

REFERENCE NO: CR/2017/0813/FUL

LOCATION: MILTON MOUNT, MILTON MOUNT AVENUE, POUND HILL, CRAWLEY
WARD: Pound Hill North
PROPOSAL: ERECTION OF EXTERNAL SUPPLY PIPES TO ALL EXISTING FLATS. VERTICAL PIPEWORK TO BE 63MM DIAMETER WITH HORIZONTAL SPURS

TARGET DECISION DATE: 16 November 2017

CASE OFFICER: Mr D. Power

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME: GWP Architects

PLANS & DRAWINGS CONSIDERED:

16-136-01a, Existing Elevations and Part Plans;
16-136-02b, Proposed Elevations and Part Plans;
16/136/LP01, Location Plan;
16/136/LP01, Block Plan A1.

CONSULTEE NOTIFICATIONS & RESPONSES:-

None

NEIGHBOUR NOTIFICATIONS:-

Four site notices were displayed around the site.

RESPONSES RECEIVED:-

None

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. 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 application building is an eight storey residential block of flats that was constructed in the 1960's and currently has 146 self-contained flats.

THE PROPOSED DEVELOPMENT:-

- 2.1 The application seeks full planning permission for the installation of external gas supply pipes finished in black to all existing flats. The proposed pipework would be 63mm in diameter.

PLANNING HISTORY:-

- 3.1 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
- 3.2 CR/2015/0739/ADV: ERECTION OF 12 INFORMATION AND DIRECTIONAL SIGNS: Permitted 04/01/2016
- 3.2 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 2012 (NPPF)

- 4.1 Requiring Good Design- Section 7 states that Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 4.2 Paragraph 14: Presumption in favour of sustainable development

Crawley Borough Local Plan (2015-2030)

- 4.3 Policy CH3: Normal requirements of all New Development- All proposals for development in Crawley will be required to:
 - a) Be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context.
 - b) 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.
 - c) Provide or retain a good standard of amenity for all existing and future occupants of land and buildings.
 - d) Retain existing individual or groups of trees that contribute positively to the area and allow sufficient space for trees to reach maturity. Sufficient space should also be provided in private gardens that would not be overshadowed by tree canopies and proposals should ensure that rooms within buildings would receive adequate daylight.
 - e) Demonstrate how "Secure by Design" principles and guidance set out in the "secured by Design" design guidance have been incorporated into the development.
 - f) Meet the requirements necessary for their safe and proper use, in particular with regard to access circulation and manoeuvring, vehicle and cycle parking loading and unloading, and the storage and collection of waste.
 - g) In respect of residential schemes, demonstrate how the Building for Life 12 criteria (as amended) for the evaluation of the design quality of residential proposals have been taken into account and would be delivered through the scheme.
- 4.4 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.
- 4.5 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 or significance are not lost as a result of development.

- 4.6 Policy 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.

Supplementary Planning Document (SPD)

- 4.7 Urban Design SPD: States that it is of great importance that the design of the alteration is considered and is of good quality.

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.

PLANNING CONSIDERATIONS:-

- 5.1 The main considerations for this application are:
- Design and appearance of the proposal and impact on character of the area.

Design and appearance of the proposal

- 5.2 The existing internal gas risers and supply that were installed when the flats were built are now starting to corrode and therefore need to be replaced. Under The Gas Safety Regulations 1998 any new gas riser proposed within an existing building has to be installed in a self-contained fully ventilated space. Due to the construction of the building it is not possible to provide a self-contained ventilated duct from point of entry in to the building to each individual property internally. Therefore an external supply has to be provided.
- 5.3 This application seeks to install an external gas riser pipes measuring 63mm in diameter and finished in black to all existing flats. A previous application (CR/2016/1016/FUL) as granted to encase pipes in a metal casing. To allow for better maintenance of the pipes, the metal casing is not to be installed and hence this application is for the piping only. There would be nine vertical pipes on each side of the building housing the main supply with smaller horizontal sections leading to the flats. All the piping would be finished in matt black colour, which could be controlled by condition.
- 5.4 The building is of a design of its time, with a regimented window patterns and distances. The proposed piping would be located after every fourth window and be run vertically up the building which would reinforce the character of the building. The pipe work is narrower than the previously approved metal ducting. 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 property.
- 5.5 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.

