



REFERENCE NO: CR/2017/0559/FUL

LOCATION: [10 ARTEL CROFT, THREE BRIDGES, CRAWLEY](#)

PROPOSAL: ERECTION OF SINGLE STOREY REAR/SIDE EXTENSION, FIRST FLOOR SIDE/FRONT EXTENSION OVER EXISTING GARAGE, TWO STOREY FRONT EXTENSION AND GARAGE CONVERSION TO ENABLE DISABLED PERSON FACILITIES, EQUIPMENT AND ACCESS

TARGET DECISION DATE: 6 September 2017

CASE OFFICER: Miss D. Angelopoulou

APPLICANTS NAME: Mr S Moghul

AGENTS NAME: Griffin Building Design

PLANS & DRAWINGS CONSIDERED:

10 AC - 01C Existing & Proposed Elevations, Floor Plans and Roof Plans, CBC 0002 - Block Plan, CBC 0001 - Location Plan, CBC 0003 - Existing & Proposed East Elevations

CONSULTEE NOTIFICATIONS & RESPONSES:-

None.

NEIGHBOUR NOTIFICATIONS:-

5, 6, 8, 12 and 14 Artel Croft, Three Bridges;
Three Bridges Junior School, Gales Drive, Three Bridges.

RESPONSES RECEIVED:-

One representation has been received from nearby occupier in support of the application, stating the following:

- The extension with a lift would be to enable the disabled owner's quality of life.
- The proposal would be on the existing footprint apart from a small area to the rear.
- The property would maintain 4 plus off road parking spaces.
- There are two properties in the area with the same appearance and the proposal would not affect the overall streetscene.
- The existing gaps to the side would be maintained and there would be no west side windows, and thus no loss of privacy would occur on No.12.
- A similar front extension already exists on No.14.

REASON FOR REPORTING TO COMMITTEE:-

Councillor Brenda Burgess requested to include the application on the Planning Committee agenda.

THE APPLICATION SITE:-

- 1.1 The application site relates to a two storey detached dwelling on the northern side of Artel Croft located at the end of the cul-de-sac. The property itself is finished in brick with tile hanging and a tiled roof. It benefits from flat roof front and side extensions which forms a double garage, hall and dining area for the property. It also benefits from a kitchen rear extension. The boundary to the rear and side is marked by a 1.8m high fencing. The front garden is paved and has space for more than 3 parking spaces to the existing front and side hardstanding area.
- 1.2 The property is part of a cul-de-sac residential area, predominantly comprises two storey detached dwellings, constructed as part of the same development. The dwellings were originally designed with flat roof garages and porches which allowed a greater visual separation between the plots. The majority of the neighbouring properties within the streetscene have now benefited from two storey side extensions which have eroded the sense of spaciousness to some extent, however all have been designed to appear subservient to the original dwelling e.g. Nos. 12, 8, 5 Artel Croft.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the erection of single storey rear/side extension, first floor side/front extension over existing garage, two storey front extension and garage conversion to enable increased accessibility for a disabled person. The extensions would be constructed in materials to match the existing dwelling. Whilst it is not shown on the plans, the applicant has stated that the proposed extensions and conversion would create an office and space with a lift to enable equipment and exercise facilities for a disabled occupant at ground floor, and one additional bedroom for a disabled occupant and an extended bedroom at first floor.
- 2.2 To the front, the proposal would be located over the existing ground floor hall and garage. It would also include a two storey front element which would project 2.4 metres from the front elevation and would measure 0.7 metres in width. It would incorporate a part flat/part pitched roof to the front with a clad gable and would match the ridge and eaves level of the original dwelling. The proposal would include one ground floor and two first floor front windows and the relocation of the entrance door from the eastern side elevation to the front elevation. No windows are proposed on the western side elevation.
- 2.3 To the side and rear, the proposal would include a first floor element over the existing dining and garage which would be converted to a habitable space. It would also include a single storey side/rear extension to the rear of the dining area that would follow the existing ground floor rear building line. The single storey extension would have rear french doors.
- 2.4 This application is the re-submission of a revised scheme following the previously withdrawn application under reference: CR/2016/0754/FUL. It should be noted that two meetings were held and pre-application advice was given to discuss a revised scheme before the re-submission. There were concerns regarding the bulk and massing of the overall proposal and its impact on the dwelling and the immediate streetscene. Several options were discussed in order to address the concerns raised, such as to have a smaller first floor side extension with a setback and setdown or a larger single storey rear extension. However, the applicant submitted this proposal as an amendment to the previously withdrawn application, which also had a gabled roof and also included a two storey rear extension.

