

REFERENCE NO: CR/2020/0216/RG3

LOCATION: [MILTON MOUNT, MILTON MOUNT AVENUE, POUND HILL, CRAWLEY](#)
WARD: Pound Hill North & Forge Wood
PROPOSAL: ERECTION OF SINGLE STOREY BUILDING WITH FLAT ROOF TO HOUSE WATER PUMPS AND TWO VERTICAL PIPEWORK RISERS.

TARGET DECISION DATE: 5 August 2020

CASE OFFICER: Miss S. Hobden

APPLICANT'S NAME: Crawley Borough Council

AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
16/136/LP01		Site Location & Existing Block Plan
16/136/LP01		Site Location & Proposed Block Plan
P3713-A-EX-ML-101	1	Proposed Site/Block Plan
P3713 A EX ML 02	1	Existing Site Plan
P3713 A EX ML 03	2	Proposed Site Plan
P3713 A EX ML 04	1	Proposed Ground Floor & Roof Plan
P3713 A EX ML 05	1	Existing East West & North Main Block Elevations
P3713 A EX ML 06	2	Existing East & North Elevations
P3713 A EX ML 07	1	Existing West Elevation
P3713 A EX ML 08	3	Proposed East & North Elevations
P3713 A EX ML 09	1	Proposed West Elevation
P3713 A EX ML 105	0	Proposed Section 1-1 Plant Room
P3713 A EX ML 106	0	Proposed Section 2-2 Plant Room
P3713 A EX ML 4050	6	Proposed Cold Water Services Elevation Layout
P3713 A EX ML 4100	4	Proposed Cold Water External Services Layout
001		Screen Planting for New Tank Room

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|-----------------------|
| 1. | National Air Traffic Services (NATS) | No objection. |
| 2. | Sussex Gardens Trust | No objection. |
| 3. | The Gardens Trust | No response received. |
| 4. | CBC Trees/Technical Services Officer | No response received. |
| 5. | CBC Planning Arboricultural Officer | No objection. |
| 6. | CBC Environmental Health | No objection. |

NEIGHBOUR NOTIFICATIONS:-

Site notices were displayed on lamp posts to the front of the site and on a gate to the rear of the site on the 25th June 2020.

RESPONSES RECEIVED:-

One representation has been received seeking clarification on the location of the proposed single storey pump house building and what noise would be generated from the proposed water pipes/building.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:

- 1.1 The application site is located within Milton Mount to the west of Balcombe Road. The application building is an eight storey residential block of flats that was constructed in the 1960's and currently has 146 self-contained flats. To the west of the application site lies the designated Historic Park and Garden of Worth Park (Local Plan Policy CH12 and CH17) and an area of Structural Landscaping (Local Plan Policy CH7).

THE PROPOSED DEVELOPMENT:

- 2.1 Planning permission is sought for the erection of a single storey building located on the northern elevation of the building adjacent to St Catherines Road and associated works and the installation of two vertical water pipes on the western rear elevation to service all existing flats. The proposed riser pipework would be 110mm in diameter and would be finished in black.
- 2.2 The proposed single storey extension would house the tank room and would have a flat roof design with two access doors and one louvered window. It would measure 7.6m in width, 6.3m in length and 3.3m in height. The proposed facing brickwork would match the existing building. The proposal would also involve the construction of a footpath comprising Marshals Perfecta paving slabs with precast concrete edging.

