

REFERENCE NO: CR/2019/0840/FUL

LOCATION: [23 TOWN BARN ROAD, WEST GREEN, CRAWLEY](#)
WARD: Northgate and West Green
PROPOSAL: ERECTION OF 2 STOREY REAR EXTENSION TO INCLUDE JULIET BALCONY, SINGLE STOREY SIDE EXTENSION, FRONT PORCH, FRONT BAY WINDOW AND ROOF ATRIUM TO EXISTING REAR PROJECTION. EXISTING GARAGE TO BE DEMOLISHED & NEW PARKING SPACE TO BE PROVIDED ON SEMI PERMEABLE SURFACE

TARGET DECISION DATE: 29 January 2020

CASE OFFICER: Ms D. Angelopoulou

APPLICANTS NAME: Mr Alan Moore

AGENTS NAME: Ellisdon Architectural Services

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
01	0	Existing Floor Plans & Elevations
02	C	Proposed Floor Plans & Elevations
03	B	Site Location & Block Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

None.

NEIGHBOUR NOTIFICATIONS:-

3 to 9 (odd numbers) Town Mead;
1 Little Crabtree;
21 and 25 Town Barn Road.

RESPONSES RECEIVED:-

One representation has been received raising objections to the application on the following grounds:

- The extension roof style should be amended to hipped roof to be in keeping with the area and 'soften the impact' of the extension as seen from the adjacent gardens.
- The garage conversion proposes a new living space with utility section which could be noisy.
- The access from front to back at No.23 is now only possible via the new passage along the boundary, and hence potentially more discernible noise could arise.
- Noise during construction and advance notice should be given to the adjoining occupiers.
- Concerns over the removal of the wall of the garage and how the top of the retained wall is to be made good.

Officer's comments

- Noise during construction: Within the boundaries of Crawley Borough Council the Control of Pollution Act 1974 is used to control noise from construction sites, and this matter would be covered under this Act.
- Retained wall of the garage: The concerns raised by the neighbours over this do not constitute planning matters. They are civil matters between the applicants and the neighbours, and could be dealt by a Party Wall Agreement.

The other matters raised by the adjoining occupiers are covered below under the material planning considerations.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is a member of staff.

THE APPLICATION SITE:-

- 1.1 The application site relates to a two storey semi-detached dwelling, situated on the western side of Town Barn Road, within the neighbourhood of West Green. The property itself is finished in brick at ground floor and in white render at first floor level, with a tiled roof. To the front there is a flat roof canopy above the entrance door. The property has a single storey rear extension and a detached single garage/store on its southern side elevation linked to the main dwelling by a covered passageway. The front garden is mainly laid as grass with a driveway in front of the garage.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the erection of a two storey rear extension to include Juliet balcony, a single storey side extension, a front porch, a front bay window and a roof atrium to existing rear projection. The existing garage is proposed to be demolished and a new parking space would be provided on semi permeable surface to the front of the dwelling. The extensions would be constructed in materials to match the existing dwelling.
- 2.2 Following the demolition of the garage, the proposed single storey side extension would be positioned on the southern side of the dwelling and would leave a 1m gap to the property's southern boundary. It would be set back from the front elevation by 1.7m. It would measure 3.2m in width and 10.4m in depth. It would have a flat roof, measuring 2.8m in height. It would tie into the two storey rear extension at ground floor.
- 2.3 The proposed two storey rear extension would project 3.3 metres from the original rear elevation of the property, and would measure 4.6m in width. It would leave a 3.9m gap to its northern boundary. It would have a gable roof, would be set down from the main ridgeline by 0.2m and would maintain the existing eaves level. It would incorporate a rear Juliet balcony on the rear elevation.
- 2.4 The proposal would also involve the construction of a front porch. The porch would project 1.2m from the main house frontage and would measure 2.8m in width. It would have a gable roof with a ridge height of 3.5m and an eaves height of 2.5m.
- 2.5 Internally, the proposal would result in an extended kitchen, a new study, utility, shower room at ground floor with an extended bedroom and en-suite bathroom at first floor.

PLANNING HISTORY:-

- 3.1 There is no recent planning history.

PLANNING POLICY:-

National Planning Policy Framework (February 2019 as amended in June 2019)

- 4.1 The National Planning Policy Framework (NPPF) published in 2019 states that the purpose of the planning system is to contribute to the achievement of sustainable development.
 - Section 2 – Achieving sustainable development. This section states that achieving sustainable development means that the planning system has three overarching objectives: an economic objective – to help build a strong, responsive and competitive economy, a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment. This includes making effective use of land and helping to improve biodiversity.