CONCLUSIONS:-

- 6.1 It is considered that the development would not harm the character of the original building or of the surrounding area. Given the requirements of the gas legislation and the construction of the existing building it is considered that the proposal works are acceptable and accord with policies CH3, CH7, CH12, and CH17 of the Local Planning and with the Urban Design SPD.

RECOMMENDATION RE: CR/2017/0813/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 pipes hereby approved shall be finished in matt black unless other approved in writing by the Local Planning Authority.
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.

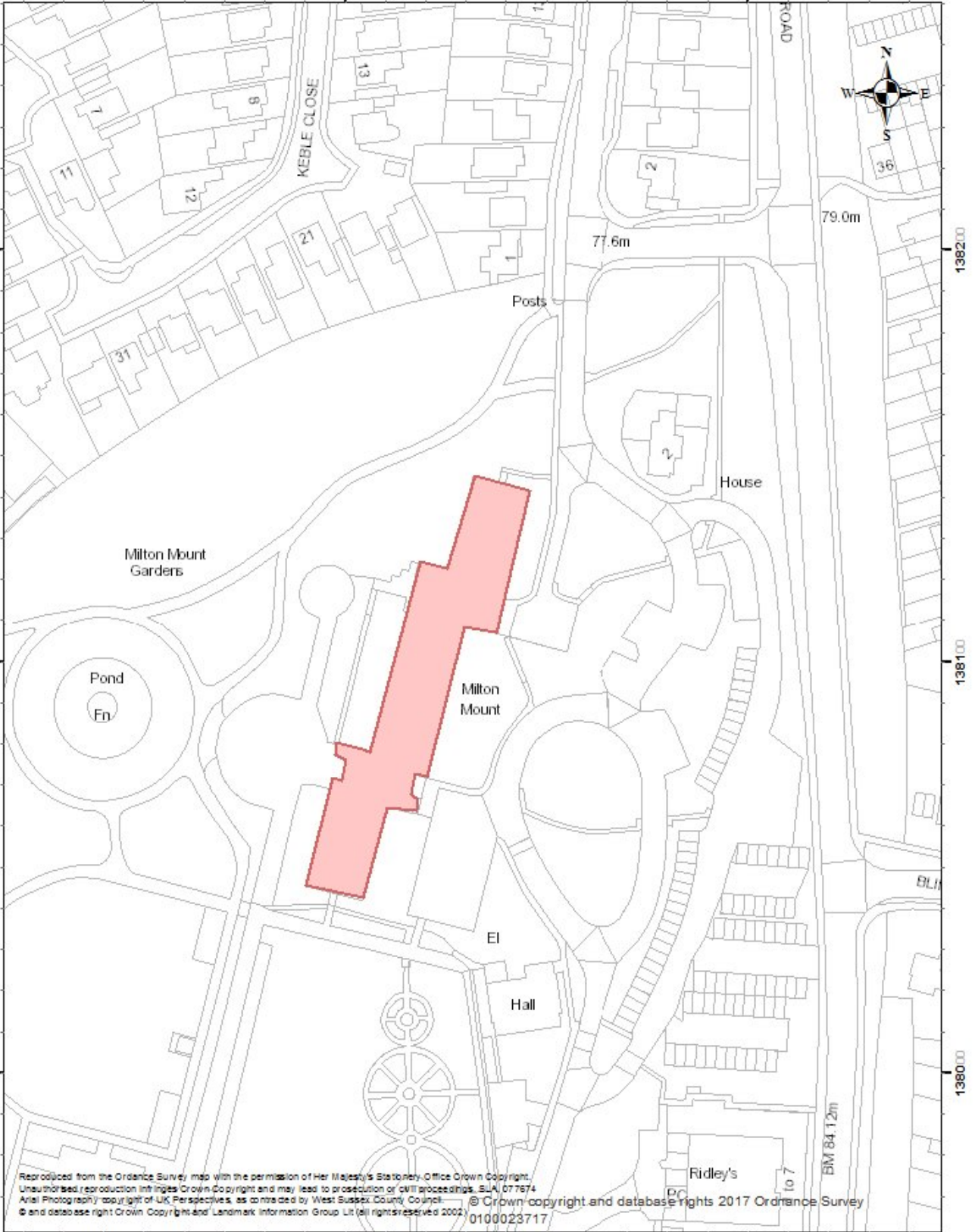
1. NPPF Statement

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.

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