

Crawley Borough Council

Planning Committee

Agenda for the **Planning Committee** which will be held in **Committee Room A & B - Town Hall**, on **7 November 2017 at 7.30 pm**

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 Democratic.Services@ Crawley.gov.uk if you have any queries regarding this agenda.

Published 27 October 2017

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The order of business may change at the Chair's discretion

Part A Business (Open to the Public)

	Pages
1. Apologies for Absence	
2. Disclosures of Interest	
In accordance with the Council's Code of Conduct, Councillors of the Council are reminded that it is a requirement to declare interests where appropriate.	
3. Lobbying Declarations	
The Planning Code of Conduct requires Councillors 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. Councillors should declare if they have been lobbied at this point in the agenda.	
4. Minutes	5 - 14
To approve as a correct record the minutes of the Planning Committee held on 9 October 2017.	
5. Planning Application CR/2016/0955/FUL - 27 Forge Road, Three Bridges, Crawley	15 - 24
To consider report PES/241(a) of the Head of Economic and Environmental Services	
RECOMMENDATION to PERMIT	
6. Planning Application CR/2017/0483/FUL - Land Adjacent to Dobbins Place, Ifield, Crawley	25 - 38
To consider report PES/241(b) of the Head of Economic and Environmental Services .	
RECOMMENDATION to PERMIT	
7. Planning Application CR/2017/0543/FUL - 1 Woodlands, Pound Hill, Crawley	39 - 46
To consider report PES/241(c) of the Head of Economic and	

	Pages
<p>Environmental Services.</p> <p>RECOMMENDATION to PERMIT.</p>	
<p>8. Planning Application CR/2017/0589/FUL - 2-14 Crompton Way, Northgate, Crawley</p> <p>To consider report PES/241(d) of the Head of Economic and Environmental Services.</p> <p>RECOMMENDATION to PERMIT.</p>	47 - 60
<p>9. Supplemental Agenda</p> <p>Any urgent item(s) complying with Section 100(B) of the Local Government Act 1972.</p>	

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 **2 November 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.

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Crawley Borough Council Minutes of Planning Committee

9 October 2017 at 7.30 pm

Councillors Present:

I T Irvine (Chair)

C Portal Castro (Vice-Chair)

N J Boxall, 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

Officers Present:

Roger Brownings	Democratic Services Officer
Kevin Carr	Legal Services Manager
Valerie Cheesman	Principal Planning Officer
Jean McPherson	Group Manager (Development Management)
Marc Robinson	Principal Planning Officer
Clem Smith	Head of Economic & Environmental Services

Apologies for Absence:

Absent:

Councillor B J Burgess

1. Councillor John Stanley

The Committee observed one minute's silence in memory of Councillor John Stanley who sadly recently passed away.

2. Disclosures of Interest

The following disclosures of interests were made:

Councillor	Item and Minute	Type and Nature of Disclosure
Councillor Thomas	Planning Application CR/2017/0444/FUL - Kilnmead Car Park, Kilnmead, Northgate, Crawley (Minute 5)	Personal Interest – Ward Councillor for Northgate

3. Lobbying Declarations

No lobbying declarations were made.

4. Minutes

The minutes of the meeting of the Committee held on 18 September 2017 were approved as a correct record and signed by the Chair, subject to the following amendments: -

- i) With regard to the date of the meeting recorded near the top and centre of the front page, delete the year “2018” and insert “2017”.
- ii) With regard to Minute 43 (Planning Application CR/2017/0127/ARM: Phase 4, Forge Wood (NES), Crawley), delete the 5th bullet point in the bottom half of Page 33, and replace with:-
 - Confirmed that the proposed system incorporated a 40% climate change allowance as per current guidance. In terms of air quality, the use of an acoustic barrier and drainage features along the eastern boundary of the site would create a ‘landscape buffer’ area separating the dwellings from the motorway.

5. Planning Application CR/2017/0418/FUL - 14 The Chase, Furnace Green, Crawley

The Committee considered report PES/240 (b) of the Head of Economic and Environmental Services which proposed as follows:

Erection of first floor front extension over garage, two storey rear extension (amended plans and description)

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

The Principal Planning Officer (Marc Robinson) provided a verbal summation of the application and provided the following update:-

- In terms of the Plans and Drawings Considered, as set out in the report, the Plan reference number for the “Proposed Floorplans” should be amended to read 1681 125-6A, whilst the Plan reference for the “Proposed Elevations” should be amended to read 1681 125-7B.
- Condition 4 has been updated, as set out below:
 4. The windows above the first floor in the northern and southern elevations 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 up to 1.7m in height from the finished floor level.
REASON: To protect the amenities and privacy of the adjoining properties, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

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- Whilst, since the publication of the report, an additional representation had been received raising an objection to the application, the issues raised had already been covered in the report.

Ms Barbara Hope and Mr David Hope addressed the Committee in objection to the application. Many of the concerns raised reflected those detailed in the report, including those made on the grounds of design, scale and loss of privacy.

The Committee then considered the application. The Committee discussed the issues arising, including the concerns raised by the objectors, with some Members expressing their own concerns on the grounds of the front extension having an overbearing impact on the street scene.

In response to issues and concerns raised, the Principal Planning Officer:

- Emphasised that there was no reference on the plans and drawings which suggested that the proposed first floor front extension over the existing garage would project further than the intended 2.2 m from the front elevation – which was in line with the existing garage.
- Commented that with regard to the landscaping of the front garden, this was not part of the proposal for this application and therefore could not be considered in the determination of this application.
- There was a significant distance between 14 and 12 the Chase, with a property between them.
- Commented that whilst the gable roof on the front extension would significantly alter the appearance of the dwelling, there were other properties within the Chase which had similar front gable features on their front elevation, including No. 13 the adjacent neighbour (north) and No. 10 opposite (west) and it was not out of keeping within the street scene.
- Indicated that whilst the front of the property was much further forward to the footpath than some neighbouring properties, and that the front extension was greater than the Council's own guidance, the proposed front extension would project no further than the existing garage, and that compared with other dwellings in the area, it was considered that the design and scale of the proposal was acceptable, and would not have an adverse impact on the appearance of the dwelling or the street scene.
- Emphasised that condition 4 would be an ongoing requirement, ensuring that the windows above the first floor in the northern and southern elevations of the building should at all times be glazed with obscured glass.

RESOLVED

Permit, subject to the conditions set out in report PES/240 (b) and the updated condition 4 above.

6. Planning Application CR/2017/0444/FUL - Kilmead Car Park, Kilmead, Northgate, Crawley

The Committee considered report PES/240 (c) of the Head of Economic and Environmental Services which proposed as follows:

Redevelopment of Kilmead Car Park for residential comprising 37 affordable housing units (3 x two storey two-bed houses, 2 x two storey three-bed houses and a part 2-

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storey, part 3-storey and part 4-storey block of flats containing 13 x one-bed flats and 19 x two-bed flats) with associated parking & landscaping (amended plans received).

Councillors Boxall, Jaggard, Joyce, Portal Castro, Stone, Tarrant and Thomas declared they had visited the site.

The Group Manager (Development Management) provided a verbal summation of the application and provided the following update:-

- Since the publication of the report, a further letter of representation had been received raising an objection to the application. The issues raised had already been covered in the report.
- The Committee was advised of the need for an amendment to Paragraph 5.35 of the report, whereby the comment regarding the removal of 38 trees, should read 36 trees.
- The following amendments to conditions were required as below:-

Amended wording is underlined

Condition 15 – Amendment – Replace 1st sentence with the following wording:

No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected in accordance with the Tree Retention and Protection Plan within the Tree Development Report provided by Connick Tree Consultants dated 20th September 2017. Within the.....

Condition 19 – Insert ‘has’ into condition to read: will be implemented, has been submitted to,.....

Condition 21 – Change first part of the first sentence to read:
The residential units shall not be occupied until full....

Condition 25 – Change first part of first sentence to read:
The dwellings hereby approved shall not be occupied until a scheme.....

Condition 26 – Change first part of sentence to read:
Before the occupation of the development hereby permitted, details of...

Dr Sayinthen Vivekanantham addressed the Committee in objection to the application, whilst Ms Kay Brown, the Agent, addressed the Committee in support of the application. Many of the concerns raised by Dr Vivekanantham reflected those detailed in the report, including those made on the grounds of: loss of parking provision and limited on-street parking capacity in the area, and impact on the character of the area, with reference also made to the consultation process and a request for more time to consider the plans.

The Committee then considered the application. The Committee discussed the issues arising, including the comments made by the Agent and the concerns raised by the objector, with some Members expressing their own concerns on the level of parking provision for the development, loss of town centre parking for shoppers and residents and loss of other town centre car parks more generally.

In response to issues and concerns raised, the Principal Planning Officer:

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- Confirmed that the car parking arrangement would provide a total of 31 car parking spaces within the site: 28 resident car spaces and 3 visitor spaces. Four motorcycle spaces were also proposed.
- Advised that the Transport document stated that the proposed houses would each have an allocated space, and the flats would have an internal permit system where residents would be able to purchase permits. This would be managed by Crawley Homes.
- Acknowledged that the proposal would not meet the minimum car parking standards, but referred to the fact that the application site was located within a very sustainable location being close to the town centre and regular public transport services.
- Indicated that given the sustainable location of the application site, the proposed parking provision was considered acceptable, and that WSCC Highways had raised no objection regarding the number of parking spaces.
- Indicated that there was capacity in other car parks within the town centre which could accommodate public car parking displaced from the loss of this site.
- Confirmed that the allocation of parking permits in respect of the proposed site would be a system for the landlord to arrange.
- Advised that there had been no indication that the road within the proposed development would form part of the neighbouring Controlled Parking Zone, with the Applicant indicating that parking would be managed on site.
- Confirmed that the application site had been identified as a key deliverable housing site in the Crawley Borough Local Plan 2015-2030, and would provide a significant number of new affordable residential units in a sustainable location on the northern edge of the town centre.

In generally welcoming the proposed additional provision of much needed affordable housing to the town, the Committee further considered the application information and the issues and concerns raised.

RESOLVED

Permit - Subject to:

- (i) The conclusion of a Section 106 agreement to secure the financial contributions of £61,600 for replacement and additional tree planting, £5,474 for open space and the provision of 40% affordable housing on the site.
- (ii) The conditions set out in report PES/240 (c) and the updated conditions above.

7. Planning Application CR/2017/0125/ARM - Phase 4A, Forge Wood (NES), Crawley

The Committee considered report PES/240 (a) of the Head of Economic and Environmental Services which proposed as follows:

Approval of reserved matters for Phase 4A for 147 dwellings and associated works in relation to outline planning permission CR/2015/0552/NCC for a new mixed use neighbourhood (amended plans).

The Principal Planning Officer (Valerie Cheesman) provided a verbal summation of the application.

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Mr David Hutchison, the Agent, addressed the Committee in support of the application.

The Committee then considered the application. In response to issues raised, the Principal Planning Officer:

- Acknowledged the need for a clerical correction to Paragraph 5.6 of the report, as below:-

In the final line of that Paragraph, delete “4.1 dwellings” and insert “41 dwellings”.

- Explained that the swale within the development was a depression in the ground and was part of the drainage strategy. The bund and fence were part of the noise mitigation measures along the M23.
- Explained that in terms of air quality, the dwellings are required to be separated from the motorway by a landscape buffer zone comprising the acoustic bund and fence, drainage features and landscaping
- Indicated that an informative would be added to seek the monitoring of air quality.

RESOLVED

Approved, subject to:

- (i) The conditions and informatives set out in report PES/240 (a).
- (ii) An additional informative being inserted to seek the monitoring of air quality.

8. Planning Application CR/2017/0519/FUL - The Imperial, Broadfield Barton, Broadfield, Crawley

The Committee considered report PES/240 (d) of the Head of Economic and Environmental Services which proposed as follows:

Demolition of the existing public house and associated flat and the erection of a five storey mixed use development consisting of 7 x one bedroom and 12 x two bedroom flats, 1 x drinking establishment (A4 use) and 2 x retail units (A1 use), with lower ground floor parking (amended description and plans).

Councillors Boxall, Jaggard, Joyce, Portal Castro and Tarrant declared they had visited the site.

The Principal Planning Officer (Marc Robinson) provided a verbal summation of the application and provided the following update.

- Condition 8 (now condition 9) has been updated, as set out below:

Prior to the installation of any shopfronts (including the drinking establishment), windows, doors and balconies, detailed drawings of them comprising the whole element, to include the reveals, at a scale of 1:20 and joinery details at a scale of no less than 1:5 shall first have been submitted to and been approved in writing by the Local Planning Authority. The shopfronts,

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windows, doors and balconies shall thereafter be implemented only in accordance with the approved details.

REASON: To ensure a building of quality in accordance with policy CH3 of the Local Plan 2015-2030.

Mr Richard Elliott, the Agent, addressed the Committee in support of the application.