PLANNING HISTORY:

- 3.1 CR/2017/0813/FUL - ERECTION OF EXTERNAL SUPPLY PIPES TO ALL EXISTING FLATS. VERTICAL PIPEWORK TO BE 63MM DIAMETER WITH HORIZONTAL SPURS – Permitted 05/12/2017
- 3.2 CR/2016/1016/FUL - ERECTION OF 19NO 250MM WIDE METAL DUCTS HOUSING NEW GAS SUPPLY PIPES TO ALL EXISTING FLATS. RISERS TO HAVE 125MM HORIZONTAL SPUR DUCTS - Permitted: 27/02/2017
- 3.3 CR/2015/0739/ADV - ERECTION OF 12 INFORMATION AND DIRECTIONAL SIGNS - Permitted 04/01/2016
- 3.4 CR/2002/0591/RG3 - ALTERATION OF GRASSED AREA TO PROVIDE 22 ADDITIONAL PARKING SPACES TO ENABLE REFUSE AND EMERGENCY SERVICE VEHICLE ACCESS - Permitted 16/12/2002

PLANNING POLICY:

National Planning Policy Framework (2019)

- 4.1 Section 2, Paragraph 11 (Presumption in favour of sustainable development). At the heart of the framework is a presumption in favour of sustainable development.
- 4.2 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.

Crawley Borough Local Plan (2015-2030)

- 4.3 CH3 (Normal requirements of all New Development) states all proposals for development in Crawley will be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context. Be of high quality in terms of their urban, landscape and architectural design and relate sympathetically to their surroundings in terms of scale density height, massing, orientation, views, landscape, 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. Retain existing individual or groups of trees that contribute positively to the area and allow sufficient space for trees to reach maturity.
- 4.4 CH7 (Structural Landscaping) states 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.
- 4.5 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 or significance are not lost as a result of development.
- 4.6 CH17 (Historic Parks and Gardens) Supports development unless it will have a negative impact upon the setting and character of the designed Historic Park or Garden.
- 4.7 IN1 (Infrastructure Provision) Supports infrastructure where it will not have an significant adverse impacts on existing infrastructure services.

Emerging Crawley Borough Local Plan 2020 – 2035 (Regulation 19 Draft)

- 4.8 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 CL2: Making Successful Places: Principles of Good Urban Design.
 - Policy CL3: Local Character and the Form of New Development.
 - Policy CL6: Structural Landscaping
 - Policy DD1: Normal Requirements of All New Development.
 - Policy HA1: Heritage Assets
 - Policy HA6: Historic Parks and Gardens

Supplementary Planning Document (SPD)

4.9 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 development. In particular, it states that:

- *Development with good design in mind will relate appropriately to the main building's character and style, dimensions, materials and finishes of the main building and the character of the area.*
- *Development should incorporate materials and colours that match the existing or, where appropriate, contrast with it. If planning permission is granted for a development, the conditions laid out in the permission often detail any necessary steps required regarding materials and finishes.*
- *Development on the side of the property will be prominent. Therefore, it is important that it should work successfully with its surroundings.*
- *Development 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.*

PLANNING CONSIDERATIONS:

5.1 The proposal is to improve the water supply infrastructure for the building and the main considerations in the determination of this application are therefore:

- The impact on the design and character of the building, the street-scene and the wider area.
- The impact on neighbouring amenity.
- Trees

The impact on the design and character of the building, the street-scene and the wider area.

5.2 The proposed new tank room building would be single storey and would be located on the northern side elevation of the main building at the north-west corner. The new tank room would be constructed in facing brickwork to match the existing building with a flat roof design, two access doors and one louvered window. All new pipework will be located underground up to the point of the two new risers.

5.3 The existing internal water risers and supply that were installed when the flats were built are in poor condition having severely restricted water supply resulting in very poor mains water pressure and therefore need to be replaced. A design was agreed with Southern Water that would allow all existing rising mains to be replaced to provide sufficient water pressure to all 146 flats. Due to the construction of the building it is not possible to install the water risers internally and an external supply is therefore proposed.

5.4 This application seeks to install external water riser pipes measuring 110mm in diameter and finished in black to all existing flats. There would be two vertical pipes on the western rear elevation of the building providing the main supply with smaller horizontal pipework leading to the flats internally. All the piping would be finished in black.

5.5 The building is a design of its time, with a regular fenestration pattern. The proposed pipes would be located near to the entrances, would run vertically up the building and would not be considered to adversely affect its character. Subject to a condition controlling the colour of the pipes, it is considered that the proposal would not have an adverse impact on the visual appearance and character of the building.

