floodplain and adjacent to a main watercourse Ifield Brook which drains from the mill pond north to join the River Mole.

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

- 2.1 The application is for listed building consent to carry out repair / replacement works to a rear bridge link and entrance porch structure which is situated on the south elevation of the mill. This provides an entrance to the mill at first floor level from the edge of the mill pond which is at a higher ground level than the main mill entrance on the north elevation.
- 2.2 The proposal involves removal of lower 6 featheredge cladding panels on either side of the bridge link, the provision of temporary supports to the bridge and the replacement of the oak bridge beams and reinstatement of the weatherboard panels (replacing these where necessary).
- 2.3 The works are necessary as the wood has rotted and the bridge requires repair to ensure its structural integrity and to ensure that safe access into the mill can be achieved via this entrance.

### **PLANNING HISTORY:-**

- 3.1 A listed building consent application was submitted for the repairs and granted consent under application CR/2016/0682/LBC. Since this consent has been granted the applicants have changed the repair methodology proposed for carrying out the restoration, which now involves removal of 2 extra weatherboard panels, and provided further information on the reinstatement of the hand balustrades. This meant that 2 of the conditions on this original consent were no longer able to be agreed and it was agreed with Officers that the best approach was to submit a fresh listed building consent application.
- 3.2 CR/2009/0581/RG3 & CR/2009/0580/LBC – Planning permission and listed building consent granted for the erection of a single storey side extension to provide catering and toilet facilities.
- 3.3 There have been various applications for the repair and restoration of the mill in recent years including:
- CR/2008/0053/LBC – Listed building consent for replacement of existing laundry.
- CR/2004/0716/LBC – Listed building consent for restoration of the water wheel.

### **PLANNING POLICY:-**

- 4.1 The listed building consent application needs to be considered against the guidance in the NPPF in particular Section 12 – Conserving and enhancing the historic environment. This general guidance has been incorporated into the recently adopted Crawley Borough Local Plan 2015-2030.
- 4.2 Policy CH15 'Listed Buildings and Structures' states:

*To recognise the value of Listed Buildings (including Listed Structures) within Crawley, the council will ensure that any proposed works to them are consistent with the character, appearance and heritage value of any statutory Listed Building/Structure, in line with national legislation, policy and guidance.*

*Any changes must preserve or enhance the design and character of the Listed Building and have regard to its historic significance. A Heritage Impact Assessment is required to be submitted demonstrating how proposals will protect the value of the listed building, its setting, and its key features.*

*Listed Buildings should be retained and, therefore, the demolition, or part thereof, of a Listed Building will only be acceptable in exceptional circumstances, where:*



- i. *there are clearly defined reasons why the building cannot be retained in its original or a reasonably modified form; and*
  - ii. *a significant benefit that cannot have facilitated the retention of the building can be demonstrated.*
- If demolition is seen to be acceptable, the council will require the building to have been recorded to Historic England Level 4 and submitted to the Historic Environment Record. Any development on the site of a demolished Listed Building must have regard to the original building.*

### **PLANNING CONSIDERATIONS:-**

- 5.1 Listed building consent is required for any works to demolish any part of a listed building or to alter or extend it in a way that affects its character as a building of special architectural or historic interest. As this proposal is a repair the proposal is not 'development' and it does not require planning permission and therefore the planning considerations are limited. When making a decision on a listed building consent application the Local Planning Authority must have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990).
- 5.2 In this case the works proposed are repairs and as detailed are considered to preserve the design and character of the listed mill.
- 5.3 The Council's listed building advisor has commented that the proposal is considered to accord with national and local policy and raises no objection subject to condition.
- 5.4 The proposal which is a repair of the porch and bridge, is considered sympathetic to the heritage asset and seeks to ensure minimal replacement of materials and, where this is necessary the replacement will be on a like for like basis. The applicant has provided a method statement detailing the repair works and the level of detail is considered adequate.

### **CONCLUSIONS:-**

- 6.1 It is considered that these repair works are sympathetic to the listed building and subject to ensuring the works are carried out in accordance with the details provided and additional details to be provided via condition, listed building consent should be granted.

### **RECOMMENDATION RE: CR/2016/0362/LBC**

Grant Consent subject to the following conditions:

- 1 The works for which Listed Building Consent is hereby granted must be begun not later than the expiration of three years beginning with the date of this consent.  
REASON: To comply with Section 18 of the Town & Country Planning (Listed Buildings & Conservation Areas) Act 1990.
- 2 The works shall be carried out in strict conformity with the approved plans, method statements and associated details provided with this application, subject to any necessary variations which fall within the scope of this consent arising from specialist input and opening up during the course of works, following subsequent discussion with, and the written agreement of, the Local Planning Authority.  
REASON: To control the works in details and to preserve the character of the building in accordance with policy CH15 of the Crawley Borough Local Plan 2015-2030.