The Committee then considered the application. In response to issues raised, the Principal Planning Officer:

- Indicated that the distance between the front of the proposed development and the existing shops was approximately 10 meters.
- Confirmed that security issues were the subject of condition 20.
- Indicated that the lifts for the commercial and residential use would be separated from the public house.
- Referred to the fact that the nearby garage was open for 24 hours.
- Emphasised that the public house on the site was defined as a community facility and its loss would be contrary in principle to policies CH1 and IN1 of the Crawley Borough Local Plan 2015-2030 that sought the retention of these community facilities and the protection of the operation of the neighbourhood centres.
- The proposal sought to replace the existing public house with a smaller A4 use class drinking establishment on the ground floor of the new building, opening out onto the pedestrianised Broadfield Barton.
- Commented that whilst the Planning Authority could not enforce people to operate the proposed public house to keep it open, it was essential that there were adequate controls to ensure that the replacement A4 drinking establishment use was re-provided and the current building was not demolished and the site left empty. It was recommended that this would require control via a legal agreement, in addition to the infrastructure S106 requirements.
- Confirmed that subject to these controls and the respective conditions, the development would provide additional housing including 40% affordable units.
- Emphasised that security issues would continue to be the subject of further control.
- Acknowledged the suggestion that a new condition should be inserted to provide more flexible use in terms of the proposed A1 and A4 Units.

The new condition, Condition 8, is as below:-

The two units indicated as A1 shops shall be used as only either A1 shops or as a part of a single extended A4 drinking establishment.

REASON: To support the retention of the community facility use on site in accordance with policies CH1 and IN1 of the Crawley Borough Local Plan 2015-2030.

- Acknowledged the suggestion of making alternative arrangements in terms of parking space allocations, to be reflected by condition as below:-

Parking condition 14 (now condition 15) as updated:

The car parking shall allocate at least a single parking space for each of the 19 dwellings. The remaining two parking spaces shall be allocated to either the individual dwellings or for the use of the employees of the A4 drinking establishment and shall not be used for general visitor parking.

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REASON: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of the highway and to ensure the security of future residents of the flats/employees of the site in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

RESOLVED

Permit, subject to:

- (i) The completion of a S106 Legal Agreement to ensure the long term viability of a public house on the site, replacement and additional tree planting and the provision of affordable housing.

If a Legal Agreement is not in place by 1st December 2017 then the application be refused for the following reason:

An agreement is not in place to secure the appropriate infrastructure provisions, the retention of community facilities and affordable housing. The development is therefore contrary to policies CH1, IN1 and H4 of the Crawley Borough Local Plan 2015-2030 and the emerging Affordable Housing SPD and the adopted Green Infrastructure SPD.

- (ii) The conditions set out in report PES/240 (d) and the new condition (x1) and updated conditions (x2) above.

9. **Planning Application CR/2017/0667/LBC - Langley Grange, Langley Walk, Langley Green, Crawley**

The Committee considered report PES/240 (e) of the Head of Economic and Environmental Services which proposed as follows:

Listed building consent for reinstatement of oak floor boarding, raising the floor in the landing store and connecting the bathroom to existing drainage. structural works to ground floor and basement, sump pump to basement to drain to inspection chamber, installation of mechanical ventilation to basement, fire alarm and electrical cables to be run in conduit, re-siting of heating and domestic pipe work as required and formalising of the replacement roof tiles. (Amended description).

The Principal Planning Officer (Marc Robinson) provided a verbal summation of the application.

The Committee then considered the application.

RESOLVED

Grant, subject to the conditions set out in report PES/240 (e).

Closure of Meeting

With the business of the Planning Committee concluded, the Chair declared the meeting closed at 10.05 pm

IT IRVINE
Chair

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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 7 November 2017
REPORT NO: PES/241(a)

REFERENCE NO: CR/2016/0955/FUL

LOCATION: [27 FORGE ROAD, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: CHANGE OF USE OF AMENITY LAND TO PRIVATE GARDEN AND THE ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS. (AMENDED DESCRIPTION)

TARGET DECISION DATE: 9 February 2017

CASE OFFICER: Mr D. Power

APPLICANTS NAME: Ms Yasmin Ghulam
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

Site Location Plan 1:1250, Site Location Plan 1:500, Block Plan - Cross Section Detail, Existing and Proposed Rear Elevations, Existing and Proposed Side Elevations, Existing and Proposed Front Elevations, Existing Elevations and Block Plan, Driveway Surface Cross Section, Proposes Cross Section, Proposed Floor Plans, Proposed Roof Detail, Proposed Ground Floor Plan, Proposed Cross Section Window.

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|---------------------------------------|--------------|
| 1. | WSSC – Highways | No objection |
| 2. | CBC - Property Division | No objection |
| 3. | CBC - Planning Arboricultural Officer | No objection |

NEIGHBOUR NOTIFICATIONS:-

25, 34, 36, 38 Forge Road;
1 The Birches;
1 Brookside;
107 Hazelwick Road.

RESPONSES RECEIVED:-

Four letters of objection have been received and can be summarised as follows:

- The development would have a harmful impact on the character of the area.
- The development would have a harmful impact on the nearby trees

Comments have been received from The Three Bridges Forum in which it objects to the application. In its comment it states that the application should be considered in light of the planning history of the site, namely that the application does not comply with a planning condition on a previous permission. It states that the approval of this application would reward the applicant for not complying with this condition. Furthermore it comments that the application does not accord with the NPPF with regard to the disposal of

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amenity land. It considers the applicant has already caused damage to the existing tree and this application will cause further damage.

Comments have been received objecting to the sale of the land from the Council to the applicant. This is not a material planning consideration and does not form part of the consideration of this application.

REASON FOR REPORTING TO COMMITTEE:-

A Councillor has requested the application is determined by Planning Committee.

THE APPLICATION SITE:-

- 1.1 The application site relates to a two storey-semi-detached dwelling located on the northern side of Forge Road and situated at the junction with The Birches. The surrounding area is residential in nature and is predominantly characterised by rows of terraced dwellings. To the east of the side boundary of the site is a row of 4 garages, one of which is owned by the applicant. To the east of the dwelling there is also an area of amenity land which is owned by the Council, a strip of which has been bought by the applicant and forms part of this application for its change of use. The remaining amenity land is grassed and contains two large trees. Within the rear garden of the application site is a large Oak tree that is covered by Tree Preservation Order (TPO).
- 1.2 Works have commenced on both the previous approvals, the change of use (CR/2016/0225/FUL) and the side and rear extension (CR/2013/0566/FUL). Excavation works have been undertaken in connection with the change of use, while the side extension has been substantially complete. The remainder of the existing driveway is rubble and at a lower level than the foot path to the south.

THE PROPOSED DEVELOPMENT:-

- 2.1 The conditions imposed on the previous change of use were not complied with prior to the commencement of development and therefore the development was not lawfully commenced. The application is therefore in part retrospective and seeks to regularise the existing works and proposes amendments to the existing approval.
- 2.2 Since the original submission of the application the description has been amended to incorporate changes to the previous approved extension. Therefore this application now seeks for planning permission for the change of use of amenity land to form part of the residential curtilage for no. 27 and for alterations to a previously approved and part built side extension. The parcel of land was once Council owned and was sold to the applicant following the grant of planning permission for its change of use.
- 2.3 The change of use relates to a strip of land measuring 1.035 metres wide and 8.5 metres in length, the application proposes to incorporate the parcel of land as part of the current driveway and block pave the area. The strip of land that forms part of this application was owned by the Council, following the approval of the application of planning permission (CR/2016/0225/FUL) the land was sold to the applicant. The remaining part of the land is retained within the Council's Ownership. The existing driveway including the strip of land that forms part of this application would be surfaced with block paving, Type 3 MOT and sharp sand would be laid in the area for which the change of use is sought.
- 2.4 The application also seeks to amend a previously approved extension (CR/2013/0566/FUL) to the side of the dwelling. The extension has been partly built, however it is not in accordance with the approved plans. The width, length and eaves height remain unchanged from the previous approval. The roof currently overhangs the land to the side for which the change of use is sought. This application seeks to amend the roof and remove the overhang. In addition the ridge height of the

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proposal would be 3.9 metres in height compared to the original permission where the ridge was 3.5 metres in height.

PLANNING HISTORY:-

- 3.1 CR/2016/0225/FUL: Change of use of amenity land to private garden (revised location plan and block plan)- Permitted but not implemented in accordance with the conditions.
- 3.2 CR/2015/0472/FUL - Change of use of council owned amenity land and erection of single storey side and rear extensions to house in multiple occupation – Refused
- 3.3 CR/2013/0566/FUL - Erection of single storey side and rear extensions to a house in multiple occupation (Use Class C4) (amended description) – Permitted but not implemented in accordance with the conditions.

PLANNING POLICY:-

- 4.1 National Planning Policy Framework 2013 (NPPF):
- 4.2 The relevant sections of the NPPF are as follows:
 - 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).
 - Section 8: Promoting healthy communities: Planning policies should be based on up to date assessments of the need for open space. Existing open space should not be built on unless it has been demonstrated to be surplus (Paras 73 and 74).
- 4.3 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) states all proposals for development in Crawley will be required to make a 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 ENV1: (Green Infrastructure) Crawley's multi-functional green infrastructure network will be conserved and enhanced.
 - Policy ENV4: (Open Space, Sport and Recreation) states that proposal that remove or affect the continued use of existing open space, sport and recreational space will not be permitted unless:
 - a) An assessment of the needs for open space, sport and recreation clearly show the site to be surplus to requirements; or
 - b) The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

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- c) The development is for alternative sport and recreational provision, the needs for which clearly outweigh the loss.
- Policy IN7: (Crossovers) Proposals for crossovers to access hardstanding in front garden will only be permitted where highway safety, the amenity of the street scene are not adversely affected and there would not be an unacceptable loss of public on-street parking spaces.

PLANNING CONSIDERATIONS:-

- 5.1 The main considerations in the determination of this application are:
- The loss of open space;
 - Design & appearance of the proposal & the impact on the street scene;
 - Impact on trees.

The loss of open space

- 5.2 Paragraphs 73 and 74 of the NPPF state that planning policies should be based on up to date assessments on the need for open space, and existing open space should not be built upon unless the land has been demonstrated to be surplus or the loss would be replaced, or the resulting provision of alternative recreation space would outweigh the benefits of the loss. This is supported by Policy ENV4 of the Crawley Borough Local Plan 2030.
- 5.3 The current Local Plan was supported by an Open Space, Sport and Recreation Study prepared in 2013 which addressed this requirement. The study excluded sites below 0.2ha from the quantity analysis as these are classified as 'visual amenity space' rather than amenity green space. The application is under this size threshold and the surplusness test in NPPF does not therefore need to be applied. The consideration in this application is on the loss of the land in terms of its visual amenity and as part of the wider character of the area.

Change of use- Visual impact on the wider character of the area

- 5.4 The proposed development would result in the change of use of a 1.035 metres wide by 8.3 metres long strip of land which immediately adjoins the east of no. 27 Forge Road. This forms a small amount of the overall area of amenity land, and there would remain approximately 10 metres by 11 metres of amenity space remaining. The change of use for the strip of land has been approved previously under application CR/2016/0225/FUL, however this was not lawfully commenced the conditions were not complied with. The current application does not propose an increase in site area over that previously permitted. An access from the road onto the front garden of the dwelling would not require planning permission.
- 5.5. The strip of land which forms part of this application would be paved and form part of the applicant's curtilage, while the remaining part of the amenity land would remain unchanged. Given the small amount of land that the change of use application is sought for, its position adjoining the applicant's driveway and that it is in line with the existing ground floor dining room, it is considered, the loss of the limited area of public amenity land would not result in unacceptable harm to the visual amenities of the area. The proposed development is therefore considered acceptable and would accord with Local Plan 2015- 2030 Policies CH2, CH3, ENV1, ENV4 and IN7 in this regard.

Design & appearance of the proposal extension

- 5.6 The application also seeks to amend a previously approved extension (CR/2013/0566/FUL) to the side of the dwelling. The extension has been partly built, however it is not in accordance with the approved plans. While the width, length and eaves height remain unchanged the structure is taller by 0.4 metres from the previously approved application. As shown on the previously approved drawings, the roof currently projects 1 metre to the east overhanging the land for which the change of use is sought. This current application seeks to amend the roof by removing the overhang, resulting in a change to the roof's appearance as well as its maximum height. In addition it is noted

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that the extension has been provided with a grey interlocking tile which does not match either the main roof, or those of other houses within the area.

- 5.7 While there would be an increase in the height of the extension, the roof pitch and form would remain generally similar to that previously approved. The removal of the overhang reduces the mass of the extension and the proposed extension would be single storey and subservient to the existing dwelling, although it is considered the roof tile would need to change to match the roof of the house. Given the previous permission, it is considered that with the change to the roof tile, the scale and form of the proposed extension would not have a detrimental impact on the character of the original building or of the wider area. The proposed development is considered acceptable in this regard and would accord with Local Plan 2015- 2030 Policy CH3 and Urban Design SPD.

