

REFERENCE NO: CR/2019/0548/FUL

LOCATION: [6 PINE SHAW, POUND HILL, CRAWLEY](#)
WARD: Pound Hill South and Worth
PROPOSAL: ERECTION OF SINGLE STOREY REAR EXTENSION

TARGET DECISION DATE: 4 October 2019

CASE OFFICER: Mrs C. Miller-Bassi

APPLICANTS NAME: Mr & Mrs A Belben
AGENTS NAME: Mr A Ryrie

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
AB 01	B	Existing & Proposed Floorplan & Elevations

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|--|
| 1. | National Air Traffic Services (NATS) | No safeguarding objection. |
| 2. | CBC Planning Arboricultural Officer | No objection subject to details of suitable tree protection for trees in rear of garden. |
| 3. | CBC Countryside & Open Space | None received. |

NEIGHBOUR NOTIFICATIONS:-

5 and 7 Pine Shaw

RESPONSES RECEIVED:-

None

REASON FOR REPORTING TO COMMITTEE:-

The application has been submitted by Crawley Borough Council Councillors.

THE APPLICATION SITE:-

- 1.1 The application site occupies a corner plot located at the north west of a cul de sac within a residential area. The site comprises a two storey, detached dwelling, which has a converted loft with rear dormer and a single storey rear extension which links the single garage to the main dwelling. There is off street parking for 3 cars on the driveway and the front garden is laid to lawn.
- 1.2 The site lies within an area designated as Structural Landscaping (Local Plan Policy CH7).
- 1.3 A line of six trees runs across the rear of the back garden, which are covered by Tree Preservation Order: The Crawley Borough (Worth Park Avenue No.3) TPO 1971 Ref. 16.8.6.

THE PROPOSED DEVELOPMENT:-

- 2.1 This application proposes a rear single storey extension with a hipped roof containing a central flat section and three roof lights. The extension would project 5.2m from the rear (north west) elevation of the main dwelling and 4m from that of the existing rear extension to the rear of the garage. It would have a width of 7.2m. The eaves height would be 2.6m to match the rear ground floor extension and would have a maximum roof height of 3.6 metres. The extension would be finished in a render to match the existing on the rear of the house, with uPVC windows and doors, and a part tiled, part flat roof. The rear elevation would contain a window and a pair of sliding patio doors and a window in each side elevation. It would provide an extended kitchen/dining room area.

PLANNING HISTORY:-

- 3.1 Relevant planning history includes:
CR/2002/0677/FUL – Permit – Conversion of existing loft and erection of rear dormer
CR/1996/0047/FUL – Approve – Erection of single storey rear extension

PLANNING POLICY:-

4.1 National Planning Policy Framework (2019)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. More specifically:

- Paragraph 11 (Presumption in favour of sustainable development) states plans and decisions should apply a presumption in favour of sustainable development and development proposals that accord with an up-to-date development plan should be approved without delay.
- 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) (adopted December 2015)

The relevant policies include:

- Policy SD1: Presumption in Favour of Sustainable Development. In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- Policy CH2: Principles of Good Urban Design in order to assist in the creation, retention or enhancement of successful places.
- Policy CH3: Normal Requirements of All New Development states all proposals for development will be required to make a positive contribution to the area; be of a high quality urban design, provide and retain a good standard of amenity for all nearby and future occupants of land and buildings; be able to meet its own operational requirements necessary for the safe and proper use of the site; retain existing individual or groups of trees; incorporate “Secure by Design” principles and demonstrate how the Building for Life 12 criteria would be delivered.
- Policy CH6: Tree Planting and Replacement Standards. Landscape proposals for residential development should contribute to the character and appearance of the town by including at least one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. Where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and replaced in order to mitigate for the visual impact resulting from the loss of the tree canopies.
- 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 IN4: Car and Cycle Parking Standards states that development will be permitted where proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the borough council’s car and cycle parking standards. A 3 plus bedroom house should have 2-3 parking spaces.
- Development proposals must adhere to any relevant supplementary planning guidance produced by the council including residential extensions.

4.3 Emerging Crawley Borough Local Plan 2020 – 2035 (June 2019)

The Local Plan Review 2020-2035 is under consultation and therefore limited weight should be given to the following applicable policies:

- Policy SD1: Presumption in Favour of Sustainable Development.
- Policy CD2: Making Successful Places: Principles of Good Urban Design.
- Policy CD3: Local Character and Design of New Development.
- Policy CD6: Normal Requirements of All New Development.

4.4 Urban Design Supplementary Planning Document (adopted October 2016)

The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It contains guidelines on the standards the Council expects for the public design and the design of extensions. It also includes new Crawley Borough Parking Standards and as such the minimum parking standards for this application are 2-3 spaces. In particular, it states that:

- ‘Overshadowing or dominating neighbours’ houses and gardens can be avoided by keeping rear extensions relatively small as compared to the size of the main buildings and the gardens in which they stand.’
- ‘A rear extension should not consume the entirety of a dwelling’s private amenity space. A garden should be retained with a minimum depth of 10.5m measured from the extension’s rear external wall to the property’s rear boundary in length, in order to ensure adequate private outdoor space.’
- An extension with good design in mind will relate appropriately to the parent dwelling’s character and style, dimensions, materials and finishes of the parent dwelling and the character of the neighbourhood.
- Furthermore, when considering an extension it is important to think about the impact the development may have on your neighbours and the wider area’.
- ‘Development should incorporate materials and colours that match the existing dwelling’.
- ‘The roof form above an extension will contribute to the appearance of the extension and the dwelling as a whole. A roof design that sits in harmony with the existing roof will usually be more acceptable’.