- 5.6 Following comments received from Sussex Garden Trust, new soft landscaping would be planted around the western and northern elevations of the extension to reduce its visual on the character of Milton Mounts wider landscaped setting. Given the scale of the works proposed in comparison to the existing building and the distance from the Historic Park and Gardens and the area of Structural Landscaping, is it considered that the proposal would not have an adverse impact on the character and setting of the Historic Park and Garden or on the area of Structural Landscaping.

The impact on neighbouring amenity

- 5.7 The proposed new tank room, due to its siting, single storey character, modest scale and distance from nearby facing properties, would not adversely impact the amenities of their occupants by way of light loss, overbearing presence or privacy loss.
- 5.8 Concerns have been raised from a neighbouring occupant as to what noise would be generated from the proposed pipes/tank room. The Council's Environmental Health Officer has been consulted and has raised no objection to the proposed development commenting that the pump will be fully enclosed with no expected noise issues. The proposal is therefore considered acceptable in this regard.

Trees

- 5.9 There are two Silver Birch trees located to the front of the proposed new tank room building. It is considered that the incursion required for the excavation of the foundations are within the tolerable limits and the new path will be installed above ground (due to favourable topography), mitigating the need for excavations within the Root Protection Area of the nearest tree. The Council's Arboricultural Officer considers that, provided the recommendations prescribed within the Arboricultural Impact Assessment dated Aug 2020 (Ref: CTS-0MEA-AIA-0) are complied with, the proposed scheme will have a negligible impact on trees. The proposal is therefore considered acceptable in this regard and would comply with the relevant local plan policies, the guidance contained within the Urban Design SPD and the Green Infrastructure SPD and the relevant paragraphs of the NPPF.

CONCLUSIONS:

- 6.1 It is considered that the development would not harm the design and character of the original building or the surrounding area nor would it have an adverse impact on neighbouring amenity. Given the condition of the existing pipework, the issues with the existing water pressure and the restrictions with the construction of the existing building it is considered that the proposed upgrading of the water infrastructure works are acceptable and would accord with Local Plan policies CH3, CH7, CH12, CH17 and IN1 of the Local Planning, the guidance contained within the adopted Urban Design SPD and the NPPF.

RECOMMENDATION RE: CR/2020/0216/RG3

PERMIT subject to the following condition(s):

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.
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development, and any plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of amenity and of the environment of the development in the accordance with Policy CH2, CH3, CH12 and CH17 of the Crawley Borough Local Plan 2015 - 2030.
5. Prior to any works, including site set up works, being undertaken to implement the development hereby approved, the tree protection measures shall be implemented in full and subsequently maintained in accordance with the Tree Protection Plan (drawing no. CTS-0MEA-TCP-01) for the full duration of the construction works. The proposed development shall not be carried out other than in accordance with the Arboricultural Impact Assessment dated Aug 2020 (Ref: CTS-0MEA-AIA-01) or otherwise in accordance with details which have first been submitted to and agreed in writing by the Local Planning Authority.
REASON: To ensure the retention and maintenance of trees and vegetation which are an important feature of the area in accordance with Policies CH2, CH3, CH12 and CH17 of the Crawley Borough Local Plan 2015 – 2030 and the Green Infrastructure Supplementary Planning Document.
6. The two water pipe risers shall be finished in black and maintained for the life of the development.
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.

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:

(Insert/amend bullets as required)

- Providing advice in a timely and manner through pre-application discussions/correspondence.
- Liaising with members/consultees/respondents/applicant/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/additional information to address identified issues during the course of the application.
- Informing the applicant of identified issues that are so fundamental that it has not been/would not be possible to negotiate a satisfactory way forward due to the harm that would be/has been caused.
- Providing advice on the refusal of the application to solutions that would provide a satisfactory way forward in any subsequently submitted 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.