Impact on neighbouring residential amenity

- 5.8 The application site is located on the corner of Forge Road and The Birches, with the nearest property to the north is no. 1 The Birches and to the west attached to the dwelling is no. 25 Forge Road. The location of the proposed extension in relation to no. 25 Forge Road is such that it would not have an impact upon their amenity due to the screening provided by the existing house. No. 1 The Birches to the north of the application site, is separated from the extension by the application dwellings garden and has a single storey side wall along the mutual boundary. Given this relationship it is not considered the proposal would have a harmful impact on the amenities of the occupiers of this neighbouring dwelling. The proposed development is therefore considered acceptable in this regard and would accord with Local Plan 2015- 2030 Policy CH3 and Urban Design SPD.

Impact on trees

- 5.9 Within the applicants rear garden is a protected tree, while to the east of the dwelling there are two trees owned by the Council but not subject of a protection. It is considered that the tree which is subject to a TPO to the north of the extension would not be impacted by the proposal given its distance from the proposed works. Unauthorised works have commenced on site to implement the previous change of use application (CR/2016/0225/FUL) and the area has been excavated and backfilled with rubble. The proposed driveway including the strip of land that forms part of this application would be surfaced with block paving, sharp sand, with a Type 3 MOT sub-base on a geotextile membrane.
- 5.10 The two trees with high amenity value to the east of the extension are within close proximity to the development. The previous change of use application imposed a condition requiring that prior to the commencement of development, details of the driveway finish including a method statement of the new drive way shall be submitted and agreed. The condition also required the drive way to be of 'no dig' construction, this condition was not complied with prior to the commencement of the development and the area of land to the side of the extension within the root protection area of the trees appears to have been filled with rubble.
- 5.11 The application proposes no further excavation to the side of the proposed extension. However the land to the side of the extension needs to be restored to enable the roots of the trees to be able to recover from the damage caused by the unauthorised works and a condition is therefore recommended to have this area re-excavated down at least 1m to allow the current fill to be replaced with topsoil.
- 5.12 The Councils tree officer has commented on the application and has no objection subject to there being no further excavation proposed to provide the hardstanding parking area. The current application proposes to surface the area with block paving, sharp sand with a Type 3 MOT sub-base over a geotextile membrane. The use of these materials would allow water through and to the roots of the trees. It is considered that given the materials proposed and the size of the area, the proposal would not have a harmful impact upon the trees on the adjoining land.

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CONCLUSIONS:-

- 6.1 The proposed change of use of public amenity land to form part of the residential curtilage of no.27 Forge Road would not result in an unacceptable loss of visual public amenity and would not be detrimental to the character of the area. In addition the proposed extension would not have a detrimental impact on the character of the original building or of the wider area or have a negative impact on the amenity of neighbouring properties. Furthermore it is considered that the proposal would not have a harmful impact upon nearby trees. For the reasons as outlined above the application is considered to comply with Local Plan 2015-2030 Policies SD1, CH2, CH3, ENV1 and ENV4 and Urban Design SPD and subject to condition is recommended to approve.

RECOMMENDATION RE: CR/2016/0955/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.
3. The roof tile of the extension shall match the red roof tile of the main roof of the dwelling.
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 hardstanding to the area of the change of use hereby approved shall only be finished in accordance with the details on the approved plan 'CBC 008 Driveway Surface Cross Section' and 'CBC 009 Proposed Cross Section' using a permeable block pavior and there shall be no additional excavation of the land. The areas thereby developed shall remain in accordance with the approved details during the life of the development unless otherwise agreed in writing by the Local Planning Authority.
REASON: To avoid undue damage to the rooting zone of the adjacent Oak trees in accordance with policy CH2 and CH3 of the Crawley Borough Local Plan 2015-2030.
5. Prior to works to implement the individual elements of the hardstanding comprising the installation of:
 - a) the geotextile membrane;
 - b) the MOT type 3 sub-base;
 - c) the sharp sand base; and,
 - d) the permeable pavior.

The applicant shall have contacted the Local Planning Authority and arranged for an officer to attend the site to oversee the implementation of the works.

REASON: To ensure the works are undertaken to an acceptable standard to protect the roots of the adjacent trees in accordance with policy CH3 of the Crawley Borough Local Plan.

6. Within 3 months of the date of this permission and prior to works to implement the hardstanding, the area of land immediately to the east of the extension in the ownership of the applicant shall have been excavated to a depth of 1m and the material removed shall have been replaced with topsoil. Prior to re-filling the excavated area with topsoil the applicant shall have contacted the Local Planning Authority and shall have arranged for an officer to attend the site to confirm the works are acceptable.
REASON: To ensure the works are undertaken to an acceptable standard to protect the roots of the adjacent trees in accordance with policy CH3 of the Crawley Borough Local Plan.

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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.
- 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.

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



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CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 7 November 2017
REPORT NO: PES/241(b)

REFERENCE NO: CR/2017/0483/FUL

LOCATION: [LAND ADJACENT TO DOBBINS PLACE, IFIELD, CRAWLEY](#)
WARD: Ifield
PROPOSAL: ERECTION OF 4 TWO BEDROOM HOUSES AND 2 TWO BEDROOM FLATS (AMENDED PLANS RECEIVED)

TARGET DECISION DATE: 10 August 2017

CASE OFFICER: Mr D. Power

APPLICANTS NAME: Contracts Manager, Building and Built Environment
AGENTS NAME: The Tooley & Foster Partnership

PLANS & DRAWINGS CONSIDERED:

Location plan, Site plan, House plans - 2 Bedroom houses, Maisonette plans, NW Elevations, Proposed NE Elevations, Proposed SE Elevations, Proposed SW Elevations, Proposed 3D View 1, Proposed 3D View 2, Proposed 3D View 3, Proposed 3D View 4, Proposed 3D View 5, Proposed NW Elevation 2B4P, Proposed South East Elevation Flats, Site Section A-A, Planting plan, Landscape proposals

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--|---|
| 1. | WSCC – Highways | No objections subject to condition |
| 2. | CBC - Drainage Officer | No objection |
| 3. | CBC - Planning Arboricultural Officer | No objection |
| 4. | CBC - Contaminated Land: | No objection |
| 5. | CBC - Environmental Health: | No objection |
| 6. | CBC - Refuse & Recycling Team | Comments, which have now been addressed following the submission of amended plans |
| 7. | Ecology Officer - Mike Bird | No comments received |
| 8. | CBC - Housing Enabling & Development Manager | No objection |

NEIGHBOUR NOTIFICATIONS:-

Dobbins Place
Tesco Express
1A and 2A Dobbins Place
2 to 34 (even Nos) Poyning's Road and 8B and 8C Poyning's Road;
37 Birkdale Drive
11 Moor Park Crescent.

RESPONSES RECEIVED:-

Following public notification 15 letters of representation were received objecting to the proposal. Re-notification has also taken place with receipt of the amended plans. The main issues raised were as follows:

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- Impact on parking in the area
- There is insufficient parking being provided.
- The development would have a harmful impact on the local highway
- The development is out of character with the surrounding area.
- The development would result in the loss of views.
- The development would result in loss of light and have an overbearing impact on residential properties
- The development would have a harmful impact on the adjacent pond area.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant and the number of representation received.

THE APPLICATION SITE:-

- 1.1 Dobbins Place is located to the east of Fairway, north of Hyde Drive and south of Poynings Road. The application site lies to the east of Tesco Express and to the north west of Dobbins Pond and park.
- 1.2 The application site is a 0.19 hectare parcel of land situated in Dobbins Place and adjacent to the park. It is identified in the Local Plan as forming part of an area of Structural Landscaping which also includes the parkland and pond to the east.
- 1.3 The site is a roughly square shaped plot and slopes downwards from southeast to northwest across the site. The site is 0.5m higher than the rear gardens of Poynings Road along its northern boundary, which themselves have sloping gardens. The site contains some mature trees in the north east corner and large tree in the southern corner. The remainder of the site is currently comprises grass and hardstandings. A row of bollards and gates currently prevent vehicular access to the site which is provided via a service road behind the adjoining Tesco's store. In the north east corner of the site is a drain which is classified as an Environment Agency River.
- 1.4 The northern site boundary is bounded by the rear gardens of properties in Poynings Road, to the east the boundary is undefined and abuts parkland, to the south is a footpath, play area and pond and to the west is the Tesco Express.

THE PROPOSED DEVELOPMENT:-

- 2.1 The proposed development seeks full planning permission for the construction of 4 x 2 bedroom houses and 2 x 2 bedroom flats. All the units would be affordable. The dwellings and their associated curtilages would be on the former area of hardstanding and grassed portion of the site, the area of trees in the north east portion of the site which also includes the drain would remain undeveloped.
- 2.2 The proposed dwellings would be sited in a curved row with their key aspects facing south east to north west across the site. Four houses would be provided as a terrace which angle away from a single existing tree located in the southern corner of the site. The proposed flats would be in a detached building to the north, between the terrace of houses and the rear gardens of the dwellings along Poynings Road. The development would be two storey in scale and of a contemporary design. Parking and access is proposed via the existing Dobbins Place access into a shared parking court, the dwellings fronting west onto this parking area. Since the submission of the application amended plans have been submitted which reduce the height of the proposed flats building by 0.825 metres.
- 2.3 In support of the application, the following documents were provided:

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- Design and Access Statement,
- Transport Statement,
- Drainage Report,
- Affordable Housing Statement,
- Ecology Report and Arboricultural Report and Assessment.

PLANNING HISTORY:-

- 3.1 Part of the site is currently laid as hardstanding and the planning history suggests the area was previously used as a parks depot. A small building in the south east corner of the site was removed between 2005 and 2008, prior to this building the historic aerial photos suggest there was much a larger building on this site. Part of the site is therefore considered to be previously developed land.

PLANNING POLICY:-

4.1 National Planning Policy Framework (2012)

- Requiring Good Design- Section 7 states that Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Paragraph 14: Presumption in favour of sustainable development
- Paragraph 17: Core planning principles
- Part 4 Promoting sustainable transport
- Part 6 applies specifically to delivering homes and seeks to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development and are to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
- Paragraph 50: Delivering a wide choice of high quality homes
- Paragraph 56 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 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 CH1: Neighbourhood Principles states that the neighbourhood principle would be enhanced by maintaining the neighbourhood structure of the town with a clear pattern of land uses and arrangement of open spaces and landscape features.
- 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.

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- 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 so they 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 CH4: Comprehensive Development and Efficient Use of Land states that development proposals must use land efficiently and not unduly restrict the development potential of adjoining land, nor prejudice the proper planning and phasing of development over a wider area.
 - Policy CH5: Standards for All New Dwellings states that all new dwellings must create a safe, comfortable and sustainable living environment, capable of adapting to the changing needs of residents.
 - Policy CH6: Tree Planting and Replacement Standards: States that trees make an important contribution to the character and appearance of the borough and that Landscape proposals for residential development should contribute to the character and appearance of the town including at least one new tree for each new dwelling.
 - 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 H1: Housing Provision states the Council will positively consider proposals for the provision of housing to meet local housing needs.
 - Policy H3: Future Housing Mix states that all housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand.
 - Policy H4: Affordable and Low Cost Housing: 40% affordable housing will be required from all residential developments. The council will expect a minimum of 70% of the affordable housing to be Affordable Rent, or Social Rent where other forms of subsidy exist, and up to 30% Intermediate tenure. For sites of 5 dwellings or less, or less than 0.2ha in size, a commuted sum towards off-site affordable housing provision will be sought.
 - Policy ENV6: Sustainable Design and Construction states that in order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations.
 - Policy ENV 8: Development and Flood Risk states that development proposals must avoid areas which are exposed to an unacceptable risk from flooding, and must not increase the risk of flooding elsewhere.
 - Policy ENV9: Tackling Water Stress requires all new dwellings to achieve the new ‘optional’ water efficiency standard introduced into part G of the Building Regulations in 2015, subject to viability and technical feasibility.
 - 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 IN2: Strategic Delivery of Telecommunications Infrastructure states that all proposals for residential, employment and commercial development of one unit or more must be designed to be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.
 - Policy IN3: Development and Requirements for Sustainable Transport Development should be located in locations where sustainable travel patterns can be achieved through the use of the existing transport network including public transport and the cycling and walking network.

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- 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

4.3 Supplementary Planning Document (SPD)

- Urban Design Guide (2016)
 - This document sets out the design principles for new residential developments, standards for private amenity space and parking standards.
- Green Infrastructure (2016) – This provides further guidance on developments that impact on trees, open space and biodiversity including tree replacement standards.
- Planning and Climate Change (2016)-This provides further guidance for the sustainability policies in the Local Plan.

PLANNING CONSIDERATIONS:-

5.1 The main planning considerations in the determination of this application are:

- Principle of development
- Impact on Structural Landscaping and trees.
- Design, appearance and layout
- The acceptability of the proposed development for future occupiers
- Impact on the amenities of the occupiers of existing neighbouring properties.
- Parking and highway safety
- Affordable Housing
- Impact on existing trees
- Infrastructure Contributions
- Other matters

Principle of development

5.2 Policy H1 of Crawley's Local Plan states that the Council will positively consider proposals for the provision of housing to meet local housing needs and all reasonable opportunities will be considered including brownfield sites, surplus green space and town centre living. This site is previously developed land although it has been designated as part of a wider area of Structural Landscaping which policy CH7 seeks to protect and enhance. It is considered that the site could be suitable for residential redevelopment subject to addressing the structural landscaping policy and other policy requirements in the plan.