PLANNING HISTORY:-

- 3.1 CR/2016/0754/FUL – Erection of two storey front and side extensions to enable increased accessibility – The application was withdrawn by the applicant.
- 3.2 CR/1998/0503/FUL – Erection of single storey rear conservatory – Permitted but non-implemented.
- 3.3 CR/161/1979 – Erection of extension at first floor level – Permitted but non-implemented.

- 3.4 CR/522/1975 – Replacement of single garage and workshop with double garage and workshop and store – Permitted and implemented.

PLANNING POLICY:-

4.1 National Planning Policy Framework (2012) (NPPF)

The NPPF states that 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.

4.2 Crawley Borough Local Plan (2015-2030) (adopted 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 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.

4.3 Urban Design Supplementary Planning Document (adopted October 2016)

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’*
- *‘Extensions should consider existing roof pitches. A house extension with a roof pitch that is different to the existing one can look out of place, while an extension with a matching roof pitch will likely be more suitable.’*
- *‘Front extensions can be one of the most significant alterations to the appearance of your house and to the street in which it stands. Front extensions and porches should be subservient to the rest of the 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.'

- *'An extension on the side of a property will be prominent and it is important that it should work successfully with its surroundings. The junction of a side extension with the existing building will have to be considered and resolved through good design. A design solution that can be used to prevent the 'terracing effect' will leave a 2 metre setback between the side extension and the adjacent property or site boundary'.*
- *'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.'*

It also includes new Crawley Borough Parking Standards and as such the minimum parking standards for this dwelling is 2-3 spaces.

PLANNING CONSIDERATIONS:-

5.1 The main planning issues 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
- Use of the proposal for disabled person
- Parking considerations

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

5.2 The proposed first floor side/front extension would be located over the existing side/ front ground floor extension and would tie into with a new two storey front extension. The proposed two storey front extension would project 2.4 metres from the original front elevation and would measure 0.7 metres in width. Combined the proposed new front gable would measure 9.6 m in width, it would incorporate a part flat part pitched roof and would match the existing ridge and eaves level.

5.3 According to the Urban Design SPD, front and side extensions cause one of the most significant alterations to the appearance of the house and street scene. They should therefore complement the house and the street scene rather than standing out by matching the design details and materials. They should remain subservient to the main house. The proposal, as designed, is not considered to be subordinate to the main dwelling since it would extend 2.4 metres from the original first floor front elevation and would add new features to the dwelling through the incorporation of part flat part pitched roof with prominent garble feature, the design of which is considered contrary to the Urban Design SPD. The roof of the proposal would not 'tie-in' well with the original roof and would result in an incongruous and unsympathetic addition to the dwelling and a form of development that does not match the host property. Additionally, the width and depth of the extensions due to their size and scale would detrimentally change the proportions of the dwelling, dominating the front and side elevations. The design would fundamentally change the character of the existing property and appear over dominant in the context of its front and side elevations. The scale of the extension would not be subservient and would dominate the original property, the proposed new gable would be wider than the original dwelling.

5.4 The majority of the neighbouring detached properties within the streetscene have previously benefited from two storey side extensions which are subservient to the main dwellings. It is acknowledged that No.14 Artel Croft had a smaller first floor front extension with a smaller gabled roof, however this was a more subservient addition to the dwelling than the proposal and was approved in 1989 (prior to the adoption of the residential extension design guidance). The application property is prominent within the streetscene readily visible on approach into Artel Croft, as it is located in the middle of the cul-de-sac, and the incongruous design, width, bulk and massing of the proposed extensions increase their prominence and dominance within the streetscene and are considered unsympathetic and harmful to the original proportions of the original dwelling and residential character of the area.

