

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 9 October 2017
REPORT NO: PES/240 (b)

REFERENCE NO: CR/2017/0418/FUL

LOCATION: [14 THE CHASE, FURNACE GREEN, CRAWLEY](#)
WARD: Furnace Green
PROPOSAL: ERECTION OF FIRST FLOOR FRONT EXTENSION OVER GARAGE, TWO STOREY REAR EXTENSION (AMENDED PLANS AND DESCRIPTION)

TARGET DECISION DATE: 24 August 2017

CASE OFFICER: Ms Z. Brown

APPLICANTS NAME: Mr and Mrs Zulfiqar
AGENTS NAME: D R and J M Bailey

PLANS & DRAWINGS CONSIDERED:

1681 125-1 Rev A - Block plan, Existing floor plans and section, 1681 125-2 Existing Elevations, CBC 001 Site location plan, 1681 125-6 Proposed Floorplans, 1681 125-5 Rev A Proposed Roof Plan, 1681 125-7 Proposed Elevations

CONSULTEE NOTIFICATIONS & RESPONSES:-

None

NEIGHBOUR NOTIFICATIONS:-

Nos 4, 6 and 8 The Glade
Nos 9 to 13 and 15 The Chase.

RESPONSES RECEIVED:-

Eight letters from the occupiers of nearby properties have been received raising objections to the proposal on the following grounds:

- Overbearing and dominant impact of proposed front extension
- Detrimental impact on the character of the area and neighbourhood.
- Visually displeasing
- Overlooking and loss of privacy particularly to neighbours to the front
- Appearance of 2 semi-detached properties, and potential multiple occupancy or subdivision
- Construction noise and disruption
- Traffic generation and increased vehicles

Comments were also received regarding inaccuracies with the drawings and labelling, these issues have been addressed in the amended plans.

Re-consultation of the above mentioned neighbours regarding the amended plans 30/08/2017 for 14 days with the expiry date 13/09/2017:

Four further letters of objection have been received stating that all the previous comments of overbearing and dominance of the proposal, loss of privacy and overall appearance of the proposal still stand.

Comments were also received stating that the scale of the development is an improvement on the original proposal.

REASON FOR REPORTING TO COMMITTEE:-

The number of objections received to a recommendation to permit.

THE APPLICATION SITE:-

- 1.1 The application site relates to a two storey detached dwelling, located at the end of The Chase, within the neighbourhood of Furnace Green. The property is brick built with a pitched tiled roof. It benefits from a rear conservatory, and has an integral garage located on the northern side of the front elevation. The first floor front elevation is hung with green tiles which is a common feature of New Town dwellings in this street. There is also a flat roof canopy which extends across the garage and front entrance, creating an open porch. There is an area of hardstanding to the front of the property which provides parking for approximately 3 vehicles. An extended dropped kerb and crossover has recently been installed.
- 1.2 The property is sited on an irregular shaped plot which widens to the rear (east) on the eastern side of the turning circle.
- 1.3 The houses at the end of The Chase are characteristic of larger detached New Town properties and form an attractive group. They all feature pitched tiled roofs, and some have two storey front gables, single storey flat roofed garages and porches. Typically all of the properties are brick built and feature a panel of tile hanging or white timber cladding at first floor level.
- 1.4 There are no identified site constraints.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the erection of a first floor front gable extension over the existing garage, a two storey rear extension and an enclosed porch.
- 2.2 The proposed first floor front extension over the existing garage would project 2.2 m from the front elevation, to be in line with the existing garage. It would have a front gable with a maximum ridge height of 6.5m, 1.25m below the main roof ridge. The proposal would contain 1no. window on the front elevation. Internally it would provide an extension to bedroom four.
- 2.3 The two storey rear extension would project 4m from the rear elevation and would measure 10.8m in width extending across the full width of the rear elevation and 0.9m beyond the south-eastern side wall. It would have 2 rear gables with roof valley gutter in between. The maximum ridge height would be 7m, 0.75m below the main roof ridge. Following internal alterations on the ground floor a kitchen and extended living room would be provided, and on the first floor a total of 5 bedrooms/study and their bathrooms/en-suites.
- 2.4 The proposed porch would project 2m from the front elevation of the dwelling, to be in line with the existing front wall of the garage, it would include a front entrance door and window on the eastern elevation. Internally there would also be an entrance door into the garage/store.
- 2.5 The extensions would be constructed in materials to match the existing.