Impact on Structural Landscaping

5.3 The application site itself is within the north west corner of this area of Structural Landscaping. The area to be developed is partly hardstanding and grass and has been previously used as a parks depot. There was a building on the site in the 1980's where the dwellings are now proposed. The existing hardstanding areas cover approximately 35% of the application site. While the application site is located within the area designated as Structural Landscaping, the area proposed to be developed is considered to be of a different character to the rest of the Structural Landscaping area and is considered to make a much weaker contribution to the character of the area as it is predominantly grass and hardstanding. The remainder of the Structural Landscaping comprises a pond, play area and more robust landscaping including mature trees/shrubs and visually is of much higher quality and amenity in terms of open space and overall appearance, this area is unaffected by the development.

5.4 The proposed development would result in a 10% increase in the amount of hardstanding or building footprint, with the remaining areas being garden area or soft landscaping. While the character of the area would change as a result of the dwellings and gardens, it is considered that

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the residential uses would provide an improved backdrop to the remaining area of Structural Landscaping. The proposed dwelling to the south east would be set back from the existing path by 2 metres, with the boundary fence for the dwelling being 1 metre from the path. This dwelling would have a mono pitched roof with the highest point away from the pond area, the building would measure 5.5 metres high at the point closest to the footpath. The set back of the proposed dwelling from the footpath reduces the impact upon the character of the Structural Landscaping Area, while increasing overlooking on to this area increasing security.

- 5.5 Given the scale of the development on a small part of the overall existing Structural Landscaping area, the existing amount of hard surfacing and the limited positive contribution the application site makes to the wider Structural Landscaping area, it is considered that the development would protect and enhance the existing structural landscaping and the loss of this area would not detract from the landscape quality of the surroundings, the proposal is therefore considered to be in accordance with Policy CH7 of Crawley Local Plan.
- 5.6 The application was submitted with a Tree Report and Impact Assessment. While there are no protected trees on or near to the application site, there are a number of mature trees within and along the boundary of the site, mainly Hornbeams, Ash and Oaks to the north of the proposed gardens and one mature Oak in the south of the application site. The tree report does not propose to remove any of the trees, however it does make a number of recommendations for their protection during the construction of the development including a construction exclusion zone, specialist surfacing and excavation to occur by hand. The reports and mitigation measures have been considered by Council's Tree Officer who has no objection providing the works are carried out in accordance with this report. It is therefore considered that the development would not have detrimental impact on the trees and as such accords with the requirements of policy CH6 of the Crawley Borough Plan 2015-2030, the Urban Design SPD and the objectives of the NPPF.

Design, appearance and layout

- 5.7 The proposed development seeks full planning permission for the construction of 4 x 2 bedroom houses and 2 x 2 bedroom flats. The four houses would be formed in a terrace with an angled frontage and the flats would be in a detached building to the north.
- 5.8 The proposed development is a contemporary in its design while taking key features from the surrounding 'New Town' style. While it would be read as a modern addition to the locality, it is considered that it would not look out of character to the surrounding area both in its design and layout. While six residential units are proposed, the development is not considered cramped in its layout and is in keeping with the pattern of the surrounding area with front and rear gardens and 2 storey scale. The site includes parking and turning space and retains the existing mature tree to the front of the proposed dwellings.
- 5.9 Fairway is to the west of the site and would offer limited views of the proposed development given the location of the site which is at a lower level from this road and mainly behind the existing Tesco Express building. The curved angle in the frontage of the proposal would further reduce its visual presence and allow the retention of an existing mature tree to the front. A proposed landscape and hard surfacing plan has been submitted detailing the finished materials and soft landscaping. The existing area is already partly hardstanding, with an existing footpath through the park. The proposal would see the footpath retained and soft landscaping to the front of the garden areas of the dwellings.
- 5.10 To conclude, it is considered the design, appearance and layout is acceptable and would be sympathetic and respect the design, appearance and pattern of development in the area in accordance with the policies CH1, CH2 and CH3 of the Local Plan.

The acceptability of the proposed development for future occupiers

- 5.11 Policy CH5 advises that all new dwellings must create a safe, comfortable and sustainable living environment, capable of adapting to the changing needs of residents through the application of

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Building Regulations. All the proposed dwellings meet the minimum room and floorspace requirements set out in Policy CH5 and would meet the Lifetime Homes standard. The positioning and orientation of the dwellings ensures there is no direct overlooking between them.

- 5.12 The size of the amenity areas for the proposed houses complies with the guidance within the Urban Design SPD and separate gardens have also been provided for the flats which are of a good size. The garden areas would be provided with sufficient daylight and sunlight and the outdoor space for the flats would be 'private', all gardens enclosed by a fence. It is considered the amenity areas provided would create a usable, private outdoor amenity space for all future occupiers in accordance with the principles of the Urban Design SPD.
- 5.13 The proposed dwellings would be located in close proximity to an existing Tesco Express store. The store has two existing residential flats above the shop, with the main entrance to the store to the south with the service yard to the north. The Council's Environmental Health department were consulted on the application and have no objections. It is not considered the activity of the nearby Tesco store would have an unacceptable impact on the amenity of future occupiers.

Impact on the amenities of occupiers of existing neighbouring properties

- 5.14 The nearest residential properties are to the north in Poynings Road and comprise a row of three blocks of terraced properties in a staggered formation. The proposed flats would be located at right angles to these dwellings. Due to the change in ground levels the development would sit higher than the existing dwellings in Poynings Road. The nearest would be no. 20 and there would be a separation distance of 13.6 metres from the rear of this property to the flank wall of the proposed two storey flats. The applicant has considered the relationship between the development and the neighbouring properties along Poynings Road. The design of the flats incorporates a shallow monopitch roof which seeks to reduce the impact of the flats on the dwellings. This design considerably reduces the massing when compared to a more traditional designed roof. In terms of the height, the original submitted plans showed a difference in eaves levels between no. 20 Poynings Road and the proposal of 2.56 metres (when comparing the relative height of the flats at eaves level with the eaves of the existing dwelling). However, since the application has been submitted, the design has been further amended and the roof of the proposal flats has been lowered a further 0.8 metres, resulting in an eaves height of 4.8 metres and a ridge of 7.5 metres. Therefore the difference in eaves levels would be 1.76 metres.
- 5.15 The relationship between the flats and these properties is on balance considered acceptable. The side wall of the flats would be visible from the rear windows of the properties in Poynings Road and the higher ground level does increase the massing of the building. The impact is more noticeable given the current open outlook to the site at present. The Urban Design SPD recommends a minimum distance between a gable and rear windows of 10.5m and the proposed separation distance is 13.6m at the narrowest point. It is accepted that the side wall of the flats at 10.9 metres is deeper than an average gable (typically 8 metres) however, it is considered that the design has minimised the impact as far as practicable with the reduced eaves and shallow mono-pitch roof which has the highest point pitching away from the dwellings in Poynings Road. A daylight and sunlight report has been submitted with the application which confirms that the proposal would not result in the significant loss of day or sunlight to the gardens or windows on the properties of Poynings Road.
- 5.16 In terms of overlooking the two proposed flats have their own separate private garden area, one of which is located to the north of the application site sharing a boundary with the dwellings along Poynings Road. The garden area is lower than the finished floor level of the proposed flats and therefore there would be a step down into the garden area which would maintain the privacy into to the gardens to the north. The northern elevation of the proposed flats would have three new windows. One is at ground floor level and 2 at the first floor level. Of the first floor window one would serve a bathroom and the other two are stair case windows, all of which would be obscure glazed to prevent any overlooking.

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- 5.17 Given the distance and orientation of the proposed dwellings, the scale and design of the proposal and proposed window positions, it is considered the proposal on balance, would not have an overbearing impact or harm amenities to the occupiers of the occupiers in Poynings Road and the proposal therefore complies with CH3 of Crawley's Local Plan.
- 5.18 There are not considered to be any adverse impacts on the amenities of other nearby occupiers in flats to the south or the Tesco building.

Parking and highway safety

- 5.19 Crawley Urban Design SPD parking standards require 9 car parking spaces at 1.5 spaces per 2 bed unit for this development. The application proposes 10 car parking spaces and 2 motorcycle spaces, which would be provided to the front of the dwellings. This provision meets the adopted parking standards, therefore the proposed development would accord with policies CH3 and IN4 of the Crawley Borough Plan 2015-2030, the Urban Design SPD and the objectives of the NPPF.
- 5.20 The application has been submitted with a Transport Statement and a Road Safety Audit WSCC Highways have commented that the existing access arrangements to the site would accommodate the anticipated level of vehicular activity. They have no objections to the proposed development, subject to conditions.
- 5.21 In conclusion, the development complies with the parking standards and there are not considered to be any detrimental highway impacts. The site is also in a sustainable location close to a local convenience store and bus stop. For this reason it is considered that the proposed development would accord with policy CH3 and IN3 of the Crawley Borough Plan 2015-2030 and the objectives of the NPPF.

Affordable Housing and Housing Mix

- 5.22 Policy H4 states that 40% affordable housing will be required from all residential developments. The application has been submitted by Crawley Borough Council and will be owned and managed by Crawley Homes. The mixture of unit sizes is in response to Crawley's affordable housing needs. The application proposes 100% affordable, which exceeds the policy requirement of 40%. The split between rent and intermediate tenure will be finalised as part of the section 106 agreement. The application is therefore considered to comply with policy H4 of the Crawley Borough Plan 2015-2030 and the objectives of the NPPF.

Infrastructure Contributions/ Section 106

- 5.23 Policy IN1 of the Crawley Borough Local Plan 2015-2030 requires developments to make provision for their on and off site infrastructure needs and confirms that the Council will be implementing a Community Infrastructure Levy (CIL). Crawley's CIL took effect from 17 August 2016. As the development proposes 100% affordable housing the proposal would be exempt from paying CIL.
- 5.24 Crawley Borough Local Plan Policy H4 states that 40% affordable housing will be required from all residential developments and this is the amount of affordable housing that can be secured via any S106 agreement.
- 5.25 Policy CH6 states that trees make an important contribution to the character and appearance of the Borough and that landscape proposals for residential development should contribute to the character and appearance of the town including at least one new tree for each new dwelling. The application would not result in the loss of any trees however, no additional trees are proposed to be planted. The policy requires 1 additional tree per new dwelling, these additional trees are proposed to be sought as a financial contribution and secured as part of the Section 106 agreement (£700 per tree amounting to £4,200). It is recommended that the contribution for tree planting should be spent within the nearby Structural Landscaping area.

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Other matters

Sustainable Construction

- 5.26 The proposed dwellings will be designed with to a Passivhaus standard, this represents a standard of energy efficiency significantly better than the Building Regulations minimum requirements. The Councils Sustainability Officer has considered the submitted Design Statement and has no objection subject to conditions for the detailed requirements of policy ENV6 (Sustainable Design and Construction), and ENV9 (Tackling Water Stress).

Flooding and drainage

- 5.27 Due to the site area of the application site which includes a drain, a Flood Risk Assessment (FRA) was submitted. The site which is to be built upon and forms the residential curtilage is located within Flood Zone 1 an area at low risk of flooding (the drain remains in the area of trees which is not proposed to be developed). The application was submitted with a drainage report and proposes Sustainable Drainage Systems (SuDS). The Councils Drainage Officer has commented on the application and has no objection to the proposal.

CONCLUSIONS:-

- 6.1 The proposal would provide affordable housing within the Borough which is considered of a high standard of urban design and would be an attractive addition to this area. The proposed development is policy compliant in terms of residential standards and would create a satisfactory residential environment for future occupiers. The proposal is also acceptable in highways and parking terms
- 6.2 While the development is within an area of Structural Landscaping, the visual contribution of this site to the wider area of Structural Landscaping is considered limited due to it having been previously developed. The loss of this area is not considered to harm the remaining structural landscaping area and it is considered the development in terms of its layout would protect and enhance the remaining structural landscaping area..
- 6.3 It is considered that on balance that the proposal would not have an adverse impact on the amenities of neighbouring properties in Poynings Road and it is therefore recommended that the scheme is granted planning permission subject to the conclusion of a Section 106 Agreement to secure:
- On site affordable housing in line with policy H4;
 - Tree mitigation based on the formula in Green Infrastructure SPD for tree planting to be spent within the adjoining Structural Landscaping area ;

RECOMMENDATION RE: CR/2017/0483/FUL

PERMIT - Subject to the conclusion of a S106 Agreement to secure affordable housing and the tree mitigation contribution and subject to the following 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 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.