- 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.

Crawley Borough Local Plan (2015-2030) (adopted December 2015)

4.2 The following Local Plan policies are relevant to this application:

- 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 including residential extension must adhere to any relevant supplementary planning guidance produced by the council.

Draft Crawley Borough Local Plan 2020 – 2035 (January 2020)

4.3 This Local Plan is currently out to public consultation and therefore limited weight should be given to the following applicable policies:

- Policy SD1: Presumption in Favour of Sustainable Development.
- Policy CL2: Making Successful Places: Principles of Good Urban Design.
- Policy CL3: Local Character and Design of New Development.
- Policy DD1: Normal Requirements of All New Development.

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 the design of extensions. In particular, it states that:

- *‘An extension on the side of a property will be prominent and it is important that it should work successfully with its surroundings. The junction of a side extension with the existing building will have to be considered and resolved through good design.’*
- *‘When a side extension includes a blank side gable, this can have an overbearing and cramped impact on adjacent properties. Accordingly, a minimum distance of 10.5 metres should be provided between the extension and any windows serving habitable rooms on adjacent properties.’*
- *‘Rear extensions can significantly impact the amenity of neighbouring dwellings by leading to overshadowing or a dominating appearance, but also have the potential to impact on the amenity of the parent dwelling by reducing the overall size of a rear garden. 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. What constitutes an acceptable size and design of extension depends on individual circumstances.’*
- *‘One or two storey rear extensions will need to maintain a minimum distance of 21 metres between the rear windows of an opposing dwelling and the rear facing windows of the extension, in order to avoid any potential overlooking and privacy issues.’*
- *‘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.’*
- *‘Side and rear extensions for detached dwellings, when they include more than one storey can cause overshadowing and overlooking into a neighbour’s property. Often, a 45 degree test can be*

applied for single storey extensions and 60 degree guide test can be applied for two storey extensions so as to avoid indicative overshadowing on a neighbouring property.

Applying the 45° guide test:

The guide test can be applied to detached, semi-detached and terraced houses.

A single storey extension should not encroach into an area measured by drawing a 45° angle from the nearest edge of a neighbour's window or door aperture.

For two storey (or higher) extensions on detached dwellings: An extension should not encroach into an area measured by drawing a 60° angle from the nearest edge of a neighbour's window or door aperture.'

- *'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.'*
- *'Front extensions and porches 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.'*

4.5 Annex 1 in the SPD contains the minimum car parking standards. For 3 plus bedroom dwelling in this location, the minimum provision is for 2-3 car parking spaces.

PLANNING CONSIDERATIONS:-

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

- The design & appearance of the proposal and its impact on the dwelling, street scene & wider area
- The impact on neighbouring properties and amenities
- Parking considerations

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

5.2 The application property at present has a flat roofed garage which would be demolished and replaced by a similar flat roofed single storey side extension, being set back from the front elevation with matching external materials. As a result, this element is considered acceptable as it would not significantly alter the existing appearance of the dwelling. This side extension would have a separate door, and the applicant clarified that this extension would be used mainly as a home study and a hobby storage room as their hobbies involve heavier music equipment and the additional front door would give them direct access for easy loading.

5.3 To the front, the porch with gable detail roof is proposed and the existing flush ground floor window would be replaced with a bay window. The porch would project 1.2 metres beyond the main house frontage, and at this depth would comply with the advice contained in the Urban Design SPD. Both adjoining properties, Nos. 21 and 25 Town Barn Road, have similarly designed porches and No.25 Town Barn Road (the adjoining semi) has a similar bay window. The proposed porch and bay window, given the matching external materials and the surrounding properties, are considered to sympathetically relate to the existing dwelling and the street scene.

5.4 The proposed two storey rear extension would introduce a gable roof with matching external materials. Whilst this gable element would be a new feature in the streetscene, it is considered that the design is appropriate for the character of the house, given its position behind the main bulk of the house. The manner in which the extension is set down from the main ridge of the existing dwelling would help to reduce the visual bulk and scale of the proposal with the result that the extension is not considered to not harm the character and design of the existing house. A concern was raised from an adjoining occupier over this gable roof with a suggestion to be hipped roof as some other rear extensions in the locality. It is considered that any new gable or hip roof would be a

new feature introduced to the existing roof design of the property, and given its position to the rear of the house, it cannot warrant a reason for refusal on these grounds.