PLANNING HISTORY:-

- 3.1 No recent planning history.

PLANNING POLICY:-

National Planning Policy Framework (2012) (NPPF)

- 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:
- 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 IN4: Car and Cycle Parking Standards. 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. These standards are contained within the Planning Obligations and s106 Agreements Supplementary Planning Document (SPD) or any subsequent similar document.

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’.*

Agenda Item 6

- *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.*
- *'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 rear extension should not consume the entirety of a dwelling's private amenity space. 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 or two 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'.*
- *'Applying the 45° guide test: The guide test can be applied to detached, semi-detached and terraced houses. A single storey extension should not encroach into an area measured by drawing a 45° angle from the nearest edge of a neighbour's window or door aperture.'*
- *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.*
- *'Side extensions should avoid a 'terracing effect' in the streetscape. A 2m separation distance between the side elevation and the property boundary can achieve this, or sometimes a set back from the principle elevation.*
- *'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'.*

It also includes the Crawley Borough Parking Standards and as such the minimum parking standard for this application 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
- Parking considerations
- Other matters

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

5.2 The main considerations for the proposed first floor front and two storey rear extensions are their scale, design, and the impact on the appearance of the dwelling, particularly whether they are in keeping with the street scene and the character of The Chase. 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. The Urban Design SPD states it is important that an extension should relate appropriately to the original dwelling's character and style, dimensions, materials and finishes and the character of the neighbourhood.

Agenda Item 6

- 5.3 During the course of the determination of the application amended plans were received significantly reducing the scale of the proposed development. The reduction in the scale is considered to have addressed some of the concerns raised by neighbours, particularly as the proposed side extensions on the northern and southern sides of the dwelling, and the front extension on the southern side of the front elevation have been removed. There would be an element of the two storey rear extension which extends beyond the southern side wall of the dwelling by 1m, and although this would be visible from the street scene, it would be significantly smaller than the original proposal and set well back into the site.
- 5.4 The design and detailing of the proposed two storey rear and 1st storey front extension whilst introducing gable features to these elevations would incorporate matching materials including brick work, roof tiles and uPVC windows and doors, with the existing green hung tile detailing on the 1st floor front elevation retained. Comments were received from neighbours in regards to the design and detailing of the proposed development at No. 14, and it is considered that the additional details provided in the revised drawings have clarified the proposed materials and detailing.
- 5.5 The proposed two storey rear extension would project 4m from the rear of the dwelling and would measure 10.8m in width whereby it would extend beyond the southern side wall of the property by 1m. Although a small section of the rear extension would be visible from the street scene the view would be limited due to the orientation of the property, shape of the plot and its setback from the frontage. As a result it is not considered to have a detrimental impact on the appearance of the dwelling. Although the proposed rear extension is of a significant size and would result in a substantial addition to the dwelling, whereby it would project 4m from the rear elevation, matching materials would be used, and the incorporation of the 2 rear gable roofs would not adversely effect its appearance when viewed from the east and neighbouring properties No. 13 and 15 The Chase.
- 5.6 From the rear elevation of the proposed rear extension, a garden depth of 13m would be retained, which provide adequate private outdoor amenity space for current and future occupants, and would remain in accordance with the Urban Design SPD guidance.
- 5.7 In regards to the proposed first floor front extension it would project 2.2m from the front elevation to be in line with the front wall of the existing garage, and would measure 3.7m in width. As the proposed 1st floor front extension would not project further than the existing front wall of the garage and would be less than half the width of the original dwelling, it is not considered to dominate the original front elevation of the dwelling. The proposed front extension would have a gable roof, and although this would significantly alter the appearance of the dwelling, there are other properties within The Chase which have similar front gable features on their front elevation, including No. 13 the adjacent neighbour (north) and No. 10 opposite (west) and it is not out of keeping within the street scene. The use of matching materials would ensure the 1st floor front extension is in keeping with the main dwelling. Overall the proposed front extension is considered acceptable.
- 5.8 The proposed porch would project 2m from the front elevation and measure 3.3m in width, it would have a flat roof with a maximum height of 2.6m. The proposed porch would not project further than the existing front wall of the garage. Despite the proposed porch projecting more than the Urban Design SPD guidance for front porches and extensions which is 1.5m, it is not considered to be overly dominant and would follow a similar footprint as the existing open porch. The design of the porch is also considered to be in keeping with the New Town character of the property and the streetscene.
- 5.9 To conclude, the proposed development would satisfactorily integrate within the character of the existing property, and although it is of a significant size it is not considered to detrimentally impact the street scene or character of The Chase. As a result it is considered to be in accordance with Local Plan Policies CH2 and CH3, the design guidance contained within the Urban Design SPD and relevant paragraphs of the NPPF which seek sympathetic and high quality design.

