

REFERENCE NO: CR/2020/0834/FUL

LOCATION: [3 & 4 FRIENDS CLOSE, LANGLEY GREEN, CRAWLEY](#)
WARD: Langley Green & Tushmore
PROPOSAL: ERECTION OF JOINT TWO STOREY REAR EXTENSION FOR 2 SEMI-DETACHED PROPERTIES (NOS. 3 AND NO.4 FRIENDS CLOSE), AND ADDITIONAL SINGLE STOREY REAR EXTENSION FOR NO.3 (AMENDED PLANS RECEIVED)

TARGET DECISION DATE: 15 February 2021

CASE OFFICER: Ms D. Angelopoulou

APPLICANT'S NAME: Mr M (& Mr A Khan) Amer
AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
CBC 0002		Location Plan
CBC 0001		Block Plan
RDS/1120/001	B	Existing Ground And First Floors
RDS/1120/002	B	Proposed Ground & First Floor Plans
RDS/1120/003	C	Rear Elevations
RDS/1120/004	C	South Elevation
RDS/1120/005	C	North Elevation
RDS/1120/006	C	Roof Plan
RDS/1120/001	B	Existing & Proposed Second Floor Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

GAL Aerodrome Safeguarding No objection subject to a cranes informative.

NEIGHBOUR NOTIFICATIONS:-

10 to 15 Brisbane Close;
2 and 5 Friends Close;
44 and 46 Jordans Crescent.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is related to a member of staff.

THE APPLICATION SITE:-

1.1 3 and 4 Friends Close comprise a pair of two-storey semi-detached dwellings, situated on the northern side of Friends Close, within the neighbourhood of Langley Green. Both properties are finished in brick at ground floor and in render at first floor level, with a tiled roof. They both have front porches and detached garages. No.4 has a single storey rear extension and No.3 has a single storey side extension. Each dwelling has off-street parking on the front driveway laid as

hardstanding which provides space for at least one car in addition to the space in the single garages accessed via shared driveways with numbers 2 and 5.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the erection of a joint two storey rear extension to both properties, and an additional single storey rear extension at No.3 Friends Close, following the removal of the single storey rear extension at No.4 Friends Close. The proposal has been amended, since the application was submitted, by altering the roof design from gable to fully hipped roof and removing the obscured glazed window of the master bedroom of No.4. The extensions would be constructed in materials to match the existing dwelling; brick, tile and windows (the first floor render is not proposed to be repeated).
- 2.2 The proposed joint two storey rear extension would project 3.6 metres from the original rear elevations of both properties, and would span the full width of both properties. It would have a fully hipped roof, would be set down from the main ridgeline by 0.2m and would maintain the existing eaves level.
- 2.3 The proposal would also involve the construction of an additional 1.4m deep single storey rear protrusion to No.3 Friends Close. This rear element would extend across the full width of this property and would have a mono-pitch roof with a ridge height of 3.3m and an eaves height of 2.4m.
- 2.4 Internally, the proposal would result in an extended kitchen and family at ground floor, and an extended bedroom with an en-suite bathroom at first floor for each dwelling.

PLANNING HISTORY:-

- 3.1 No.3 Friends Close:
 - CR/2019/0796/HPA – Prior notification for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.0m, and have a maximum height of 3.33m and an eaves height of 2.456m – Prior Approval Not Required. – Not implemented.
- 3.2 No.4 Friends Close:
 - CR/2020/0502/FUL – Erection of single and two storey rear extensions – This application was withdrawn by the applicant.

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 policies from the Crawley Borough Local Plan are most relevant to the proposal:

- 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 seeks 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; and be able to meet its own operational requirements necessary for the safe and proper use of the site.
Development proposals including residential extensions must adhere to any relevant supplementary planning guidance produced by the council.
- 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.

Emerging Crawley Borough Local Plan 2021 – 2037 (January 2021)

- 4.3 The Local Plan Review Submission Consultation Draft 2021-2037 has been published for Regulation 19 consultation from 6 January 2021 until 31 March 2021, 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 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 the design of extensions. In particular, it states that:
- *'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'.*

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. It also states that in the case of an application to extend or convert a 3 bed dwelling to a 4 bed dwelling, an additional car parking space will not be sought.

