

REFERENCE NO: CR/2017/0469/FUL

LOCATION: [GOFFS PARK SOCIAL CLUB, OLD HORSHAM ROAD, SOUTHGATE, CRAWLEY](#)
PROPOSAL: SINGLE STOREY EXTENSION TO EXISTING CLUB HOUSE BUILDING TO FORM ACOUSTIC LOBBY AND RE-LOCATION OF FIRE ESCAPE.

TARGET DECISION DATE: 27 July 2017

CASE OFFICER: Mr D. Power

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME: The Tooley & Foster Partnership

PLANS & DRAWINGS CONSIDERED:

4984 DE 503A site location, 4984 DE 502A Proposed plan and elevations, 170418 Lobby Acoustic Specifications, 4984 DE 502A Proposed plan and elevations

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|----------------------------|--------------|
| 1. | WSCC – Highways | No objection |
| 2. | CBC - Environmental Health | No objection |

NEIGHBOUR NOTIFICATIONS:-

Old Horsham Road, Southgate
Monkshood,
1 Old Horsham Road,
Goffs Park Flowers, Goffs Park Depot,
3 Old Horsham Road.

RESPONSES RECEIVED:-

None

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant and also for CR/2016/1053/FUL relating to the adjacent site former depot site.

THE APPLICATION SITE:-

- 1.1 The application site is the Goffs Park Social Club which is located on the northern side of Old Horsham Road, with the former Goffs Park depot to the east, which forms part of a separate planning application for its redevelopment for housing (CR/2016/1053/FUL) which is considered under item 2 on this agenda. To the north west of the site is St Wilfred Catholic School and associated car parking. To the north of the application site is Goffs Park while to the south of the site and on the opposite side of Old Horsham Road is the Church of Latter Day Saints, with residential properties to the west and east. The church is set back from Old Horsham Road and Horsham Road, however it is a prominent building at the junction of these two roads due to the

open character of its surroundings. To the west of the application site along Old Horsham Road, the properties are large detached and semi-detached dwellings, set back from the highway.

- 1.2 At the entrance to the application site and its northern boundary there are a number of protected trees, with some also within the adjacent site to the north east. The existing Social Club building is located centrally on the site which is approximately 25 metres wide and 140 metres in length, with car parking to the front and rear.

THE PROPOSED DEVELOPMENT:-

- 2.1 This planning application seeks permission for the erection of a single storey extension to the rear of Goffs Park Social Club and the relocation of an external fire escape. The application has been submitted by Crawley Borough Council to address an objection on noise grounds from Environmental Health relating to the application for the re-development of the adjacent former depot site for residential (CR/2016/1053/FUL).
- 2.2 The single storey flat roofed rear extension would project 3.1 metres from the rear of the building with a width of 2.9 metres, and a height of 3.1 metres. The extension would result in the re-location of an existing fire escape which currently projects along the rear wall of the existing building and moving this to the western wall of the extension. The flat roofed extension would be adjacent to an existing single storey pitch roof element with brickwork to match the existing building.

PLANNING HISTORY:-

No relevant planning history for this application site.

In respect of the adjacent site: CR/2016/1053/FUL: FORMER DEPOT ADJ TO S/W CORNER OF GOFFS PARK, OLD HORSHAM ROAD, SOUTHGATE, CRAWLEY: CONSTRUCTION OF 22 FLATS IN FOUR BLOCKS AND 22 HOUSES IN FIVE TERRACES: To be considered as item 2 on this agenda.

PLANNING POLICY:-

National Planning Policy Framework 2012 (NPPF):

- 3.1 The NPPF has a golden thread running through it which seeks to ensure a presumption in favour of sustainable development. The NPPF states that there are three dimensions to sustainable development and the planning system performs an economic, social and environmental role. These roles are mutually dependent. The Framework requires applications to be determined in accordance with the development plan.
- 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 to making places better for people (para 56). Paragraph 61 states that “although the visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment
- 3.2 **Crawley 2030: The Crawley Borough Local Plan 2015-2030**
- 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 States that all proposals for development in Crawley will be required to respond and reinforce local distinctive patterns of development and

landscape character, and create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas.

- Policy CH3: Normal requirements of all New Development- All proposals for development in Crawley will be required to:
 - a) Be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context.
 - b) Be of high quality in terms of their urban, landscape and architectural design and relate sympathetically to their surroundings in terms of scale density height, massing, orientation, views, landscape, layout, details and materials.
 - c) Provide or retain a good standard of amenity for all existing and future occupants of land and buildings.
 - d) Retain existing individual or groups of trees that contribute positively to the area and allow sufficient space for trees to reach maturity. Sufficient space should also be provided in private gardens that would not be overshadowed by tree canopies and proposals should ensure that rooms within buildings would receive adequate daylight.
 - e) Demonstrate how “Secure by Design” principles and guidance set out in the “secured by Design” design guidance have been incorporated into the development.
 - f) Meet the requirements necessary for their safe and proper use, in particular with regard to access circulation and manoeuvring, vehicle and cycle parking loading and unloading, and the storage and collection of waste.
 - g) In respect of residential schemes, demonstrate how the Building for Life 12 criteria (as amended) for the evaluation of the design quality of residential proposals have been taken into account and would be delivered through the scheme.
- Policy CH7: Structural Landscaping: Areas of soft landscape that make an important contribution to the town and its neighbourhoods, in terms of character and appearance, structure, screening or softening, have been identified on the Local Plan Map Development proposals that affect this role should demonstrate the visual impact of the proposals and should protect and/or enhance structural landscaping, where appropriate.
- Policy CH12: Heritage Assets states that all development should ensure that Crawley’s designated and non-designated heritage assets are treated as a finite resource, and that their key features or significance are not lost as a result of development.
- Policy CH17: Historic Parks and Gardens: Supports development unless it will have a negative impact upon the historical setting and character of the designated Historic Park or Garden.
- Policy ENV11: Development and Noise states that people’s quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources.
- Policy IN4: Car and Cycle Parking Standards) states that development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is being assessed against the borough council’s car and cycle parking standards.