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3. No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls (and roofs) of the proposed building(s) have been submitted to and approved by the Local Planning Authority.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. All windows on the north east 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 property, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. Before any work for the implementation of this permission commences, detailed plans and particulars of the land levels and the finished floor levels of the dwellings shall be submitted to and approved in writing by the Local Planning Authority, and the building shall be constructed strictly in accordance with the approved levels.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. No works on the new building above foundation level shall commence until a scheme to provide combined television reception facilities and superfast broadband for all dwellings within the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details prior to first occupation of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of visual amenity, to help reduce social exclusion and to allow good access to services in accordance with policies CH3 and IN2 of the Crawley Borough Local Plan 2015-2030.
7. The development hereby permitted shall not commence unless and until a Construction Environment Management Plan (CEMP) has been submitted and approved by the Local Planning Authority and thereafter the Management Plan shall be adhered to. The CEMP shall include details of the following:
 - Location of site offices
 - Location of plant and materials storage
 - Area for unloading/loading of materials and plant
 - Location of hoardings
 - Location of wheel washing equipment
 - Strategies to reduce the effects of the Development on the adjacent habitatsREASON: To protect the amenity of local residents and businesses and to ensure the safe, free flow and operation of the highway network in accordance with policy CH3 of the Crawley Local Plan 2015-2030.
8. The cycle storage areas as shown on the approved plans shall be provided prior to the occupation of the dwellings hereby approved. The cycle storage areas shall be retained for the life of the development.
REASON: To ensure adequate provision of cycle storage in accordance with policy CH3 of the Crawley Local Plan 2015-2030.
9. Each individual dwelling hereby permitted shall not be occupied unless and until the internal access roads and parking spaces serving the individual dwelling have been designed, laid and constructed in accordance with the approved plan 4982 DE 02 REV D Site plan, unless otherwise agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.
REASON: to ensure an adequate standard of access and parking for the development and in accordance with policy CH3 of the Crawley Local Plan 2015-2030.
10. The residential units shall not be occupied until details have been submitted to and approved by the Local Planning authority to demonstrate that each unit shall achieve a water efficiency standards by

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consuming not more than 110 litres per person per day maximum water consumption. The development shall be implemented in accordance with the approved details and thereafter retained.
REASON: In the interests of sustainable design and efficient use of water resources in accordance with policy ENV9 of the Crawley Borough Local Plan 2015-2030.

11. No development shall take place until there has been submitted to, and approved by, the Local Planning Authority a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of the amenity and of the environment of the development in accordance with policy CH3 and CH7 of the Crawley Borough Local Plan 2015 - 2030.
12. All planting, seeding or turfing comprised in the approved details of the hard and soft landscaping and boundary treatments shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of amenity and of the environment of the development in the accordance with policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
13. Prior to the commencement of the development hereby approved the protection measures outline within the submitted Arboricultural Report and Statements (ref: 4334/17-01, 4334/17-02 and 4334/17-03) shall be installed and maintained for the duration of the construction period of the development. Any excavations carried out in the root protection area of any trees shall be carried out in accordance with the provisions laid out in BS 5837: 2012 - Trees in Relation to Design, Demolition and Construction. The development shall be carried out in accordance with the submitted Arboricultural Report and Statements (ref: 4334/17-01, 4334/17-02 and 4334/17-03) including tree protection fencing, space for storage of materials outside of the RPA, construction of the dwellings, drives and footpath and the identified "no dig" areas.
REASON: To ensure the retention of trees important to the visual amenity / the ecological quality / and for the environment of the development in accordance with policy CH3 of Crawley Borough Local Plan 2015-2030.

INFORMATIVES

1. This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL and associated forms visit www.crawley.gov.uk/cil, email development.control@crawley.gov.uk or telephone 01293 438644 or 438568. To avoid additional financial penalties the requirements of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Please also note that any reliefs or exemptions from CIL are subject to the correct procedures being followed as laid down in the regulations, including the following:
 - Where a CIL exemption or relief has to be applied for and granted by the council, it can only be valid where the development in question has not yet commenced at the time when exemption or relief is granted by the council.
 - A person will cease to be eligible for any CIL relief or exemption granted by the council if a Commencement Notice is not submitted to the council before the day on which the development concerned is commenced.
 - Any event occurred during the 'clawback period' for a CIL relief or exemption which causes the relief or exemption to be withdrawn is known as a 'disqualifying event'. When such an event occurs the person benefiting from the relief or exemption must notify the council of the event within 14 days, or a surcharge will become applicable.

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2. Within the boundaries of Crawley Borough Council the Control of Pollution Act 1974 is used to control noise from construction sites. Section 60 of the Act permits Local Authorities to specify the hours the noisy works are permitted.

The permitted hours for noisy construction work in the Borough of Crawley are as follows:

0800 to 1800 Monday to Friday and

0800 to 1300 on Saturday.

With no noisy construction works taking place on Sundays, Bank Holidays, Public Holidays, Christmas Day, Boxing Day or New Years' Day.

The developer shall employ at all times the best practical means to minimise noise disturbance to nearby residents. All construction work practises shall comply with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'.

Any exemptions to the above hours must be agreed with The Environmental Health Team in advance.

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.

- 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.

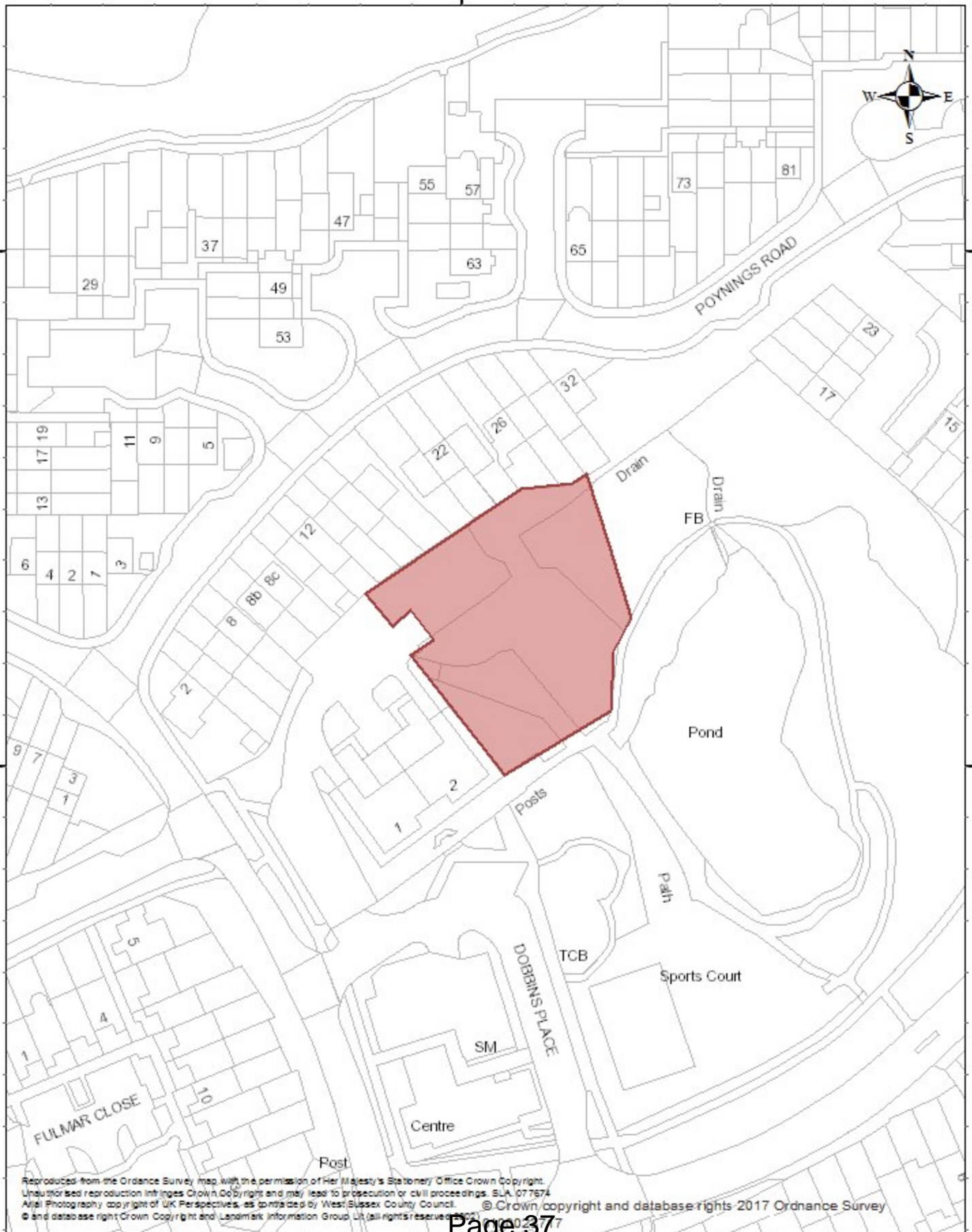
- Seeking amended plans/additional information to address identified issues during the course of the application.

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.

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Agenda Item 7

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 7 November 2017
REPORT NO: PES/241(c)

REFERENCE NO: CR/2017/0543/FUL

LOCATION: [1 WOODLANDS, POUND HILL, CRAWLEY](#)

WARD: Pound Hill North

PROPOSAL: ERECTION OF A PART SINGLE PART 2 STOREY REAR EXTENSION, ERECTION OF A PITCH ROOF ON GARAGE AND CONVERSION TO HABITABLE ACCOMMODATION AND CHANGES TO EXTERNAL MATERIALS ON FRONT FACADE AND ROOFING (AMENDED DESCRIPTION AND PLANS RECEIVED)

TARGET DECISION DATE: 21 August 2017

CASE OFFICER: Ms K. Ingram

APPLICANTS NAME: Dr M Uddin

AGENTS NAME: Lifestyle Architectural Services

PLANS & DRAWINGS CONSIDERED:

Existing elevation and floor plans, Block Plan and Proposed Elevations, Location and Block Plan and existing and proposed floor plans

CONSULTEE NOTIFICATIONS & RESPONSES:-

None.

NEIGHBOUR NOTIFICATIONS:-

Following receipt of revised plans the application was renotified from 22 September to 3 October 2017:

3, 4, 6, 8 Woodlands
64, 66, 68, 70 and 72 Worth Park Avenue
50, 52 Milton Mount Avenue

RESPONSES RECEIVED:-

6 representations from 5 different addresses were initially received objecting on the following grounds:

- Loss of privacy caused by a rear balcony in the roof and a large first floor rear window
- Overshadowing to the garden and side windows of no. 3 Woodlands
- Inconsistency of external materials with the character of the surrounding area
- Harmful impact on the safe operation of the highway due to potential for on street parking and construction activity as a result of the scheme

Following receipt of revised plans, 3 representations were received objecting on the following grounds:

- Inconsistency of external materials with the character of the surrounding area

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- Side bedroom window on first floor southern elevation unnecessary and will not remain obscure glazed
- Harmful impact on the safe operation of the highway due to potential for on street parking from the scheme and construction activity

REASON FOR REPORTING TO COMMITTEE:-

The application received more than 3 separate objections and the recommendation is for approval.

THE APPLICATION SITE:-

- 1.1 The application site is located on the western side of Woodlands and is occupied by a two storey detached dwelling under a dual pitched roof. There is an attached side garage on the northern elevation projecting 1m forward of the front elevation of the dwelling and the flat roof extends over the main entrance as a canopy which has since been enclosed as a porch. There is construction activity currently taking place on the site to convert this garage to habitable accommodation under the provisions of the Town and Country Planning General Permitted Development Order (England) 2015, although the proposed plans indicate that this is a part of this planning application.
- 1.2 The site also has an attached side garage built along the southern side boundary of the site. The garage is flush with the dwelling's front elevation. There is a long outbuilding adjoining the rear elevation of the garage also built along southern property boundary.
- 1.3 The site is of hardstanding at the front and laid to lawn at the rear. There is a slope downwards on the site from west to east (front to rear).
- 1.4 To the south of the site are the rear gardens of nos. 66-72 Worth Park Avenue. To the north of the site is no. 3 Woodlands. Woodlands is characterised with two storey detached dwellings and front curtilages open to the street. There is a general uniformity in materials in the area comprising predominantly traditional materials of brickwork and red/brown tiled gabled roofs, with limited use of render or tile hung panels on some houses. Some of the buildings have been altered over time and have front extensions or two storey side extensions in matching materials and this provides some variation in the character of individual houses without harming the overall street scene.

THE PROPOSED DEVELOPMENT:-

- 2.1 Amended plans have been received and the application is now seeking planning permission for the following:
 - Erection of a part single/ part two storey rear extension. The ground floor component would measure 8.1m wide with a depth of 4.2m from the rear kitchen and 1.2m from the rear guest room with a flat roof 3.1m high. The first floor part, which is on the southern side of the rear elevation would measure 4.2m deep x 4.7m wide with an eaves height of 4.9m and a ridge height of 7.5m
 - Erection of a dual pitched roof above the converted side garage with an eaves height of 2.3m and a ridge height of 3.95m.
 - Erection of mono-pitched canopy above new entrance door and demolition of the existing porch.
 - Alterations to fenestration on front elevation comprising enlarging window openings with a full height larch timber cladding back which would measure 2.9m wide and 5.1m high (just above eaves level) and installing timber cladding between two first floor windows of bedroom '3'
- 2.2 External materials would comprise facing brick to match the existing, timber cladding, a matching roof tile and dark grey aluminium window frames

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PLANNING HISTORY:-

- 3.1 CR/258/1969 - CHANGE OF USE OF ROOM FROM RESIDENTIAL TO DENTAL SURGERY AND WAITING ROOM – Permitted
- 3.2 CR/173/1973 – 1 WOODLANDS AND PART OF 72 WORTH PARK AVENUE - ERECTION OF ONE DOUBLE GARAGE – Permitted
- 3.3 CR/1995/0332/FUL –ERECTION OF A SIDE EXTENSION - Refused

PLANNING POLICY:-

4.1 National Planning Policy Framework (2012)

- Paragraph 17 (Core planning principles). Not simply be about scrutiny but be a creative exercise in finding ways to enhance and improve the places in which people live their lives, and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Chapter 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)

- Policy CH2 (Principles of Good Urban Design) seeks 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, and be able to meet its own operational requirements necessary for the safe and proper use of the site
- 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.