The impact on neighbouring properties and amenities

Agenda Item 6

- 5.10 The properties most affected by the proposed development would be No. 13 The Chase to the north and No. 15 The Chase to the south.
- 5.11 No. 13 The Chase is a two storey detached dwelling with a two storey front gable extension on the northern side of the front elevation. It is setback approximately 7m from the highway and is positioned at an angle on an irregular shaped site which increases in width to the rear (east).
- 5.12 The proposed 1st floor front extension would follow the footprint of the existing garage, there would be a gap of 1.2m between the proposed extension and the side boundary, and a gap of 4m between the extension and No. 13. In regards to the proposed 2 storey rear extension, there would be a gap of 3.5m-4m between the extension and the side boundary of the site, and it is considered there would be a sufficient gap between the proposed development and neighbouring property No. 13 in order for it not to cause an overbearing impact. The Urban Design SPD states that two storey rear extensions should satisfy the 60 degree test, whereby an extension should not encroach into an area measured 60 degrees from the nearest edge of a neighbours window or aperture. The proposed rear extension would not encroach into an area measured 60 degrees from the rear window of No. 13.
- 5.13 There are no windows proposed on the northern side wall of the front extension. On the 1st floor 1no. obscure glazed window is proposed on the original northern side elevation, and on the ground floor of the rear extension an additional window and door are proposed. Comments were received regarding loss of privacy and overlooking to No. 13, but as there is a high fence along the northern shared boundary with No. 13, the proposed windows on the ground floor would be screened. The window on the 1st floor would be obscure glazed and there is not considered to be an adverse impact in terms of overlooking or loss of privacy. The proposed two storey rear extension would be a dominant addition to the rear of No. 14, although it would cause some overbearing impact and overshadowing over the garden of No. 13, given the positioning of No. 13 whereby it is angled to the north-east, it is considered on balance that the overall impact would be negligible and would not cause unreasonable harm to the amenity enjoyed by the occupants of No. 13 The Chase.
- 5.14 No. 15 located to the south is a two storey detached dwelling which has undergone multiple alterations including a 2 storey side extension on the northern side of the dwelling positioned right up to the shared boundary with No. 14. The proposed two storey rear extension would be set in 2m from this shared boundary and neighbouring two storey side extension. On the southern side elevation of the resultant dwelling 1no. window is proposed on the 1st floor, 1no. window on the ground floor of the rear extension and 2 doors at ground floor. In terms of overlooking and loss of privacy the proposed first floor window would serve a non-habitable room (hallway) and can be obscure glazed, and as there are no windows on the blank flank wall of the two storey extension at No. 15, and there would be not impact of loss of privacy. The proposed two storey rear extension would also not encroach into an area measured 60 degrees from the edge of the nearest window at No. 15. Despite the two storey rear extension being of a significant scale it is not considered to cause a detrimental overbearing impact on occupants of No. 15 The Chase.
- 5.15 In regards to neighbours No. 11, 10 and 9 The Chase to the front (east), there would be a gap of 30m between the proposed window on the front elevation of the 1st floor front extension and No. 10 and No. 9, and 25m between the proposed window and No. 11. In terms of neighbouring properties to the rear, Nos. 4 and 6 The Glade, there would be a gap of approximately 30m between the rear windows of the two storey rear extension and Nos. 4 and 6 The Glade, which would be in accordance with the Urban Design SPD guidance. Overall there is not considered to be an impact of overlooking or loss of privacy these neighbours.
- 5.16 In conclusion in terms of neighbouring amenity, it is considered that although the proposal is of a significant scale it would not have a detrimental impact on the amenities enjoyed by the occupants of neighbouring properties, and would accord with the relevant Policies contained within the Crawley Borough Local Plan, the Urban Design SPD guidance on householder extensions and neighbour amenity and the NPPF.

