

REFERENCE NO: CR/2019/0669/FUL

LOCATION: [3A & 4A SOUTHGATE PARADE, SOUTHGATE, CRAWLEY](#)
WARD: Southgate
PROPOSAL: PROPOSED REPLACEMENT OF EXISTING WINDOWS AND DOORS

TARGET DECISION DATE: 5 November 2019

CASE OFFICER: Ms Z. Brown

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME: Graves Jenkins

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
25-07-19-01		North, East, & South Elevations, Site location & Block Plan Existing
25-07-19-02		North, East & South Elevations - Proposed windows and doors

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. Southgate CAAC No comments received.

NEIGHBOUR NOTIFICATIONS:-

2A Southgate Parade;
Anthony Michael, 2 Southgate Parade;
Launderette, 4 Southgate Parade;
Coral Racing Ltd, 3 Southgate Parade.

Site notices and press adverts were also displayed from 14/10/2019 to 04/11/2019.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

1. THE APPLICATION SITE:-

- 1.1 The application site relates to 2no. two storey flats 3a and 4a Southgate Parade, in a three storey building, and are located above the Southgate Neighbourhood Centre shopping parade on the corner of Southgate Drive and Wakehurst Drive. The site is within the Southgate Neighbourhood Conservation Area which is located to the south of Crawley Town Centre and is one of the earlier examples of Crawley's New Town neighbourhoods.

The flats are of a simple New Town design and feature original aluminium Crittall windows which are a range of different sizes and shapes, with a variety of opening and non-opening panels. The entrances to the flats are on the rear elevations via the rear parking area on Collier Row.

2. THE PROPOSED DEVELOPMENT:-

Planning permission is sought for the replacement of the existing 14no. windows and 4no. doors with white framed uPVC windows which would be of a similar design and window pane size to the existing windows and doors.

3. PLANNING HISTORY:-

3.1 There are no recent planning applications at either 3a or 4a Southgate Parade, There have been a number of applications submitted for Nos. 3 and 4 Southgate Parade which are the ground floor retail units, and not relevant to this application.

4. PLANNING POLICY:-

4.1 National Planning Policy Framework (2019):

- Paragraph 11 – The presumption in favour of sustainable development. Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay. At the heart of the NPPF is a presumption in favour of sustainable development.
- Section 12 – Achieving well-designed places. 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.
- Section 16 – Conserving and enhance the historic environment. Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations. It is desirable that new development makes a positive contribution to local character and distinctiveness, and any harm to or loss of the significance of a designated heritage asset should require clear and convincing justification.

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. Development proposals must adhere to any relevant supplementary planning guidance produced by the council including residential extensions.

- Policy CH12: Heritage Assets states that all development should ensure that Crawley's designated and non-designated heritage assets are treated as a finite resource, and that their key features of significance are not lost as a result of development.
- Policy CH13 Conservation Areas states all development within a Conservation Area should individually or cumulatively result in the preservation or enhancement of the character and appearance of the area. All development should respect the protect area and recognise the identifiable and distinctive character and preserve the area's architectural quality and scale.

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 CD5: Normal Requirements of All New Development
- Policy HA1: Heritage Assets
- Policy HA2: Conservation Areas

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. In particular, it states that:

- *'Development should incorporate materials and colours that match the existing dwelling'*.

There is also information regarding the Southgate Conservation Area. Southgate is one of the earlier examples of Crawley's New Town neighbourhoods. The shopping parade is set on higher ground. The area features continuous frontages with semi-formal blocks following the street layout. The shopping parade and adjoining church and pub serve as a sense of focus for the area.

5. **PLANNING CONSIDERATIONS:-**

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

- The design & appearance of the proposal and its impact on the dwelling, streetscene, and Southgate Neighbourhood Centre Conservation Area.
- The impact on the occupants of neighbouring properties and amenities
- Sustainability

5.2 The design & appearance of the proposal and its impact on the dwelling, streetscene and Southgate Neighbourhood Centre Conservation Area

The flats above the retail units within Southgate Neighbourhood Centre are all of a similar design and originally all featured aluminium Crittall windows. A number of the properties have replaced their windows on the front and rear elevations with a range of different styles of white uPVC windows. Some properties have tried to match the original design and sizes of the window panes which has helped to retain some consistency in the appearance of the flats.

The main considerations in the determination of this application are the impact of the proposed replacement windows on the appearance of the dwellings and the visual amenity of the streetscene and Southgate Neighbourhood Centre Conservation Area. Policy CH3 states the proposals should be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context, and demonstrate how attractive or important features which make a positive contribution to

the area would be integrated, protected and enhanced. Policy CH12 states that all development proposals should ensure that Crawley's heritage assets are treated as a finite resource, and that their key features or significance are not lost as a result of development. Similarly Policy CH13 states that development within a Conservation Area should result in the preservation or enhancement of the character and appearance of the area.

The proposed new uPVC windows and doors would be installed on the front, rear and side elevations, and would be white uPVC. Although the proposed replacement windows and doors would be different to the existing windows on the property, it is considered that they would be of a suitable design, reflecting the proportions of the original windows and doors and the window opening arrangements. A number of the flats within the neighbourhood centre have already undertaken similar changes to the windows and doors, and as a result it is not considered that the proposed changes would significantly impact the visual amenity of the Conservation Area.

Overall it is considered that the proposed replacement windows would be an acceptable alteration to the building, and would not detrimentally impact the visual amenity of the site or the appearance of the Southgate Neighbourhood Centre Conservation Area. As a result it is considered to accord with Policies CH2, CH3, CH12 and CH13 of the Crawley Borough Local Plan (2015-2030).

The impact on the occupants of neighbouring properties and amenities

The proposed windows would not increase in size and no additional windows would be installed. As a result there is not considered to be any impact on the occupants of neighbouring properties, and the proposal would accord with Policy CH3 of the Crawley Borough Local Plan (2015-2030) and the guidance contained within the Urban Design SPD (2016).

Sustainability

The proposal would improve insulation and reduce draughts, Policy ENV6 states that development should look at ways to improve existing buildings. The proposal is therefore considered to accord with the Policy and would contribute to the property becoming more energy efficient.

6. CONCLUSIONS:-

Overall it is considered that the proposed replacement windows and doors would be an acceptable alteration to the flats, and would not detrimentally impact the visual amenity of the building, the streetscene of Southgate Parade or the character of the conservation area. They would also help to improve the energy efficiency of the flats. As a result the proposal is considered to accord with relevant policies from the Crawley Borough Local Plan (2015-2030), the Urban Design SPD (2016) and the NPPF (2019).

RECOMMENDATION RE: CR/2019/0669/FUL

PERMIT

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 materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.
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.
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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