### **INFORMATIVE**

- 1 The applicant should contact the Environment Agency on 03708 506 506 or consult the website to check if any other consent is required prior to carrying out the works [www.gov.uk/environmental-mangement](http://www.gov.uk/environmental-mangement)



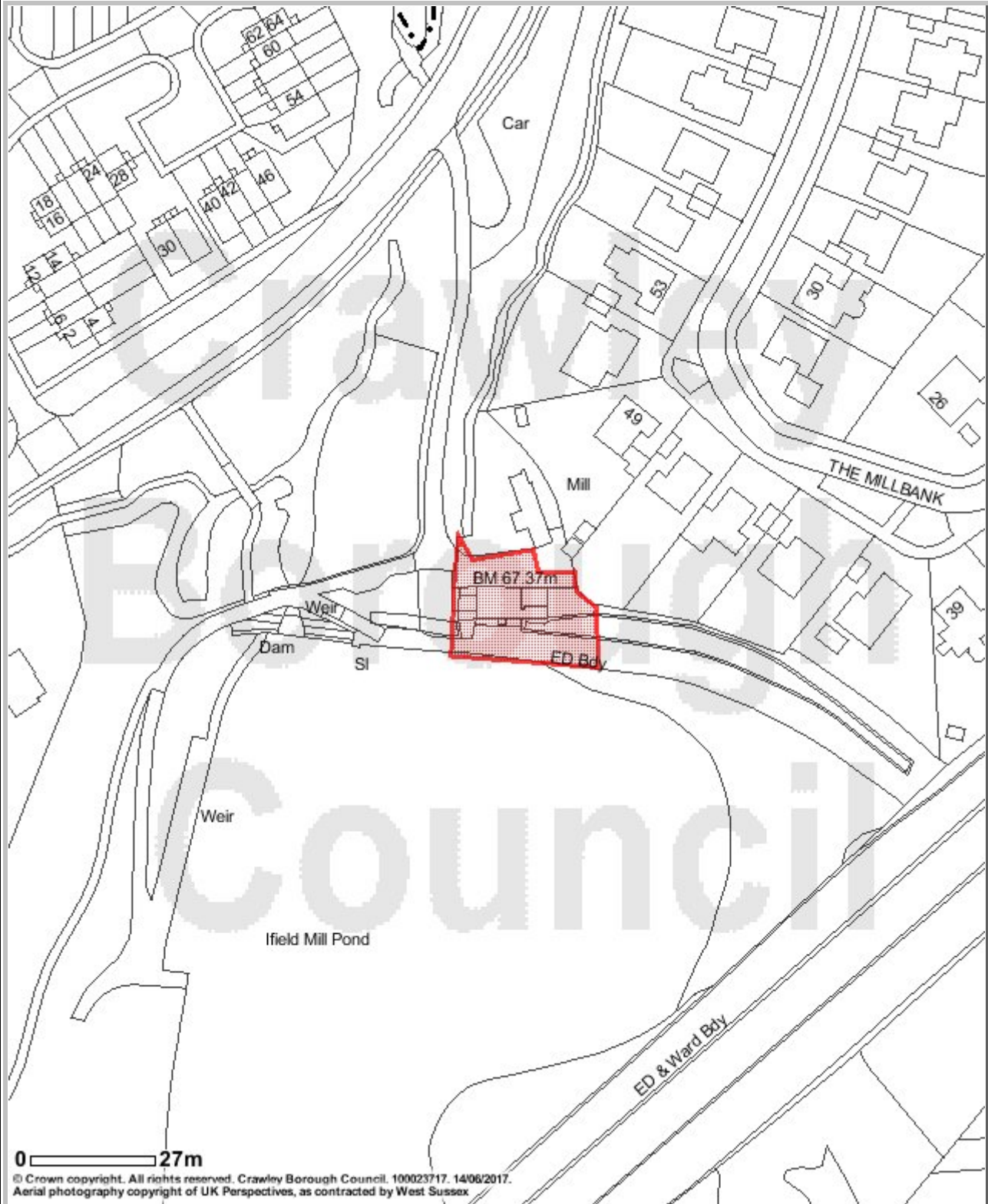
Crawley Borough Council,  
Town Hall,  
The Boulevard,  
Crawley,  
West Sussex RH10 1UZ  
Tel: 01293 438000  
Fax: 01293 438603

**CR/2017/0362/LBC**

Date 18 May 2017

Approx. Scale 1:1,250

**IFIELD WATER MILL, HYDE DRIVE, IFIELD,  
CRAWLEY**



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