

**REFERENCE NO: CR/2020/0142/FUL**

**LOCATION:** [DOWNSMAN BOWLS CLUB, IFIELD AVENUE, WEST GREEN, CRAWLEY](#)  
**WARD:** Northgate & West Green  
**PROPOSAL:** ERECTION OF A CONSERVATORY ONTO THE CLUBHOUSE, RE-POSITIONING OF THE DISABLED ACCESS RAMP TO THE EASTERN ELEVATION & THE ADDITION OF NEW EXTERNAL CHANGING ROOM FACILITIES

**TARGET DECISION DATE:** 8 October 2020

**CASE OFFICER:** Ms D. Angelopoulou

**APPLICANT'S NAME:** Mr Derek Godden

**AGENT'S NAME:** Mr Derek Godden

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**PLANS & DRAWINGS CONSIDERED:**

Drawing Number	Revision	Drawing Title
CBC 0001		Site Location Plan
CBC 0002		Proposed Block Plan
2020-01		Existing & Proposed Site Layout
2020-02		Proposed Conservatory and Changing Rooms
CBC 0003		Existing Floor Plans & Elevations
2018-01		Existing Plans & Elevations

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

- |   |                       |
|---|-----------------------|
| 1. WSCC Highways                          | No objection.         |
| 2. CBC Property Division                  | No objection.         |
| 3. CBC Energy Efficiency & Sustainability | No response received. |

**NEIGHBOUR NOTIFICATIONS:-**

Crawley Labour Supporters Club; Crawley Horticultural Society; The Pavilion; Ram Sports and Social Club all West Green Drive

**RESPONSES RECEIVED:-**

None received.

**REASON FOR REPORTING TO COMMITTEE:-**

The applicant is related to two members of Crawley Borough Council staff.

**THE APPLICATION SITE:-**

- 1.1 The application site is the Downsman Bowls Club located on the northern side of Ifield Avenue by West Green Playing Fields. The site contains a single storey clubhouse with a bowling green to the north-east. There is a gate to the south-east of the site. The boundaries to the east, north and west are marked by hedges, and to the rear (south) of the application building is a water storage tank surrounded by fencing and hedges. There are two metal equipment sheds further to the north-east,

next to the existing hedges. The site shares an access and car park with the adjacent Ram Sports and Social Club, Horticultural Society and Labour Club.

### **THE PROPOSED DEVELOPMENT:-**

- 2.1 Planning permission is sought for the erection of a conservatory on the north-east elevation, re-positioning of the disabled access ramp to the east from the north-east elevation and the erection of two changing room outbuildings to the north west of the bowling green.
- 2.2 The proposed conservatory would project 3.3m from the existing clubhouse's north-east elevation and would extend across its full width. It would have a mono-pitched roof with a maximum height of 3.1m and a 2.4m eaves height. The conservatory would have brick dwarf walls and there would be glazed double doors to both side elevations.
- 2.3 Due to the position of the proposed new conservatory, the proposal would involve re-positioning of the disabled access ramp to the east of the building. This would measure 13m in length and 2m in width. The existing gate and hedges would be retained.
- 2.4 Two outbuildings are also proposed to the north-west of the bowlinggreen close to the site boundary, on the grassed area between existing benches. These outbuildings would measure 5.1m by 1.8m. They would have pitched roofs of 2.5m ridge height and 1.8m eaves height. They would be of metal construction finished in green.

### **PLANNING HISTORY:-**

- 3.1 CR/2017/0428/FUL - Erection of single storey front, side and rear extensions to the clubhouse and new boundary treatment to the east (amended plans received) – Permitted but not implemented. Works must have been begun before 20 September 2020, so the permission appears to have lapsed.

### **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 6 – Building a strong, competitive economy. Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future.
  - Section 8 – Promoting healthy and safe communities. Planning policies and decisions should aim to achieve healthy, inclusive and safe places.
  - 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. Development proposals will be required among others to create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas, and provide information to demonstrate how the policy principles are achieved through the development.
- 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.
- Policy EC1: Sustainable Economic Growth. Crawley’s role as the key economic driver for the Gatwick Diamond will be protected and enhanced. The council will ensure that all suitable opportunities within the borough are fully explored to enable existing and new businesses to grow and prosper.
- Policy ENV9: Tackling Water Stress Crawley is situated within an area of serious water stress, and development should, therefore, plan positively to minimise its impact on water resources and promote water efficiency. Crawley is situated within an area of serious water stress, and development should, therefore, plan positively to minimise its impact on water resources and promote water efficiency.
- Policy IN3: Development and Requirements for Sustainable Transport. Developments should meet the access needs they generate and not cause an unacceptable impact in terms of increased traffic congestion or highway safety.
- Policy IN4: Car and Cycle Parking Standards. Development will be permitted where the 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. These standards are contained within the Planning Obligations and s106 Agreements Supplementary Planning Document (SPD) or any subsequent similar document.

#### Emerging Crawley Borough Local Plan 2020 – 2035 (January 2020)

4.3 The Local Plan Review 2020-2035 has been published for Regulation 19 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 DD1: Normal Requirements of All New Development.
- Policy EC1: Sustainable Economic Growth.
- Policy SDC3: Tackling Water Stress.
- Policy ST1: Development and Requirements for Sustainable Transport.
- Policy ST2: Car and Cycle Parking Standards.

#### 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, highlighting in particular the importance of massing and materials, public realm, street design and parking and sustainable design.