Supplementary Planning Document (SPD)

- Urban Design SPD
 - Parking standards
- Planning and Climate Change (2016)
 - Provides further justification for the sustainable policies in the Local Plan.
- Developer CIL Guidance

PLANNING CONSIDERATIONS:-

4.1 The main considerations for this application are:

- Impact on visual amenity and the character of the area
- Impact on the amenity of neighbouring properties

Impact on visual amenity and the character of the area

- 4.2 The application proposes a single storey extension to the rear of an existing two storey building, which is set back from the highway, with mature trees around the boundaries. The extension would appear subservient to the existing building and would project no further than an existing single storey element to the rear. Even if the housing development on the adjacent site were to be permitted, there would be limited views of the extension, which is a small addition in terms of its scale and massing to the existing building. The proposed wall materials would also match the host building, being grey brick. The re-location of part of the existing fire escape is also considered not to have a detrimental impact on the character of the area. The area to the north of the application is Goffs Park which is designated as a Historic Parks and Gardens and also an area of Structural Landscaping. Given the scale and distance of the proposal it is considered that the development would not have a detrimental impact on the Historic Park or Structural Landscaping.
- 4.3 Given the scale, massing and location of the extension, it is not considered that the proposal would be detrimental to the character or the appearance of the existing building or the area. As such the proposal is considered to accord with Local Plan 2015- 2030 Policies CH2, CH3, CH7, CH12 and CH17 and the NPPF

Impact on the amenity of neighbouring properties

- 4.4 The application has been submitted by Crawley Borough Council to address an objection on noise grounds by Environmental Health in relation to the planning application (CR/2016/1053/FUL) on the adjacent, site item 2 on this agenda. The adjacent application seeks planning permission for the construction of 22 flats in four blocks and 22 houses in five terraces on the site which was previously a depot for Goffs Park. The Environmental Health objection relates to the introduction of residential properties adjacent to the social club and the unacceptable levels of noise and disturbance that the occupiers of the new dwellings would experience. Whilst the social club has operated from the site for a number of years, if the residential development was granted planning permission and the club continues to operate, it would be for the club to resolve noise issues, either through limiting their operations or by undertaking noise mitigation measures even though the issue would arise from the erection of the new dwellings which are on a separate parcel of land in different ownership. The applicant for the adjacent residential scheme has therefore submitted this application to address this noise issue.
- 4.5 The updated noise report submitted with planning application CR/2016/1053/FUL identifies that the source of the noise is coming from the rear door of the social club. The club stage is adjacent to this exit and also leads to the rear smoking area. The extension would form a new lobby and would incorporate an acoustic ceiling, doors, masonry to absorb the sound emanating from the club. The report and construction details of the extension have been considered by the Council's Environmental Health department, and they considered that the construction and size of the building is sufficient to address their objection relating to planning application CR/2016/1053/FUL. The consideration of the overall impact of the social club on the proposed adjacent residential development is fully considered within the committee report for that application.
- 4.6 Currently the nearest residential properties are located to the south and west of the application site. The application does not propose to increase the amount of seating or capacity for the venue and the extension has only been submitted in order to reduce the noise breakout from the rear door and reduce the noise impact on the proposed dwellings to the east. The existing residential properties are located further away than those proposed and the noise breakout has been identified as projecting towards to the north and north east. The development would result in a reduction in the noise and disturbance to the surrounding residential properties compared to existing levels.
- 4.7 Furthermore given the location of the extension and distance from neighbouring residential properties, it is considered that the development would not have an overbearing impact or result in a loss of privacy. As such the proposal is considered to accord with Local Plan 2015- 2030 Policies CH3 the NPPF

CONCLUSIONS:-

- 5.1 The scale, massing and location of the extension, is not considered to be detrimental to the character or the appearance of the existing building or the area. Furthermore the development is not considered to have a detrimental impact on the amenity of neighbouring properties. The proposal is therefore considered to accord with Local Plan 2015- 2030 Policies CH2, CH3, CH7, CH12 and CH17 and the NPPF. In addition, the erection of the extension would address an objection on noise grounds to the proposed residential development on the adjacent site. In order to formally link this proposed development to the implementation of the adjacent residential application, and to ensure the neighbouring new dwellings would not be occupied until the extension is completed to the required standard, it will be necessary for a section 106 legal agreement to be completed.
- 5.2 It is recommended that planning permission is granted for CR/2017/0469/FUL subject to the completion of the s106 legal agreement and the following conditions.

RECOMMENDATION RE: CR/2017/0469/FUL

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

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed in this Decision Notice save as varied by the conditions hereafter.
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The development hereby approved shall be constructed in accordance with the submitted plan no. 4984/DE/502/REV A and the technical details within the submitted Acoustic Specification.
REASON: To protect the amenities of the adjoining property, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

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.



Crawley Borough Council,
Town Hall,
The Boulevard,
Crawley,
West Sussex RH10 1UZ

Tel: 01293 438000
Fax: 01293 438603

CR/2017/0469/FUL

Date 4 July 2017

Approx. Scale 1:1,250

GOFFS PARK SOCIAL CLUB, OLD HORSHAM ROAD, SOUTHGATE, CRAWLEY



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