Parking considerations

Agenda Item 6

- 5.17 The proposed floor layout would result in the property becoming a 5 bedroom house. The existing garage would be subdivided leading to the loss of one off street car parking space. To the front of the property is a large area of hardstanding measuring 13m wide and ranging in a depth of between 4.8-7.5m. An extension to the existing dropped kerb has recently been completed. The Urban Design Supplementary Planning Document Appendix 1: Crawley Borough Parking Standards advises that dwellings with 3+ bedrooms should provide 2-3 parking spaces. Despite the loss of the garage space, there would still be sufficient space for 3no. vehicles on the hardstanding. Therefore, the development would meet the minimum parking standards in the Urban Design SPD, and would comply with Policy IN4 of the Crawley Borough Local Plan.
- 5.18 Concerns were raised by neighbours over increased traffic movement and parking on the turning circle of The Chase. As the property would be used by a single family and given the sufficient on-site parking arrangements, there is not considered to be a detrimental impact on the on-street parking arrangements.

Other matters

- 5.19 With regards to comments received about the landscaping of the front garden, this is not part of the proposal for this application therefore cannot be considered in the determination of this application.
- 5.20 In respect to the use of the property, comments have been received suggesting that the property may be used as a house of multiple occupation (HMO) or divided into separate dwellings, the conversion or subdivision of the property is not part of the current application. The applicant is reminded that the subdivision of the property into two separate dwellings would require a separate planning application as would use as a HMO with more than 6 occupants.
- 5.21 Comments were received regarding construction noise, disruption, parking and working hours, however it is considered that due to the proposal being a householder development it would not be reasonable to control the impact from construction via planning condition. This is covered under the Control of Pollution Act 1974.

CONCLUSIONS:-

- 6.1 In conclusion it is considered that the design and scale of the proposal is acceptable, and would not have an adverse impact on the appearance of the dwelling or the streetscene of The Chase. Although there would be a loss of 1 on-site parking space, there is still considered to be satisfactory parking arrangements. Likewise there is not considered to be a detrimental impact on the amenities enjoyed by neighbouring occupants. The proposed development as amended is considered to comply with Policies outlined in the NPPF (2012), the Crawley Borough Local Plan (2015-2030) and the Urban Design SPD (2016), and it is recommended to grant permission for this application subject to conditions.

RECOMMENDATION RE: CR/2017/0418/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 below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.

Agenda Item 6

3. The materials and finishes of the external walls and roofs of the extensions hereby permitted shall match in colour and texture those of the existing dwelling.
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The windows on the first floor northern and southern elevation of the building shall at all times be glazed with obscured glass and apart from any top-hung vent, be fixed to be permanently non-opening.
REASON: To protect the amenities and privacy of the adjoining properties, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

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:

- Liaising with members/consultees/respondents/applicant/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/additional information to address identified issues during the course of the 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.

Agenda Item 6



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

Tel: 01293 438000
Fax: 01293 438603

CR/2017/0418/FUL

Date 25 September 2017 | Approx. Scale 1:1,250

14 THE CHASE, FURNACE GREEN, CRAWLEY



© Crown copyright. All rights reserved. Crawley Borough Council. 100023717. 25/09/2017.
Aerial photography copyright of UK Perspectives, as contracted by West Sussex

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Crawley Borough Council. 100023717. 25 September 2017

This page is intentionally left blank