

**REFERENCE NO: CR/2018/0831/FUL**

**LOCATION:** [22 DENE TYE, POUND HILL, CRAWLEY](#)  
**WARD:** Pound Hill South and Worth  
**PROPOSAL:** ERECTION OF A PART TWO STOREY & PART FIRST FLOOR FRONT EXTENSION OVER THE EXISTING GARAGE, RE-CLAD EXISTING DORMER WINDOW WITH DARK GREY BOARDING AND INSTALL TWO WINDOWS ON THE WESTERN FLANK ELEVATION

**TARGET DECISION DATE:** 31 December 2018

**CASE OFFICER:** Miss S. Hobden

**APPLICANTS NAME:** Mr J Nayler

**AGENTS NAME:**

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**REASON FOR REPORTING TO COMMITTEE:**

Member call in – Councillor Pendlington

**PLANS & DRAWINGS CONSIDERED:**

J400-150, Site Location & Block Plans, Existing & Proposed Elevations & Floor Plans

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

1. National Air Traffic Services (NATS) - No Objection

**NEIGHBOUR NOTIFICATIONS:-**

9, 11, 18, 20 and 24 Dene Tye;  
22 and 23 Oakhill Chase.

**RESPONSES RECEIVED:-**

Three representations have been received objecting on the following grounds:

- Concerns regarding the extension projecting forward of the original building line.
- Concerns regarding the extension limiting parking for three cars.
- Concerns regarding driveway obstruction to neighbouring property and if the Council can prevent this from happening.
- Concerns that the proposed extension may set a precedent in the street scene for future development of this type.

**THE APPLICATION SITE:-**

- 1.1 The application property relates to a two storey detached dwelling located on the southern side of Dene Tye within the residential neighbourhood of Pound Hill. The dwelling is brick built with a concrete tile roof and chimney, it has been extended with a front projecting cat slide roof element with dormer and integral garage with flat roof over the front door. The property has an open frontage

with space to accommodate three vehicles off street. The houses within this row of properties are in a staggered layout.

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

- 2.1 Planning permission is sought for a part two storey and part first floor front extension over the existing flat roof garage and front door. The extension would have a gable end facing the road and would be set 0.3m below the ridge height of the existing house. It would have a width of 4.9m and project from the 1<sup>st</sup> floor by 5.6m and would project forward of the previously extended ground floor by 1.5m. Materials would include matching roof tiles, brick walls and windows and the recladding of the dormer window with dark grey boarding. The proposed development would also consist of the installation of two opaque windows to the western flank elevation. Internally the space would provide for an extended bedroom with dressing room and en-suite at first floor level and an extended garage (although not large enough for a standard car parking space) and hall at ground floor level.

### **PLANNING HISTORY:-**

- 3.1 CR/2006/0030/FUL – Erection of two storey rear extension – Permitted and implemented.
- 3.2 CR/086/1979 - Erection of addition at first floor level to enlarge bedroom by extending roof line and provision of dormer window – Permitted and implemented.
- 3.3 CR/492/78 - Erection of extension to hall and front ground floor living room – Permitted and implemented.
- 3.4 CR/359/70 - Erection of 68 detached dwellings with garages together with roads and sewers – Permitted.
- 3.5 CR/195/68 – Residential development at a density of not more than 8 dwellings to the acre – Permitted.

### **PLANNING POLICY:-**

- 4.1 National Planning Policy Framework (2018)
- Section 2, Paragraph 11 (Presumption in favour of sustainable development). At the heart of the framework is a presumption in favour of sustainable development.
  - Section 12 (Achieving well-designed places) states the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 4.2 Crawley Borough Local Plan 2015-2030

The development plan was adopted in December 2015. The relevant policies include:

- Policy SD1 (Presumption in favour of sustainable development) in line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- Policy CH2 (Principles of Good Urban Design) in order to assist in the creation, retention or enhancement of successful places.
- Policy CH3 (Normal requirements of all development) states all proposals for development in Crawley will be required to make positive contribution to the area; be of a high quality design, provide and retain a good standard of amenity for all nearby and future occupants of land and

buildings and be able to meet its own operational requirements necessary for the safe and proper use of the site.

- Policy ENV6 (Sustainable Design and Construction) All development, including the alteration and extension of existing buildings, should consider how it may achieve the sustainability objectives in relation to carbon.

#### 4.3 Supplementary Planning Documents

The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It contains guidelines on the standards the Council expects for the design of extensions. In particular, it states that:

- *'An extension with good design in mind will relate appropriately to the parent dwellings character and style, dimensions, materials and finishes of the parent dwelling and the character of the neighbourhood. Furthermore, when considering an extension it is important to think about the impact the development may have on your neighbours and the wider area.'*
- *'Development should incorporate materials and colours that match the existing dwelling or, where appropriate, contrast with it.'*
- *'Extensions should consider existing roof pitches. A roof design that sits in harmony with the existing roof will usually be more acceptable.'*
- *'The roof form above an extension will contribute to the appearance of the extension and the dwelling as a whole. A roof design that sits in harmony with the existing roof will usually be more acceptable.'*
- *'A front extension can be one of the most significant alterations to the appearance of your house and to the street in which it stands. Therefore, consideration should be given to designing an extension with sensitivity towards neighbouring houses and the street scene.'*
- *'Front extensions should be subservient to the rest of the house and should not extend across the whole width of the property. They should project no more than 1.5m from the original front wall of the main dwelling and be in keeping with the character of the area and property.'*

It also includes new Crawley Borough Parking Standards, and the minimum parking standards for this application are 2-3 spaces.