- 5.5 In terms of 'terracing effect', Urban Design SPD advises to leave a 2 metre gap between the side extension and the adjacent property/side boundary or where this is not suitable it could be explored to set the side extension in from the front elevation. As existing, there is no boundary gap at ground floor level since the garage is built right up on the boundary with No.12 Artel Croft and No.12 has a 1.7m separation gap to the application property. The proposal would therefore leave only a 1.7m separation gap between the houses and would project 2.4 metres beyond the first floor front elevation of the original dwelling. Therefore, it is considered that the proposed first floor side/front extension and two storey front extension would result in 'terracing effect' closing the gap and visual separation between the properties and would have a detrimental impact on the existing character of the street.
- 5.6 The proposed single storey side/rear extension would not have a harmful impact on the street scene since it would be positioned to the rear of the property and would be screened from the street by the original dwelling.
- 5.7 To conclude, the proposal is not considered to respect the scale and form of the original property and would introduce incongruous extensions which are out of character with the design of the original property and the character of the streetscene and would be contrary to the Local Plan Policies CH2 and CH3, the NPPF which seek sympathetic and high quality design and the guidance found within the Urban Design SPD.

The impact on neighbouring properties and amenities

- 5.8 In terms of the impact on neighbouring properties, the property most affected by the proposal is No.12 Artel Croft to the west.
- 5.9 The proposed first floor element would be over the existing garage and dining area with no side windows and would follow the existing first floor building line. It would not project beyond the rear wall of No.12. The proposed single storey side/rear extension would follow the existing kitchen rear building line (infill gap of 2.2m deep) with no side windows. No.12 has a single storey rear extension which measures 3.3 metres in depth. Given the existence of this single storey rear extension at No.12 and the fact that the proposal would be in line with rear wall of No.12 with no side windows, it is considered that the amenities enjoyed by the occupants of this property would not be affected by the development.
- 5.10 There is not considered to be any impact on No.8 Artel Croft to the east given the separation distance with this property and the position of the proposed development in relation to No.8.
- 5.11 To conclude, the proposed development would not have any detrimental impact on the amenities enjoyed by the occupants of neighbouring properties and would accord with the relevant Local Plan Policies, the Urban Design SPD and the NPPF.

Use of the proposal for disabled person

- 5.12 Whilst the disability needs of the applicant are a material consideration, officers do not consider that these outweigh the harm caused to the design of the dwelling and visual amenity of the street as a result of the proposed extension.

Parking considerations

- 5.13 The proposal would involve the conversion of the existing garage and thus the loss of one off street car parking space. The proposal would also involve the creation of an additional bedroom. The property has more than three parking spaces to the existing front and side hardstanding area. Therefore, the development could meet the minimum parking standards in the Urban Design SPD.

CONCLUSIONS:-

- 6.1 In conclusion, the proposed first floor front/side and two storey front extensions by virtue of their bulk, massing, design and scale do not respect the scale and form of the original property and would result in an incongruous and unsympathetic addition to the dwelling, which due to its prominence within the streetscene, would have a detrimental impact on the character and appearance of the streetscene and cause 'terracing effect' to the detriment of the visual amenities of the surrounding area. The proposal is therefore considered to be contrary to the Policies CH2 and CH3 of the Crawley Borough Local Plan (2015-2030), the guidance contained in the Urban Design SPD and the relevant paragraphs of the National Planning Policy Framework (2012).

RECOMMENDATION RE: CR/2017/0559/FUL

REFUSE - For the following reason:-

1. The proposed first floor front/side and two storey front extensions by virtue of their bulk, massing, design and scale do not respect the scale and form of the original property and would result in an incongruous and unsympathetic addition to the dwelling that would have a detrimental impact on the character and appearance of the dwelling. The proposal is therefore considered to be contrary to the Policies CH2 and CH3 of the Crawley Borough Local Plan (2015-2030), the guidance contained in the Urban Design SPD and the relevant paragraphs of the National Planning Policy Framework (2012) which seek sympathetic and high quality design.
2. The proposed first floor front/side and two storey front extensions by virtue of their bulk, massing, design, scale and prominence within the streetscene would have an adverse impact on the character and appearance of the streetscene and would cause 'terracing effect closing the gap and visual separation between the properties to the detriment of the visual amenities of the surrounding area. The proposal is therefore considered to be contrary to the Policies CH2 and CH3 of the Crawley Borough Local Plan (2015-2030), the guidance contained in the Urban Design SPD and the relevant paragraphs of the National Planning Policy Framework (2012) which seek sympathetic and high quality design.