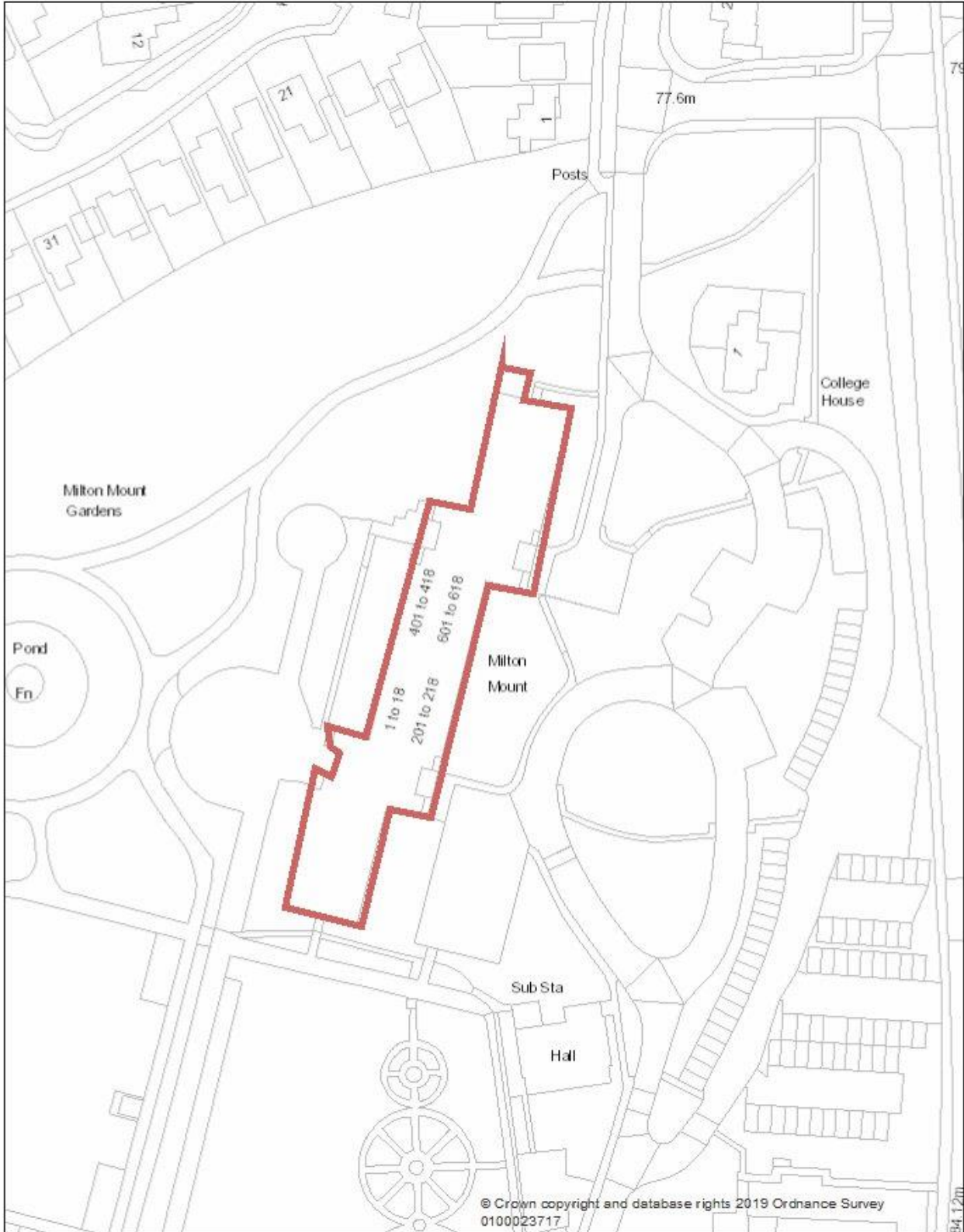


ArcGIS Web Map



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