4.5 It also includes in Annex 1 the Borough’s indicative minimum parking standards. The standard for places of assembly/leisure is 1 space per 22sqm.

#### **PLANNING CONSIDERATIONS:-**

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

- The design and appearance of the proposal and its impact on the building, street scene and wider area
- The impact on neighbouring properties and the amenities of their occupiers/users.
- The impact on highways

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

5.2 The proposal includes a conservatory (to accommodate additional space for activities such as short mat bowls and larger group meetings) and two outbuildings to improve the changing facilities. Extensions to the clubhouse were approved under the application CR/2017/0428/FUL to accommodate all the facilities required for the club operation. However the club could not raise the funding required for the previously approved project and, as a result, they have now applied for just a conservatory and outbuildings.

5.3 The proposals would only be visible from within the site and from West Green Playing Fields to the east. The proposed conservatory would have a relatively modest height with a mono-pitched roof height to match the ridge height of the existing building. Due to the existing hedges around the site that would be retained, there would be limited views of this conservatory. It is considered that the conservatory would be of a character and appearance that would appear as an acceptable addition to the building and there would be no harmful impact on the visual amenities of the building or wider area.

5.4 The proposed changing room outbuildings would be located to the north-west of the bowling green. They could be directly accessed from the car park via an existing side gate to the west or from the clubhouse. There are already two metal equipment sheds to the north-east. The existing hedges of approximately 1.8m height would be retained. These provide significant screening and the proposed outbuildings, at 2.5m maximum height, would not be significantly visible within the surrounding area. Although there is some potential for a cluttered appearance to the site if there were too many outbuildings, given the position of these proposed outbuildings away from the existing sheds, it is not considered that there would be harm to the visual amenities of the site. The structures would be of metal construction and likely to deteriorate more quickly than traditional materials, it is therefore considered appropriate to issue a temporary permission for the outbuildings for 10 years. This will allow the Local Planning Authority to reconsider the visual appropriateness of the structures over the passage of the time.

5.5 The proposed conservatory would require the removal of the existing ramp which is located on the north-east elevation of the clubhouse. The re-positioning of the disabled access ramp to the east would involve the extension of the disabled ramp up to the bowling green. This would retain access to both the clubhouse and the path around the bowling green for all potential visitors. The existing hedge to the east would be retained and the proposed re-positioning of the disabled access ramp itself would have little impact upon visual amenity.

5.6 To conclude, the proposed development would not be harmful to the streetscene and would therefore be in accordance with the relevant Local Plan Policies, the guidance in the Urban Design SPD and the relevant paragraphs of the NPPF.

The impact on neighbouring properties and the amenities of their occupiers/users.

5.7 The Downsman Bowls Club is located in West Green Playing Fields and the adjacent buildings provide similar facilities for other clubs and it is not considered that these relatively modest developments would result in harm to neighbouring users' amenities.

The impact on highways

5.8 The overall proposal (including the outbuildings), is for an additional 65sqm of internal space to provide a longer internal bowls mat, an increase in changing room space and additional room for meetings (in order to satisfy fire safety requirements). The proposal would generate a need for three

additional car parking spaces using the adopted Urban Design SPD's standard of 1 space per 22sqm. The club uses the existing shared car park to the south-west of the clubhouse. No additional parking provision is proposed for this development. WSCC Highways have been consulted and raised no objections stating that: '*there are comprehensive parking restrictions along Ifield Avenue prohibiting vehicles from parking in places that would be detrimental to highway safety, therefore it would be difficult to substantiate that such a small shortfall in car parking would create a highway safety issue.*'

- 5.9 WSCC Highways recommended that covered and secure cycle storage should be provided. The applicant responded that access by cycle for matches or practice is impractical, as bowlers need to bring their bowls which are heavy and not therefore very practical for a cycle. In addition, the average age of bowlers is 70 years plus, so members are less likely to cycle. There are some members who use cycles to travel to club meetings, maintenance and socials. These park within the existing equipment sheds. However, the applicant also clarified that by far the majority of visits to the club are not made by cycle. It is therefore accepted in this particular case that additional cycle storage is not required and that the current ad hoc arrangements are satisfactory.
- 5.10 Overall, due to the limited size of the proposed extensions, the characteristics of the use of the site as a bowling club and the WSCC Highways advice, it is not considered necessary to provide additional car or cycle parking spaces.

### **CONCLUSIONS:-**

- 6.1 In conclusion, it is considered that the scale and design of the proposal is acceptable and would not have an adverse impact on the character and appearance of the building or the street scene. There would not be any detrimental impact on the operation of the highway or the amenities enjoyed by the users of neighbouring properties. The proposal is considered to accord with the policies outlined in the NPPF, the Crawley Borough Local Plan (2015-2030) and the Urban Design SPD.

### **RECOMMENDATION RE: CR/2020/0142/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 two external changing room facilities hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 4th November 2030.  
REASON: To enable the Local Planning Authority to review the appropriateness of the structures for changing room facilities use through the passage of the time in accordance with policy CH3 of the Crawley Borough Local Plan 2015 – 2030.
4. The materials to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application, and in particular the external changing room facilities shall be of a green metal construction with a green metal roof.  
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.
5. The existing hedge to the east and west of the site shall be protected for the duration of the development works, shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period and shall be retained thereafter. Any part of the hedge dying or being severely damaged or becoming seriously diseased during that period, shall be replaced in the following planting season with hedging of similar size and species.

REASON: To ensure the retention of vegetation important to the visual amenity and the environment of the development in accordance with policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

INFORMATIVE(S)

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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