4.3 Urban Design Supplementary Planning Document (adopted October 2016)

4.4 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 design of public and private works and buildings. With reference to householder extensions, 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 character of the neighbourhood (3.5)*
- *Development should incorporate materials and colours that match the existing dwelling or where appropriate, contrast with it (3.9)*
- *Extensions should consider existing roof pitches. A house extension with a roof pitch that is different to existing can look out of place (3.12)*
- *A blank side gable should have a minimum distance of 10.5 m from any windows serving habitable rooms on adjacent properties (2.22)*
- *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 (3.22).*

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- *A rear extension should not consume the entirety of a dwelling's private amenity space and gardens should retained a minimum depth of 10.5m (3.28)*
- *Two storey rear extensions will need to maintain a minimum distance of 21 metres from the rear windows of an opposing dwelling (3.25)*
- *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 aperture (3.31)*
- *Single storey extensions should not encroach into an area measured by drawing a 45 degree angle from the nearest edge of a neighbour's window or door aperture (3.30)*

PLANNING CONSIDERATIONS:-

- 5.1 The main planning considerations in the determination of this application are:
- Design and impact on the visual amenities of the site, streetscene and wider area
 - Impact on neighbouring amenity
 - Parking and highway considerations

Design and impact on the visual amenities of the site, streetscene and wider area

- 5.2 The area slopes up from the south west to the north east, and the houses are generally in a staggered layout. Whilst there is a variation in the design of houses in the street the predominant features of the detached houses comprises the consistent use of brick, the gabled ends of the roofs and the use of red/brown roof tiles. There is only a limited use of render panels and decorative tile hanging providing some variation in the materials of individual houses within a relatively consistent overall street scene.
- 5.3 The dual pitch roof above the converted northern side garage would have a low ridge height and would match the form of the main roof. While the pitch would differ slightly the difference would not be so great as to have an unacceptable visual impact. The pitch of the roof which would extend over the front entrance door to create a mono pitched canopy, which would tie the dual pitched roof of the garage into the dwelling.
- 5.4 It is considered that the slate tiled roof of the development as originally submitted would be too prominent a difference to the brown / red concrete tiles of the subject site and all other surrounding dwellings in Worth Park Avenue and Woodlands, particularly given the open character of the streetscene, and would therefore be contrary to Policy CH2 of the Crawley Local Plan 2030 which requires that development responds to and reinforces locally distinctive patterns of development. This has therefore been altered by the applicant to be a roof tile more appropriate to the area to match the colour and texture of the existing roof tile.
- 5.5 The squarer shaped front windows, and the cladding surrounds which project 20cm from the front facade would be visually prominent contemporary architectural features however, it is considered they provide a satisfactory contrast with the face brick and 'new town' character of the subject site and surrounding area, which would not be overwhelming or entirely out of keeping with character of the area. Other architectural details including dark grey window frames and a new entrance door in a contemporary finish are also considered to have an acceptable impact on the visual amenities of the streetscene.
- 5.6 The scale and design of the rear extension is proportionate and appropriate to the site and surrounding built form. A first floor window on the southern side elevation of the dwelling would break up what would otherwise be a large blank side elevation at a visually prominent intersection.
- 5.7 Subject to conditions, the application is considered to be of an appropriate scale and design and would retain the character of the area, and therefore complies with Policies CH2 and CH3 of the Crawley Local Plan 2030 and the relevant provisions of the Urban Design SPD.

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Impact on neighbouring amenity

- 5.8 The properties most impacted by this application would be 3 Woodlands to the north and nos. 72, 70, and 68 Worth Park Avenue to the south.
- 5.9 The side elevation of the two storey extension would be 4m from the southern property boundary with no. 72 Worth Park Avenue. Whilst it would result in a two storey elevation extending the width of the rear boundary of no.72, due to the level of separation retained, the extension would be 4m from the property boundary, 21m from the rear elevation of the conservatory and 24m from the first floor rear elevation of that dwelling, and would be at a sufficient distance as to not have a significant overbearing impact on private garden areas or the rear of the house.
- 5.10 Amended plans were received during the assessment of the application removing a balcony in the rear roof plane, which had generated several objections from neighbours. Views from the rear elevation of the rear extension to the rear garden areas of properties to either side of the subject site would be oblique and somewhat screened by the existing boundary vegetation and would not cause a significant loss of privacy.
- 5.11 A condition is recommended that the proposed bedroom window in the first floor southern side elevation of the dwelling be obscure glazed and fixed to a height of 1.7m above finished floor level to prevent overlooking. As it is a second bedroom window it would not be harmful to the occupants' amenities.
- 5.12 No.3 Woodlands has a first floor bedroom window on its southern side elevation which is the only window to that room. Amended plans were received during assessment of the application reducing the width of the two storey rear extension at first floor level from 8.1m to 4.7m. As such the two storey rear extension would be 7m south of that window and would not unacceptably block daylight, sunlight, or views from that window whereas the initial scheme prior to amendment would have had a detrimental impact to neighbouring amenity by way of causing a harmful loss of outlook from that window.
- 5.13 The single storey and two storey rear extensions would not encroach into an area drawn at a 60 or 45 degree angle from the ground or first floor rear elevations of no. 3 and would therefore have an acceptable impact by way of not being overbearing or reducing sunlight to the rear garden area and rear windows of that property. The dual pitched roof on the northern converted side garage would not have a significant overbearing impact as it would be adjacent to the side amenity space of no.3.
- 5.14 The revised application would comply with Policies CH3 and the provisions of the Urban Design SPD in regard to neighbouring amenity and is considered acceptable in this regard.

Highways and Parking

- 5.15 A 3 plus bedroom dwelling in this location is required to provide for 2-3 spaces. The dwelling is set back 5m from the highway and the front amenity area comprises hardstanding. The southern garage measures 2.7m x 5.2m and complies with WSCC Highways standing advice on parking space dimensions. As such the site can accommodate 3 off street parking spaces, and therefore complies with Policies CH3 of the Local Plan 2030 and the Urban Design SPD which requires that development must be able to meet its own operational requirements necessary for the safe and proper use of the site.

CONCLUSIONS:-

- 6.1 Following submission of amended plans the proposal would have an acceptable impact on the visual amenities of the site, the street-scene and the amenity of surrounding neighbours. The application has sufficient off street parking spaces to comply with Policies CH3 and IN4 in this regard.

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RECOMMENDATION RE: CR/2017/0543/FUL

To permit subject to the following 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 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.
3. The proposed window on the southern elevation of the dwelling shall at all times be glazed with obscured glass and apart from any top-hung vent, be fixed to be permanently non-opening up to at least 1.7m from finished floor level.
REASON: To protect the amenities and privacy of the adjoining property, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls, roofs and timber cladding of the proposed extensions have been submitted to and approved by the Local Planning Authority.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

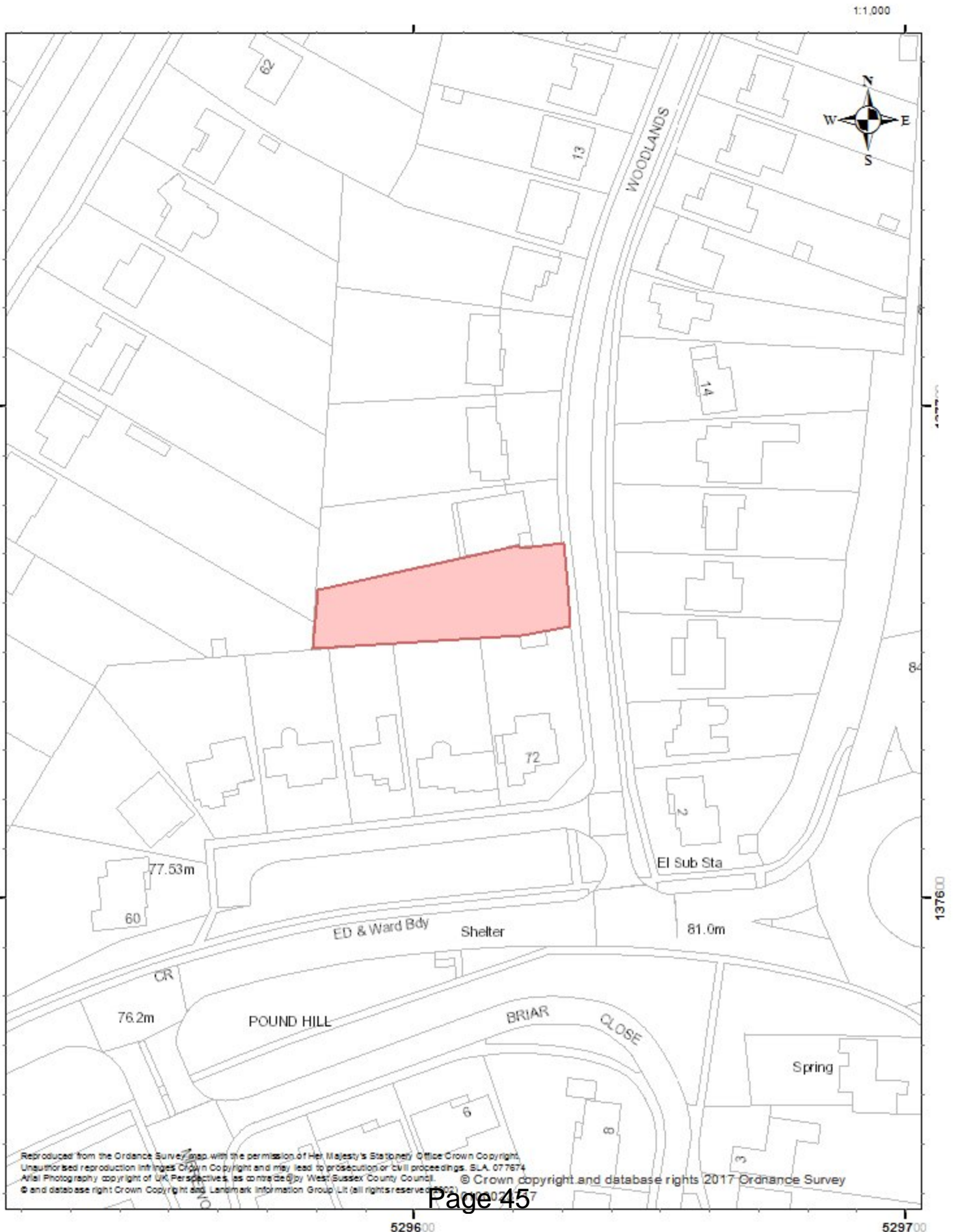
NPPF Statement

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 and correspondence.
 - 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.

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 7

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



Agenda Item 7

Agenda Item 8

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 7 November 2017
REPORT NO: PES/241(d)

REFERENCE NO: CR/2017/0589/FUL

LOCATION: [2 - 14 CROMPTON WAY, NORTHGATE, CRAWLEY](#)
WARD: Northgate
PROPOSAL: ERECTION OF A BUILDING COMPRISING TWO UNITS FOR B8 (STORAGE OR DISTRIBUTION) AND ANCILLARY OFFICE FLOORSPACE, WITH ASSOCIATED CAR PARKING, LANDSCAPING, SERVICING AND ACCESS ARRANGEMENTS (AMENDED DESCRIPTION)

TARGET DECISION DATE: 12 October 2017

CASE OFFICER: Mr D. Power

APPLICANTS NAME: Wrenbridge (PCDF IV Crawley) LLP

AGENTS NAME: Icen Projects

PLANS & DRAWINGS CONSIDERED:

C162/3000 Rev p2 Site Location Plan, C162/3001 Rev p2 Site Plan as Existing, C162/3002 Rev p2 Site Plan as Proposed, C162/3003 Rev p2 Proposed Side Elevations, C162/3004 Rev P2 Proposed Front Elevations - Sheet 2, C162/3005 Rev p2 Typical Cross-Sections, C162/3006 Rev p2 Proposed Ground Floor Plan, C162/3007 Rev p2 Proposed First Floor Plan, C162/3008 Rev p2 Proposed Roof Plan, 440-01 Rev A Soft Landscape Details , 2433-EX-001 P2 Indicative Site Plan - External Lighting Layout, 17-T073_5.1 Swept Path Analysis 16.5 Articulated Vehicles, 17-T073_5.2 Swept Path Analysis 16.5 Articulated Vehicles

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|-----|--|------------------------------------|
| 1. | GAL - Aerodrome Safeguarding: | No objection subject to condition |
| 2. | WSCC – Highways: | No objection subject to conditions |
| 3. | National Air Traffic Services (NATS): | No objection |
| 4. | Thames Water: | No objection |
| 5. | CBC - Drainage Officer: | No comments received |
| 6. | CBC - Planning Arboricultural Officer: | No objection |
| 7. | UK Power Networks: | No objection |
| 8. | CBC - Environment Team: | No comments received |
| 9. | CBC - Contaminated Land: | No comments received |
| 10. | Cycle Forum: | Comments |
| 11. | Southern Water : | No objection |
| 12. | CBC - FP - Energy Efficiency & Sustainability: | No objection subject to condition |
| 13. | CBC - FP - Retail & Employment | No objection |
| 14. | Ecology Officer - Mike Bird: | No comments received |
| 15. | WSCC - Surface Water Drainage (SWD): | No objection |
| 16. | CBC - FP - Manor Royal: | No objection |
| 17. | Gatwick Diamond Grow Group: | No comments received |

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NEIGHBOUR NOTIFICATIONS:-

Crompton House, Crompton Way, Northgate.