- 5.5 The new roof atrium to the existing ground floor rear extension would be screened by the existing dwelling and two storey rear extension, and therefore it would not impact on the design and appearance of the streetscene.
- 5.6 Some of the front garden is also proposed to be laid into semi permeable surface along with the retention of the front lawn. This is considered acceptable and in keeping with the properties in the streetscene.
- 5.7 Overall, it is considered that the scale and design of the extensions are acceptable and would not be harmful to the street scene/character of the area. It would therefore be in accordance with the Local Plan Policies, the guidance in the Urban Design SPD, and the relevant paragraphs of the NPPF.

The impact on neighbouring properties and amenities

- 5.8 The properties that would be potentially most affected by the proposal are No.25 Town Barn Road to the north and No.21 Town Barn Road to the south.
- 5.9 The proposed two storey rear extension would project 3.3m from the original rear elevation and would be sited 3.9m from the shared boundary with No.25 Town Barn Road. The Urban Design SPD requires that two storey rear extensions should satisfy the 60 degree test as a means to determine their acceptability in terms of overshadowing and loss of light. The proposed depth of the extension would not breach a 60 degree line drawn from the closest window and it is considered acceptable in terms of the impacts of dominance, overshadowing and loss of light. No windows are proposed along the north flank (side) elevation of the extensions and as such they would not result in harmful overlooking or loss of privacy on No.25. It is however considered expedient to control the insertion of windows in this elevation to prevent overlooking of this neighbouring house. The roof atrium on the existing rear projection would be set away from the shared boundary by 1.5m and as such it is not considered to have any adverse impact on the amenities of No.25.
- 5.10 The front porch and bay window are not considered to have any adverse impact on No.25 Town Barn Road, given that No.25 already has a bay window and the proposal seeks to match this.
- 5.11 The front of No.21 Town Barn Road is set back from the application property by 6m and has no side windows. The proposed two storey rear extension would have two obscure glazed windows at first floor level on the southern elevation, which would face the northern flank of No.21. Given the positioning of No.21 in relation to the application site, it is not therefore considered that the proposal would result in a detrimental impact on the amenities of No.21 in terms of loss of privacy or overlooking provided there is a condition ensuring that these windows remain obscure glazed with restricted opening and that no other windows could be installed in this elevation without first receiving planning permission. The single storey side extension is not considered to have any adverse impact on No.21. Some concerns were raised over any potential noise arising from the side passageway on the shared boundary, and that this extension would have utility facilities etc however, the design is a fairly common arrangement and there are considered no grounds to refuse planning permission on these grounds.
- 5.12 No.1 Little Crabtree is set perpendicular to the application property and as such the proposed two storey rear extension with the Juliet balcony is not considered to have any detrimental impact on the amenities enjoyed by the occupants of this neighbouring property.
- 5.13 Overall, in terms of neighbouring amenity, the proposal is not considered to have any detrimental 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.

Parking considerations

- 5.14 The proposal involves the demolition of the garage, and therefore the loss of one parking space. The property would remain as a 3-bed house. The front garden is proposed to be laid with semi permeable surface, along with the retention of the front grassed area, to accommodate two parking spaces. According to the Urban Design SPD the minimum parking standards for a 3 bedroom dwelling in this location are 2-3 spaces and the proposed parking arrangements are considered satisfactory and would accord with the guidance for a dwelling of this size and location, and Local Plan Policies CH3 and IN4 and the NPPF. A condition is recommended to ensure the extra space is provided.

CONCLUSIONS:-

- 6.1 In conclusion, it is considered that the scale, massing and design of the proposal is acceptable, would not have an adverse impact on the character and appearance of the dwelling or the street scene. There would not be a detrimental impact on the parking arrangements and the amenities enjoyed by the occupants of neighbouring properties would be protected. The proposed development is considered to accord with the policies outlined in the NPPF (2019), the Crawley Borough Local Plan (2015-2030) and the Urban Design SPD (2016).