4.5 Green Infrastructure Supplementary Planning Document (adopted October 2016)

Includes guidance on meeting the requirements of policy CH7 Structural Landscaping, designing for trees, and tree protection/retention,

PLANNING CONSIDERATIONS:-

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

- The design & appearance of the proposal and its impact on the dwelling, the street scene & wider area
- The impact on neighbouring properties and the amenities of the occupiers
- Impact on trees and structural landscaping

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

5.2 The application proposes a single storey extension to the rear of the dwelling. It would not be visible in the street scene when viewed from Pine Shaw due to its rear siting or when viewed from Worth Park Avenue due to the mature vegetation and tall trees to the rear of the site. The extension would be finished in render with a part tiled roof to match the existing property. It is considered that the proposal would be subservient to the existing dwelling and the design and scale of the extension would be in keeping with the character of the area. The proposal is, therefore, considered to be in accordance with Policy CH3 of Crawley’s Local Plan Policies and Urban Design SPD and the NPPF (2019).

Impact on neighbouring properties and the amenities of the occupiers

- 5.3 The neighbouring properties most affected by the proposal would be no.5 and no. 7 Pine Shaw.
- 5.4 The neighbouring dwelling at no.5 is sited at a right angle to no.6, being to the front and side (south west) of the application dwelling and, as such, the proposed development would be screened from no.5 due to the orientation of the dwellings and the position of the extension. As such, no unacceptable overlooking, overshadowing or overbearing impact would result in regard to the neighbouring amenity at no.5.
- 5.5 With regard to the impact on no.7, the extension would be sited centrally in the rear elevation, with a distance of 6.5m from the side (north east) boundary and would not impede a 45 degree angle taken from the edge of the nearest neighbouring window. It is therefore considered that given its single storey character, the extension would not be considered to result in a harmful overlooking, overbearing or overshadowing impact in respect of the occupants of no.7.
- 5.6 The proposal would not therefore result in a harmful impact on the amenities enjoyed by the occupants of neighbouring properties and would accord with the relevant Local Plan Policies, the Urban Design SPD and the NPPF in this regard.

Impact on trees and structural landscaping

- 5.7 Six trees in the rear garden are covered by Tree Preservation Orders. The development would be sited at a minimum distance of 5.5m from the nearest of these trees. The CBC Planning Arboricultural Officer has been consulted and has advised that there are no objections to the proposed development subject to an acceptable Tree Protection Plan and construction exclusion zone around the root area of these trees. A condition to ensure that the development is implemented in accordance with a Tree Protection Plan to be submitted to and approved by the LPA before commencement is therefore recommended
- 5.8 The site lies within a Structural Landscaping Character area, (Local Plan Policy CH7), that runs along Worth Park Avenue and extends across the rear gardens of the properties to the south. An assessment needs to be made regarding the impact of the proposed development on the soft landscape and its important contribution to the local area. In this case, there would be no impact on the trees in the rear garden due to the siting of the proposed development and views of the trees from Worth Park Avenue would be retained. Due to the proposed design, siting and single storey character of the proposal, views from Pine Shaw to the trees located to the rear/side (north and north-west) of the dwelling would be maintained. The impact upon the Structural Landscaping is therefore considered to be acceptable.

Parking considerations

- 5.9 The proposal would not increase the number of bedrooms in the property which would remain a 5-bedroom dwelling. According to the Urban Design SPD, the minimum parking standards for a 3 plus bedroom dwelling in this location are 2-3 spaces. The proposal would not affect the existing on-site car parking which currently provides off-street parking for 4 cars. As such, the parking provision would comply with the relevant policies.

CONCLUSIONS:-

- 6.1 In conclusion, it is considered the design and appearance of the proposal is acceptable and would not have a harmful impact on the residential amenity of neighbouring properties or to the visual amenity of the existing street scene. Therefore, subject to a tree protection condition, the proposal is in accordance with the policies outlined in the Crawley Borough Local Plan 2015-2030 and it is recommended to grant permission for this application subject to conditions.

RECOMMENDATION RE: CR/2019/0548/FUL

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 listed below:

(Drawing numbers to be added)

REASON: For the avoidance of doubt and in the interests of proper Planning.

3. The materials and finishes of the external walls (and roof(s)) of the building(s) hereby permitted shall match in colour and texture those of the existing building(s).

REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

4. No development, including site works of any description, shall take place on the site unless and until all the existing trees to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of vegetation at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

REASON: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy CH7 of the Crawley Borough Local Plan 2015 - 2030.

1. NPPF Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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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