RESPONSES RECEIVED:-

Two letters of objection have been received which relate to the consideration of adequate parking for the development and the current parking issues within the area.

REASON FOR REPORTING TO COMMITTEE:-

The application is a major development based on the creation of more than 1000sqm of new floorspace.

THE APPLICATION SITE:-

- 1.1 The application site relates to a parcel of land situated on the south eastern side of Crompton Way, which is located in Manor Royal Business District, which predominantly consists of employment/commercial uses. Crompton Way lies to the south of Manor Royal road. Crompton Road to the west of the application site has a defined character of commercial units set back from the road with landscaping separating the road and the buildings which are 2/3 storeys high. Crompton Road to the north of the application site is different in character to the west with the building set closer to the road and 2 storey's in height.
- 1.2 The site was previously occupied by CGG Services Ltd which remain in the office building to the south of this application site. The site has an area of 0.9ha and is currently devoid of any buildings. There remains the footings for the previous building on the site and the existing hard standings marked out for parking. Around the boundary of the application site there is a palisade fence, with grassed areas to the north and west. Along the northern boundary of the site with Crompton Way there are a number of existing vehicular access points onto the highway.
- 1.3 A cycle track runs from north to south along the eastern end of the site, which links Manor Royal to the north with the existing housing estate to the south of the A2011 Crawley Avenue.

THE PROPOSED DEVELOPMENT:-

- 2.1 This application as initially submitted sought planning permission for two flexible use buildings B1(c) (light industrial), B2 (General Industrial) or B8 (Storage or Distribution) use and ancillary office floorspace with associated car parking. Since the submission of the application the description has been amended and the application now seeks permission solely for two B8 buildings with ancillary office floorspace and associated car parking. The proposed units would be constructed as one building and divided internally. Unit one would have a floorspace of 1,825 m² and unit two would have a floorspace of 3,095 m². The proposed building would measure 109.2 metres in length, with a width of 42 metres in width to the east of the building and 38 metres to the west, with a height of 13.5 metres.

PLANNING HISTORY:-

- 3.1 CR/2016/0008/FUL: Erection of a three storey office building with associated roof plant, car park, cycle parking and landscape works: Permitted The building has not been constructed as the occupiers CGG have remained on their current site to the south.
- 3.2 In 2012 under planning application reference CR/2012/0007/FUL retrospective planning permission was granted for the retention of a two storey modular office building and car park on the site. This

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application was permitted for a temporary period of three years which expired on the 5th March 2015. A further renewal application was submitted and permitted in 2014 under planning permission CR/2014/0732/FUL which further extended the temporary permission until March 2018, in order to provide the applicant sufficient time to secure a more long term solution for the site. The buildings that formed part of these permission have now been removed.

- 3.3 CR/2011/0293/DEM – Prior notification for the proposed demolition and removal of all the buildings, fittings and contents of the site was assessed and it was considered that prior approval was not required. No development proposals were included at that time.

PLANNING POLICY:-

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (NPPF) was published in March 2012 and introduced the presumption in favour of sustainable development in approving developments that accord with the development plan without delay or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts or it would be contrary to the policies in the NPPF.
- 4.2 The core planning principles of the NPPF (paragraph 17) state that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. In addition, development should secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.3 Section 1 emphasises the need for the planning system to deliver sustainable economic growth, support existing business sectors and plan positively for employment generation and regeneration.
- 4.4 The NPPF attaches great importance to 'good design' for high quality buildings and spaces and supports innovative design which may raise the standard of design more generally in the area. (paragraphs 56 and 63). Measures to use renewable and low carbon sources, energy efficiency measures, green energy etc. are all encouraged.

The Development Plan – Crawley Borough Local Plan 2015-2030 (adopted December 2015)

- 4.5 Policy SD1: Presumption in Favour of Sustainable Development states that in line with the planned approach to Crawley new town, and the spatial patterns relating to the neighbourhood principles the Council will take a positive approach to approving development which is sustainable.
- 4.6 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.
- 4.7 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.

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- 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.

- 4.8 Policy CH6: Tree Planting and Replacement Standards deals with tree planting and replacement standards and refers to the Manor Royal SPD for the relevant tree planting standards in Manor Royal.
- 4.9 Policy EC1: Sustainable Economic Growth states that Crawley’s role as the key economic driver for the Gatwick Diamond will be protected and enhanced. The policy seeks to build and protect the established role of Manor Royal as the key business location (for B Use Classes) and encourage main employment areas as the focus for sustainable economic growth.
- 4.10 Policy EC2: Economic Growth in Main Employment Areas identifies Manor Royal as a main employment area and states proposals for employment generating development will be supported where they contribute to the specific characteristics of the main employment area.
- 4.11 Policy EC3: Manor Royal states that development that is compatible with the area’s economic function and role in the wider sub-region will be permitted where it falls within the B Use Class and would result in the reuse, intensification, or change of use of the land or buildings.
- 4.12 Policy ENV2: Biodiversity states development proposals will be expected to incorporate features to encourage biodiversity where appropriate, and where possible enhance existing features of nature conservation value within and around the development.
- 4.13 Policy ENV6: Sustainable Design and Construction states proposals for new non-domestic buildings should achieve BREEAM Excellent (for energy and water credits) where technically and financially viable. All development should consider how it can achieve sustainability objectives such as reducing the need to consume energy, utilisation of renewable and low carbon energy technologies, minimising carbon emissions and considering the establishment of district energy networks.
- 4.14 Policy ENV7: District Energy Networks identifies Manor Royal as a priority area for the delivery of a District Energy Network and requires any major development to demonstrate they have considered this technology through a- considering developing its own system, or b – consider how it may include site-wide communal energy systems or be ‘network ready’ to connect to a future system.
- 4.15 Policy ENV8: Development and Flood Risk advises development proposals must avoid areas which are exposed to unacceptable flood risk and must increase the risk of flooding elsewhere.
- 4.16 Policy ENV9: Tackling Water Stress identifies Crawley as an area of serious water stress and requires non-residential development where technically feasible and viable to meet BREEAM Excellent including addressing maximum water efficiencies under the mandatory water credits.
- 4.17 Policy ENV10: Pollution Management and Land Contamination seeks to prevent unacceptable risks from environmental pollution and land contamination. Uses must not lead to a significant increase in levels of pollution or hazards and any impacts must be appropriately mitigated and must be located to avoid unacceptable disturbance or nuisance to the amenities of adjoining land uses and occupiers.

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- 4.18 Policy ENV11: Development and Noise seeks to protect people's quality of life from unacceptable noise impacts and manage the relationship between noise sensitive development and noise sources. Noise generating development will only be permitted where it can be demonstrated that nearby noise sensitive uses which will not be exposed to noise impact that would adversely affect the amenity of existing and future users.
- 4.19 Policy IN1: Infrastructure Provision deals with infrastructure provision and states that development will be permitted where it is supported by the necessary infrastructure both on and off site and if mitigation can be provided to avoid any significant cumulative effects on the existing infrastructure services.
- 4.20 Policy IN2: Strategic Delivery of Telecommunications Infrastructure requires all development to be designed to be connected to high quality communications infrastructure to ensure fibre optic or other cabling does not need to be retrofitted.
- 4.21 Policy IN3: Development and Requirements for Sustainable advises that development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network.
- 4.22 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 assessed against the borough council's car and cycle standards.

Supplementary Planning Documents

Manor Royal Design Guide SPD and Public Realm Strategy July 2013

- 4.23 This document aims to support economic growth in Manor Royal, providing guidance to ensure new development makes a significant contribution to the uplift of the area and secures delivery of high quality development which supports the key business function. It requires all development to demonstrate the following:
- New buildings to be of high quality design and urban design
 - Proposals seek to provide active frontages to routes
 - Materials and finishes of good quality and support the principles of identity and sustainability
 - Proposals to achieve a high level of security
 - Surface Water drainage considered
 - Water efficiency measures considered
 - The development must positively contribute to the landscape and identity of Manor Royal.
- 4.24 The document emphasises the importance of landscaping as a key consideration in creating a sense of place for Manor Royal and improving the quality of the public realm. A key approach this is through achieving robust and consistent frontages along Manor Royal to improve the quality of the environment. It requires parking and servicing to be adequate to meet the needs of the development and to consider landscaping and seek to reduce monotonous surfacing of parking areas. Boundary treatments must be appropriate in scale and context and landscaping to reduce the visual impact of fences and barriers is encouraged.

Urban Design SPD – October 2016

- 4.25 This Urban Design SPD provides further advice on the principles of good urban design highlighting in particular the importance of massing and materials, public realm, street design and parking and sustainable design.
- 4.26 With regard to non-residential development para 3.26 states:
"The layout of non-residential development is particularly important to their success. This should address the street and the public realm in a considerate manner and not turn their back on the existing streetscape and layout of the town. The appropriate scale and massing of the development will depend on the location and existing urban fabric. Active frontages are particularly important to

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the vitality of the streetscape and the success of commercial and retail uses and should be incorporated within the design from the start”.

4.27 Annex 1 contains the Borough’s indicative minimum parking standards. For B8 warehousing the requirements are:

Car parking – 1 space per 100 sq m

Lorry parking – 1 space per 500 sq m

Disabled parking -1 space or 5% total provision

Cycle parking – 1 space per 500 sq m staff and 1 space per 1000 sq m visitors

Motorcycle parking – Space per 10 parking spaces

Planning and Climate Change SPD

4.28 This provides further guidance on addressing the sustainability policies within the Local Plan with examples of best practice and how to demonstrate compliance with the policies.

Developer Contributions Guidance Note (published July 2016)

4.29 This sets out the Council’s approach to developer contributions post the introduction of CIL providing details on this charge and when S106 contributions will be sought. The document sets out the Manor Royal contribution requirement towards public realm in this area.

PLANNING CONSIDERATIONS:-

5.1 The main considerations in the determination of this application are:

- Principle of development
- Design & appearance of the proposal & visual impact on the street scene
- Impact upon the amenities of the area and neighbouring businesses
- Impact on the users of the highway & parking provisions
- Drainage
- Trees and Landscaping
- Sustainability
- Infrastructure contributions

Principle of development

5.2 The application site is situated within the Manor Royal Main Employment Area, where Local Plan Policy EC3 is relevant. Policy EC3 places a clear focus on the delivery of B-Class business uses within Manor Royal, although outlines that proposals for non B-Class development will be permitted provided that they are of a scale and function that enhances the established role and business function of Manor Royal. As the proposed development is for the creation of additional B-Class floorspace, within the Manor Royal employment area, the proposal is therefore considered to accord with Local Plan Policy EC3.

Design & appearance of the proposal & visual impact on the street scene

5.3 The application proposes one building located on the site which would be divided internally to create two separate units. To the west and east of the building would be the parking and service yards, with individual accesses off Crompton Way to serve each unit. The building would have a curved profiled steel roof with roof lights and solar PV panels, with no external plant. The walls would be steel clad with each unit having a glazed reception area with aluminium frames. The building would be set back from the western boundary by 35 metres, which is the character along this part of Crompton Way. The front part of this area of the site would be service yard and parking area for unit 1, but would include the retention of the existing grassed verge area between the site and the highway. To the north the building would be set back by 6 metres from the pedestrian foot path with

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enhanced landscaping and closure of two existing access points. To the south of the site the building is closer to the boundary where there is an existing neighbouring building and car parking with a smaller amount of landscaping proposed. This part of the site does not directly abut the highway.