RECOMMENDATION RE: CR/2019/0840/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 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 and finishes of the external walls and roofs of the development hereby permitted shall match in colour and texture those of the existing dwelling.
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The new windows on the southern first floor side 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.
REASON: To protect the amenities and privacy of the adjoining property, No.21 Town Barn Road, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. No windows shall be constructed in the northern or southern first floor elevations of the rear extension hereby permitted which adjoins the side boundaries with Nos. 21 and 25 Town Barn Road without the prior permission of the Local Planning Authority on an application in that behalf.
REASON: To protect the amenities and privacy of the adjoining property in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. The extensions shall not be occupied until 2 parking spaces as shown on approved drawing 03 Rev B have been provided and constructed. The spaces so provided shall not thereafter be used for any purpose other than the parking of vehicles.
REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030 and the guidance in Annex 1 of the Urban Design SPD.

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.

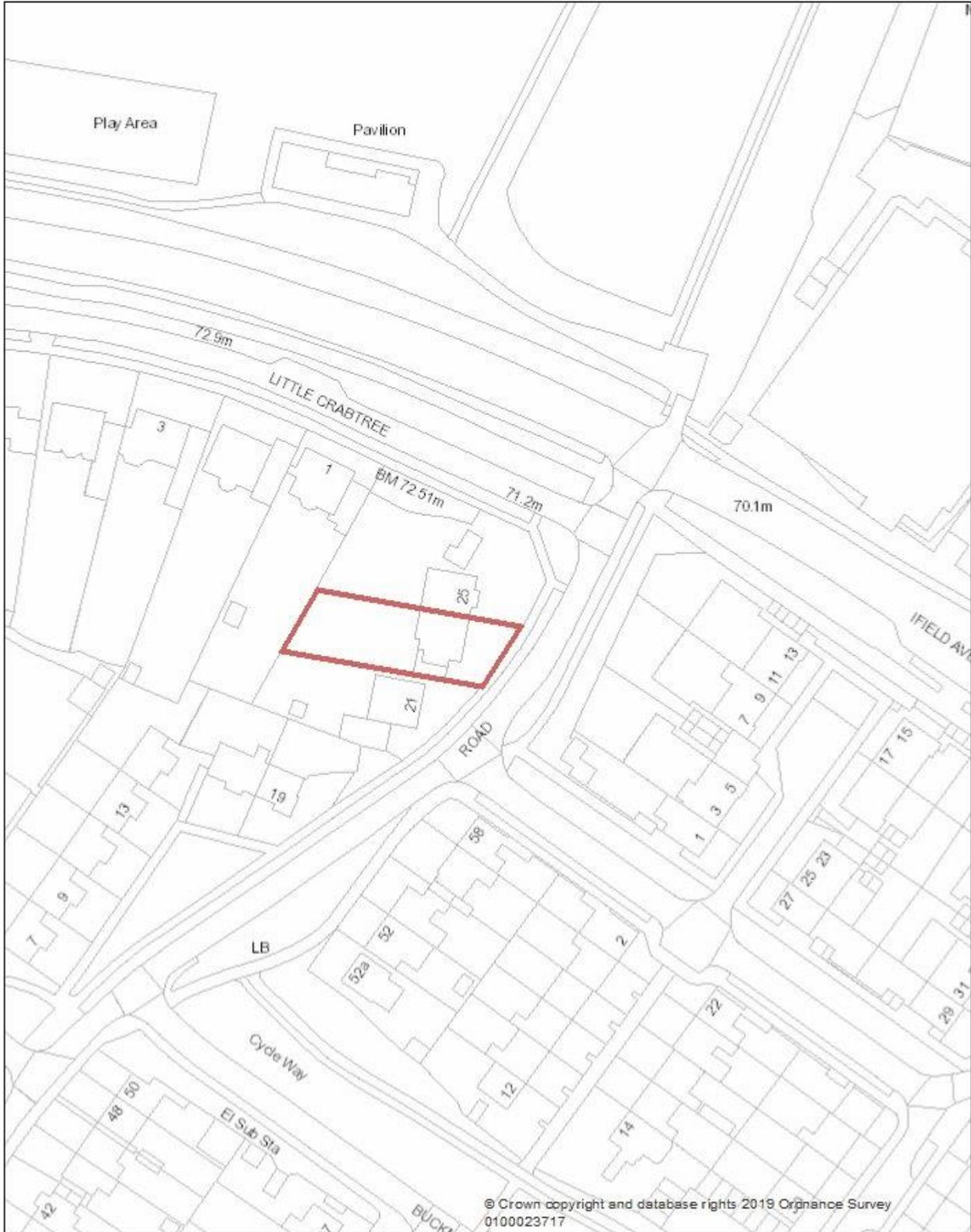


ArcGIS Web Map

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