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 dwellings, street scene and wider area
- The impact on neighbouring amenities
- Parking considerations

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

5.2 The proposed joint two storey rear extension and single storey rear extension at No.3 would be largely screened from the streetscene by the existing dwellings which curve around the small cul-de-sac of Friends Close. The proposed two storey rear extension by reason of its substantial depth would appear prominent and bulky in relation to the overall character of the original semis. However, the proposal has been revised to have a fully hipped roof which is considered to help reduce its visual bulk and prominence when viewed from the side elevations and from Brisbane Close. The single storey element of No.3 would have a mono-pitch roof. It is considered that, given the new roof design, the positioning of the proposal behind the main bulk of the houses and the manner in which the extensions are set down from the main ridge of the existing dwellings would help to reduce the visual bulk and scale of the proposal, with the result that the extensions are not considered to harm the character and design of the existing houses.

5.3 The two storey rear extension would result in the rear garden area measuring just 7-9.5m in depth for No.4 Friends Close, which is contrary to the minimum 10.5m depth recommended in the Urban Design SPD. However, this shortfall is due to the property currently having an existing single storey rear extension which has already reduced the depth of the original garden. Regarding No.3 Friends Close, the two and single storey rear extensions would result in the rear garden measuring 9-11.5m in depth. In this case, however, the limited distance is adequate given the shape of the plot and that the overall garden is wide and the resultant rear garden area would therefore still meet the external space standards set out in the SPD for No.3. As a result, the remaining garden depth for both properties could not warrant a reason for refusal.

5.4 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 amenities

5.5 The properties that would be potentially most affected by the proposal are Nos 12, 13 and 14 Brisbane Close to the rear (northeast), and Nos 2 and 5 Friends Close to the northwest and south (side).

5.6 The closest distance of the proposed joint two storey rear extension would be to Nos 12 and 13 Brisbane Close and it would measure 20.5m. To No.14 this would be 21.5m. The Urban Design SPD seeks a 21m minimum rear window to window distance for two storey houses. Whilst this minimum distance would not be met for Nos 12 and 13 Brisbane Close, it must be taken into account that this minimum distance refers to direct rear window to window overlooking. In this case, because of the angled position of these properties, there is no direct window to window overlooking

and as a result, the proposal is not considered to harm these properties to the rear in terms of overlooking or loss of privacy.

- 5.7 Nos 2 and 5 Friends Close are also situated at an angle with the application properties. 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 joint extension would not breach a 60 degree line drawn from the closest windows of both Nos 2 and 5, and it is therefore considered acceptable in terms of the impacts of dominance, overshadowing and loss of light. Some windows are proposed along the north and south flank (side) elevations of the extensions that would serve bathrooms and are proposed to be obscured glazed, which is considered acceptable and they would not result in harmful overlooking or loss of privacy on Nos 2 and 5. It is, however, considered expedient to condition these obscured windows and to control the insertion of additional windows in these elevations to prevent overlooking of these neighbouring houses.
- 5.8 Overall, in terms of neighbouring amenity, the proposal is not considered to have any significant 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

- 5.9 The properties would remain as a 3-bed houses. Both properties have a single garage and front driveway to accommodate at least 1 car. According to the Urban Design SPD the minimum parking standards for a 3 bedroom dwelling in this location are 2-3 spaces. As a result, 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.

CONCLUSIONS:-

- 6.1 In conclusion, it is considered that the scale, massing and design of the proposal as amended is acceptable, would not have an adverse impact on the character and appearance of the dwellings 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/2020/0834/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 dwellings.
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The development hereby approved shall not commence until a contract or contracts has/have been completed and signed to carry out the approved works to both No. 3 and No. 4 Friends Close.
REASON: To protect the amenities of these properties and in the interests of the visual appearance of the houses in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

5. The windows on the northern and southern (side) first floor elevations of the development 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 properties Nos 2 and 5 Friends Close, in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. No windows (other than those shown on the plans hereby approved) shall be constructed in the northern and southern (side) first floor elevations of the development hereby permitted which adjoins the side boundaries with Nos 2 and 5 Friends Close 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 properties in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE(S)

1. Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. Gatwick Airport requires a minimum of four weeks' notice. For crane queries/applications please email: lgwcranes@gatwickairport.com. Please note that as from 31st May 2021 crane operators will in the first instance need to notify the Civil Aviation Authority (CAA) of any cranes in the UK that are over 10m in height or taller than the surrounding trees/structures. Notification should be at least 8 weeks before any crane is due on site. For further details please refer to CAP1096 'Guidance to Crane Operators on Aviation Lighting and Notification' available at www.caa.co.uk
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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