#### **PLANNING CONSIDERATIONS:-**

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

- The impact on the character and appearance of the dwelling and the street scene.
- The impact on neighbouring properties.
- The impact on parking arrangements.

The impact on the character and appearance of the dwelling and the street scene.

5.2 The application site is located on the southern side of Dene Tye and is part of a cul-de-sac residential area of two storey detached dwellings, constructed as a part of the same development. This development was originally designed with a limited number of distinct detached house types. It is noted that neighbouring properties have been altered over time with front and side extensions and the application property has been altered through a southern rear two storey extension and a projecting front cat slide roof extension with box dormer although all houses have retained parts of the original frontages.

5.3 NPPF and Local Plan Policies CH2 and CH3 seek sympathetic and high quality design and state that all proposals for development will be required to be of high quality in terms of their urban, landscape and architectural design and relate sympathetically to their surroundings in terms of

scale, height, massing, layout, details and materials. According to the Urban Design SPD, front extensions cause one of the most significant alterations to the appearance of the house and street scene. They should therefore complement the house and the street scene rather than standing out and this can be achieved by matching the existing roof pitches, design details and materials of the main dwelling and the character of the neighbourhood.

- 5.4 A key concern with this application is the impact that the proposed first floor front extension would have on the appearance of the existing dwelling and the street scene. The design of the proposed first floor front extension would incorporate a gable roof element to the front elevation and would be positioned directly over the garage and project a further 1.5m forward of the original building line of the garage to create a full two storey front projection feature. The property is characterised by its original two storey front elevation with the cat slide roof with front dormer extension to one side. This catslide roof and dormer extension is now the prominent characteristic along with the original front elevation, of the house.
- 5.5 The proposed front extension over the existing garage with projecting front gable end, would be considered to have an overly dominant and awkward relationship with the already prominent cat slide roof with front dormer extension and would result in a dwelling compared to which there is nothing similar within the street scene/area as nearby dwellings have all specific elements on main two storey facades that retain the consistency in the overall character of the houses within the street, even within the context of the variety of original designs.
- 5.6 The gabled front extension would result in a significant change to the design, appearance and massing of the dwelling, appearing visually prominent, bulky and out of character within the immediate street scene. This poor gable design in the context of the existing building, is exacerbated by the fact that the extension and dormer would be clad in a dark grey cladding of which is not a material used in the immediate street scene, and which would emphasise its prominence. The new roof would also not maintain the existing eaves level and the introduction of a window that would not be in similar proportions to the original first floor window is also out keeping with the existing dwelling.
- 5.7 It is noted that there are other front gable extensions/features within the immediate street scene however, it is considered that these are better integrated with the character of the original house and therefore more sympathetic to the original design. The combination of the existing cat slide roof with dormer extension and the proposed gable extension together are not considered to relate well with each other and detract from the original design and character of the house.
- 5.8 The proposed front gabled two storey extension due to its, prominent siting, roof type and scale / massing fails to respect the scale, design and form of the original property. It would be visually prominent and would have a significant detrimental impact on the appearance of the dwelling and the street scene harming the visual amenity of the area contrary to the Local Policies CH2 and CH3, the Urban Design SPD and the relevant paragraphs of the NPPF.

#### The impact on neighbouring properties.

- 5.9 The extension would be separated from the facing dwelling by a road and a distance of over 25m. it is not considered it would adverse impact upon the occupiers of the houses on the opposite side of the road.
- 5.10 Due to the siting and position of the proposed extension, the adjoining properties to the east and west would not be adversely affected due to the staggered building line and the separation distance between these dwellings. It is therefore considered that in terms of residential amenities, the

proposal would not have any detrimental impact on the occupants of neighbouring properties and it would accord with the relevant Local Plan Policies, the Urban Design SPD and the NPPF in this regard.

#### The impact on parking arrangements.

5.11 The proposal would remain as a 5-bedroom dwelling as shown on the plans. To the front hardstanding area there is space to accommodate 2-3 vehicles. According to the Urban Design SPD the minimum parking standards for a 3 plus bedroom dwelling in this location are 2-3 spaces. As such the parking arrangements are considered satisfactory and would accord with the guidance for a dwelling of this size and location and with the Local Plan Policies CH3 and IN4, and the NPPF.

#### **CONCLUSIONS:-**

6.1 The prominent siting, incongruous design, materials, roof type, scale and massing of the proposed first floor front extension is considered to detract from the design and character of the original dwelling, and harm the visual amenities of the street scene and the area. The proposal would therefore be contrary to the Policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030, the relevant paragraphs of the NPPF and the guidance contained within Urban Design SPD.

#### **RECOMMENDATION RE: CR/2018/0831/FUL**

REFUSE - For the following reason(s):-

1. The proposed front extension by virtue of its prominent siting, incongruous design, materials, scale and massing fails to respect the scale, design and form of the original property within the street scene and would therefore be harmful to the character and appearance of the existing dwelling and the visual amenities of the street scene/area. The proposal conflicts with Policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030, the Urban Design Supplementary Planning Document (2016) and the relevant paragraphs of the National Planning Policy (2018).

#### 1. NPPF Statement

In determining this planning application, the Local Planning Authority assessed the proposal against all material considerations and has worked with the applicant in a positive and proactive manner based on seeking solutions where possible and required, by:

- Liaising with members and the agent in discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Informing the agent of identified issues that are so fundamental that it has not been possible to negotiate a satisfactory way forward due to the harm that would be caused.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



# ArcGIS Web Map

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