

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

- 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

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).*

- *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.

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.

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.

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