NPPF Statement

1. In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:
 - Providing advice in a timely and manner through pre-application discussions /correspondence/ meetings.
 - Liaising with applicant and agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
 - Seeking amended plans to address identified issues during the course 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 would be 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. NPPF Statement



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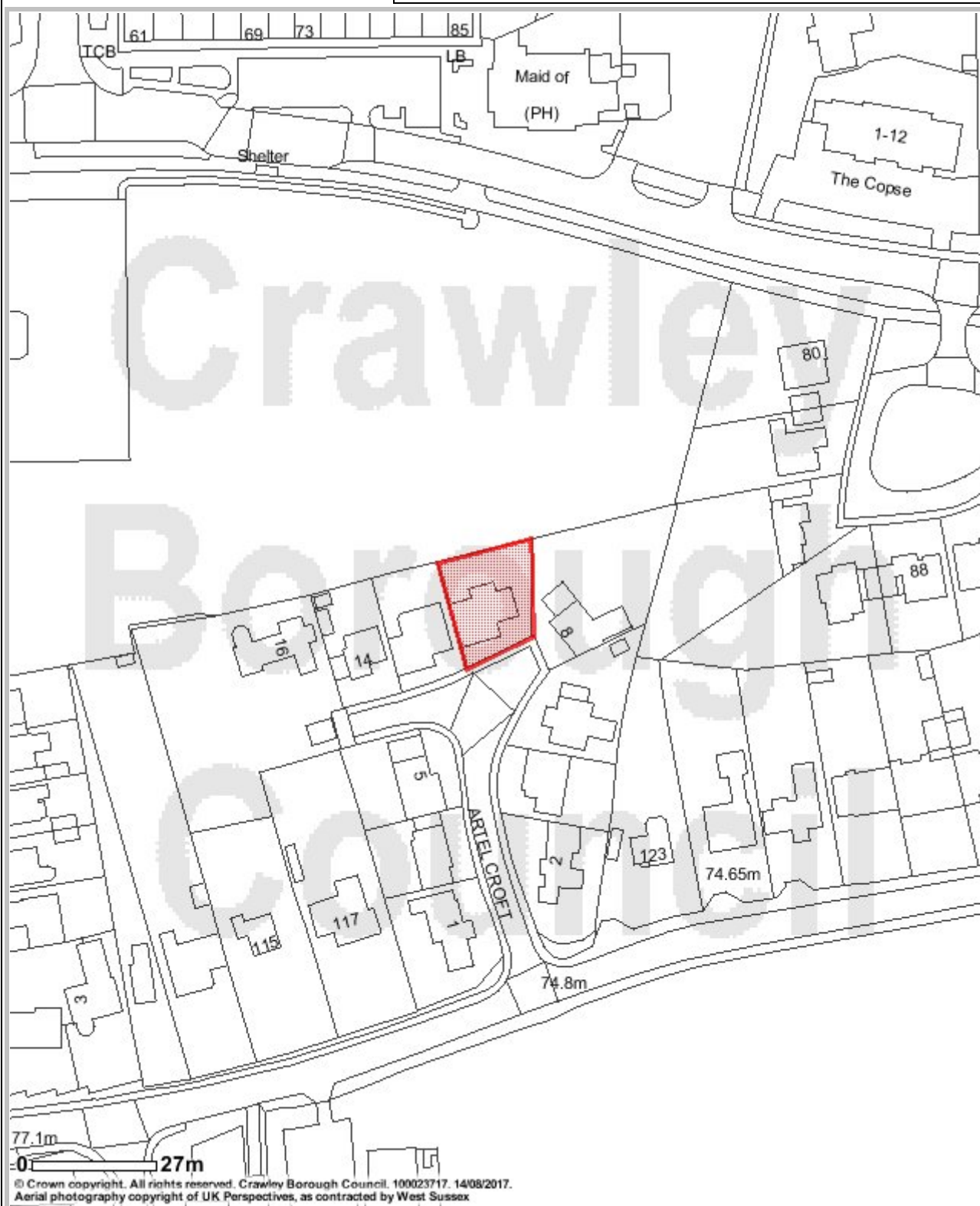
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CR/2017/0559/FUL

Date 4 August 2017

Approx. Scale 1:1,250

10 ARTEL CROFT, THREE BRIDGES, CRAWLEY



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