- 5.4 The design of the building is in keeping with the character of surrounding development. While its scale and height is larger than the 2 storey buildings to the north, they are the exception to the area, which mainly comprises three/four storeys. The proposal maintains the set back from the west of the site along Compton Way, with further landscaping, with the retention of the current fence line along this boundary. The current fence is un-painted and it would be preferable to use a green mesh fence, which would retain a level of security. A condition shall be imposed requiring details of hard and soft landscaping to be provided.
- 5.5 It is therefore considered that the design and appearance of the building would be seen as a visual enhancement of the site and the size, height, design and scale of the building would be appropriate for the requirements of their use and would satisfactorily integrate within Manor Royal. The proposed development is considered acceptable in this regard.

Impact upon the amenities of the area and neighbouring businesses

- 5.6 The site is surrounded by various business uses, all of which have surrounding landscaped parking areas and can operate 24 hours. The proposed building would be set back from the boundaries of the site with parking areas and landscaping. It is considered that the proposal would not adversely impact upon the amenities of the neighbouring businesses by way of overbearing presence, light loss or loss of privacy.

Impact on the users of the highway & parking provisions

- 5.7 The application was submitted with a Transport Statement and Travel Plan. WSCC Highways were therefore consulted on the application. The application site currently has 4 access points, the application proposes to reduce this number to 3 with the closure of 2 and the creation of a new access point to the west of the site. WSCC Highways have not objected to loss of or the additional access arrangement. They have considered the submitted Transport Statement and TRICS data and considered that the proposed use would generate fewer trips than the existing extant permission for offices.
- 5.8 The site is located within a sustainable location that is accessible by existing bus services which link to local train stations. The site also has good pedestrian and cycle routes to the north of the site. Unit 1 would provide 24 no. car parking spaces including 2 no. disabled spaces and 8 no. covered cycle spaces and 2 no. HGV spaces. Unit 2 would provide 29 no. car parking spaces including 2 no. disabled spaces, 8 no. covered cycle spaces and 3 no. HGV spaces. Tracked vehicle plans have been submitted with the application demonstrating a HGV can enter and leave the site in a forward gear. The application has been amended since its submission and now seeks solely a B8 use (warehousing and distribution), for which the proposed level of parking provision would comply with the standards within the Urban Design SPD.
- 5.9 Subject to the imposition of a number of conditions relating to highway safety issues and accordance with a Construction Management Plan, the proposal would not have a detrimental impact on the workings of the highway network, and the overall parking provision is considered acceptable.

Drainage

- 5.10 The application was submitted with a Flood Risk Assessment. WSCC Flood Risk Management Officer has no objections subject to conditions.

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Trees and Landscaping

- 5.11 There are no existing trees within the application site, however there are a number close to the boundary of the site. The application has been considered by the Councils tree officer who has no objection to the proposal, given the distance of the proposed building from these trees. A landscaping plan has been submitted with the application showing an increase soft landscaping along the boundary of the site. It is recommended a condition is imposed requiring further details of the hard and soft landscaping including a new fence.

Sustainability

- 5.12 Policy ENV6 requires new developments to submit a Sustainability Statement detailing how the development approaches seven broad sustainability objectives. More specifically, ENV6 and ENV9 also require new non-residential buildings to achieve the minimum Energy and Water standards for a BREEAM 'Excellent' rating, as part of the BREEAM certification process, where viable and feasible. The application was submitted with a BREEAM pre-assessment report which indicates that the proposal is targeting the minimum standards for BREEAM 'Excellent' in the Energy and Water issue categories. It is considered that this represents a positive response to the BREEAM policy requirements in ENV6 and ENV9. The development has considered sustainability measures within its design and sought to address compliance with policies ENV6, ENV7 and ENV9. These include energy efficiency measures, allowing natural light into the building and ensuring the roof is capable of accommodating pv panels.
- 5.13 Policy ENV7 requires developments to demonstrate as part of their Sustainability Statement how they have considered the hierarchy of options for using district or decentralised energy set out in the policy. The submitted Energy Strategy Report highlights the fact that there is no district heat network present to connect to, and argues that the various options for communal or decentralised energy set out in the Policy are unsuitable on the grounds of the relatively limited predicted level of hot water demand, the expected low demand for process heat as part of occupier activity, and that no low-temperature hot water system is proposed for the development. The BRUKL (Building Regulations UK Part L) summaries provided for each unit as appendices to the Sustainability Statement appears to confirm this. It is therefore considered that in light of this and given that the proposed energy strategy includes alternative low/zero carbon technologies (air source heat pumps and solar PV arrays) to achieve levels of CO2 emissions and energy demand which are significantly in advance of Building Regulations requirements, the proposal satisfies Policy ENV7 by specifying an alternative approach to securing decentralised low carbon energy.

Infrastructure Contributions

- 5.14 In line with policy IN1 and as set out in the Developer Contributions Guidance Note, a Manor Royal Contribution is required to be secured through a S106 Agreement (based on a figure of £2 per sq m of new floorspace). The total contribution is £9,840. The money would contribute towards the Gateway 2 project or street furniture in Zone 3 of Manor Royal.

CONCLUSIONS:-

- 6.1 The proposal is supported in principle as an employment use in the Manor Royal industrial area and it is accepted that there is a need for high quality new business floorspace within the Manor Royal Business District. Given the character of this particular part of Manor Royal, the design of the building is considered to be acceptable. The development would maintain the character of the street frontage along Crompton Way, subject to a condition requiring details of fencing and landscaping and therefore accords with the Urban Design SPD and the aspirations of the Manor Royal SPD. The level of parking proposed is considered acceptable for the use now proposed. In addition the proposal would not cause significant detrimental impact to neighbouring users. For the reasons outlined above the application accords with the relevant NPPF policies Local Plan polices, Urban Design and Manor Royal SPD and subject to the recommended conditions is recommended for approval.

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RECOMMENDATION RE: CR/2017/0589/FUL

PERMIT - Subject S106 to secure Manor Royal contribution and 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.
3. No development shall be carried out unless and until a schedule of materials and finishes and, where so required by the Local Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The premises shall be used solely for the purposes of Use Class B8 (Storage & Distribution) and no other Use Class as defined by the Town & Country Planning (Use Classes) Order 2005, without the prior written consent of the Local Planning Authority
REASON: To avoid an over intensive occupation of the building for which parking and servicing space on site would be inadequate to satisfy the requirements of Policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. No development shall commence until the vehicular access serving the development has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in strict accordance with the approved details.
REASON: In the interest of road safety and in accordance with policy CH3 of the Crawley Local Plan 2015-2030.
6. No part of the development shall be first occupied until such time as the existing vehicular accesses onto Crompton Way have been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority
REASON: The above condition is required in order that the development should not prejudice highway safety or cause inconvenience to other highway users in accordance with INV4 of the Crawley Borough Local Plan 2015-2030.
7. The proposed parking spaces and service yard layout shall be provided prior to the occupation of the development hereby approved and shall be retained for the life of the development unless otherwise approved in writing by the Local Planning Authority.
REASON: To ensure that adequate and satisfactory provision is made for the parking and manoeuvring of vehicles clear of all highways in accordance with policy CH3 of the Crawley Local Plan 2015-2030.
8. The cycle storage areas as shown on the approved plans shall be provided prior to the occupation of the dwellings hereby approved. The cycle storage areas shall be retained for the life of the development unless otherwise approved in writing by the Local Planning Authority. .
REASON: To ensure adequate provision of cycle storage in accordance with policy CH3 of the Crawley Local Plan 2015-2030.

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9. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority, thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not restricted to the following matters:
- The anticipated number, frequency and types of vehicles used during construction
 - The method of access and routing of vehicles during construction
 - The parking of vehicles by site and operatives and visitors
 - The loading and unloading of plant, materials and waste
 - The storage of plant and materials used in construction of the development
 - The erection and maintenance of security hoarding
 - The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders)

REASON: In the interest of road safety and amenities of the area, in accordance with policy CH3 of the Crawley Local Plan 2015-2030.

10. No part of the development hereby permitted shall be occupied until a copy of a post- construction report, verifying that the development has achieved the minimum Energy and Water standards for BREEAM 'Excellent' has been submitted to and agreed in writing by the Local Planning Authority
- REASON: In the interests of sustainable design and efficient use of water resource in accordance with policies ENV6 and ENV9 of the Crawley Borough Local Plan 2015-2030

11. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document.
- REASON: To encourage and promote sustainable transport in accordance with policy CH3 of the Crawley Local Plan 2015-2030.

12. No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, hard and soft, which shall include indications of all existing trees and hedgerows on the land, proposed fencing, and details of any to be retained, together with measures for their protection in the course of development.
- REASON: In the interests of amenity and of the environment of the development in accordance with policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

13. The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority. No building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.
- REASON: To ensure that the proposed development is satisfactorily drained in accordance with policy ENV8 of the Crawley Borough Local Plan 2015-2030.

14. Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Management of any flat/shallow pitched roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds.

The Bird Hazard Management Plan shall be implemented as approved upon completion of the roof and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON: It is necessary to manage the roofs in order to mitigate bird hazard and avoid endangering the safe movements of aircraft and the operation of Gatwick Airport through the attractiveness of birds in accordance with Policies CH3 and IN1 of the Crawley Borough Local Plan 2015-2030.

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INFORMATIVES

1. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
2. Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirements of the British Standard Code of Practice of the safe use of cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks' notice. For crane queries/applications please email gal.safeguarding@gatwickairport.com. The crane process is explained further in Advice Note 4 'Cranes and Other Construction Issues' available at www.aoa.org.uk/policy-campaigns/operations-safety/

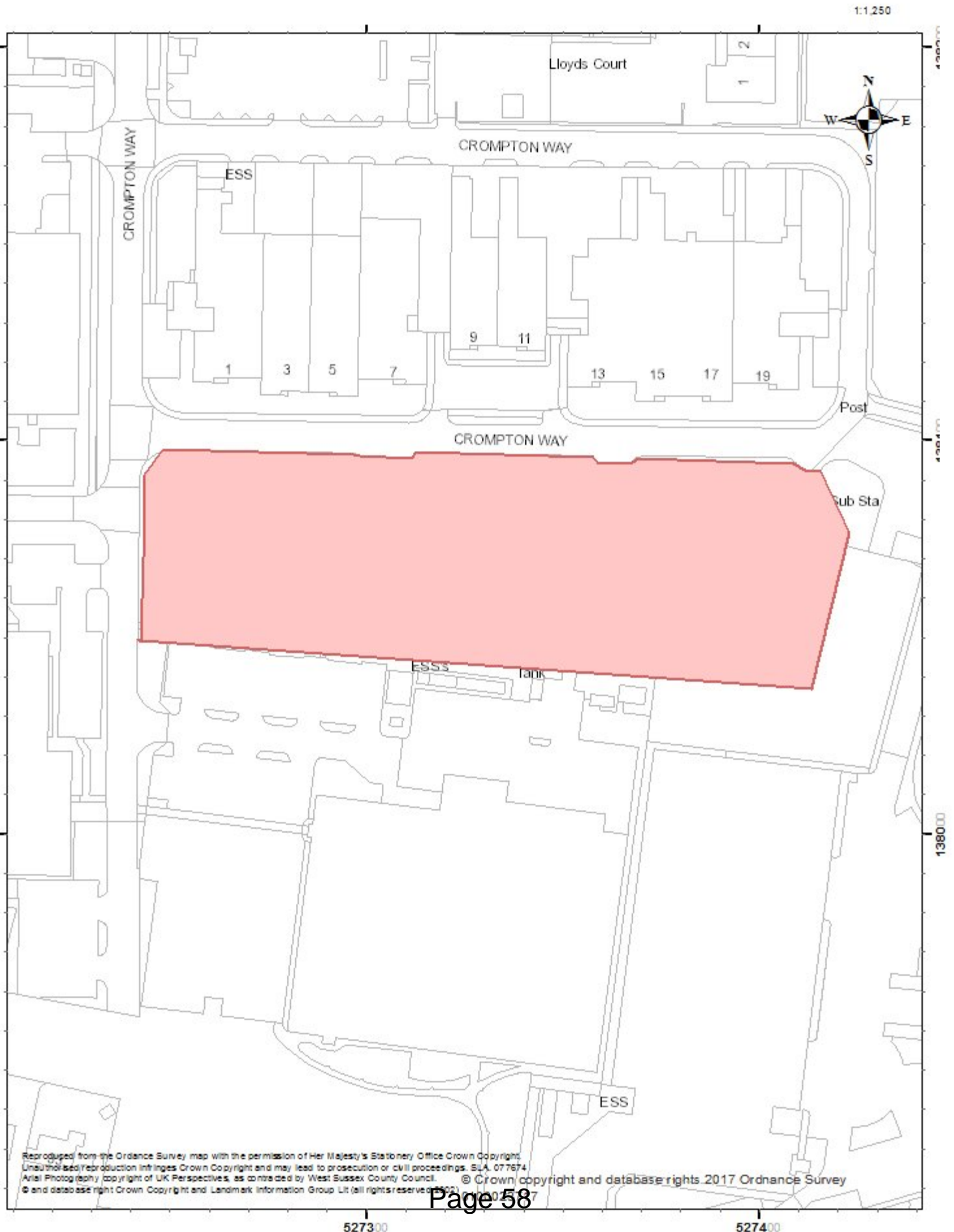
NPPF Statement

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.
 - 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.

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