

REFERENCE NO: CR/2020/0676/FUL

LOCATION: [71A THREE BRIDGES ROAD, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: ERECTION OF FIRST FLOOR EXTENSION AND NEW ROOF TO CONVERT BUNGALOW INTO A TWO STOREY DWELLING.

TARGET DECISION DATE: 25 March 2021

CASE OFFICER: Mrs A. Sanders

APPLICANT'S NAME: Mr and Mrs Saraw

AGENT'S NAME: Mr A Ryrie

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
JS01		Location/Block Plan & Existing Ground Floor Elevations
JS02		Proposed Ground Floor Plan & Elevations
JS02	D	Proposed Plans and Elevations
CBC 0001		Block Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|------------------------------------|
| 1. | WSCC Highways | No objection |
| 2. | National Air Traffic Services (NATS) | No objection |
| 3. | Energy and Sustainability Officer | No objection subject to conditions |

NEIGHBOUR NOTIFICATIONS:-

6 to 10 (even Nos) Ridgeside;
71, 73, 120 and 122 Three Bridges Road.

RESPONSES RECEIVED:-

One letter of representation received querying the block plan as this did not originally show the neighbour's extension. No further comments received once amended block plan submitted.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is a Crawley Borough Council employee.

THE APPLICATION SITE:-

- 1.1 The application site is located on the northern side of Three Bridges Road. This section of Three Bridges Road comprises mostly detached 1930's style dwellings. The application site contains a detached bungalow set within a large plot, with a detached flat roofed single garage. The roof of the property is hipped with a front gable projection. The dwelling is set back from the road by approximately 21m and the driveway has space to park approximately three vehicles with a further space in the garage. The existing bungalow has a width of 11.6m, a maximum length of 11m with a height of 2.8m to the eaves and 5.7m to the ridge. The single garage has a width of 2.8m, a length

of 6.3m and a maximum height of 2.9m to the top of the flat roof. The existing footprint of the property measures 105sqm for the dwelling and 18sqm for the garage totalling 123sqm.

- 1.2 This part of Three Bridges Road has a fairly uniform street scene characterised by similar detached 1930's style two storey houses with the exception of the application site and No. 71 Three Bridges Road, which is a chalet bungalow. Opposite the application site are 1960's detached two storey houses with flat roof front projections and render to the first floor. The building line is staggered, with No. 71A set back from No. 71 and forward of No. 73.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought to convert the bungalow into a two storey house, including a first floor extension, a two storey rear extension and a single storey rear extension. The resulting house would have a maximum height of 9m, a width of 14.3m and a depth of 11.1m. The two storey rear extensions would have a maximum width of 11.4m, a maximum length of 2.7m with an eaves height of 5.1m and a ridge height of 9m. The single storey rear extension behind the garage would have a width of 2.9m and a length of 2.7 with a maximum height of 4.6m. Internally the proposal would allow the bedrooms to be located on the first floor, of which five are proposed with two bathrooms. The ground floor would then be re-configured to provide a kitchen breakfast room, lounge / dining room, study, utility, w/c and gym. The single garage would be moved away from the boundary to the west by 1m and would be attached to the house with a mono-pitched roof. The proposal would have a two storey front hipped projection and would be clad at first floor with timber effect cladding with brick to the ground floor. The proposed footprint would measure 149sqm. The parking arrangements would remain as existing.
- 2.2 The proposal has been slightly amended through the course of the application. The front elevation was amended so that there would be a single front door with a small window either side with a roof canopy over, instead of an enclosed glazed porch. The plans also show that the first floor materials would be cement fibre timber effect cladding. The window positioning on the front elevation was also amended so that the windows aligned.

PLANNING HISTORY:-

- 3.1 CR/068/1977 – Erection of single storey extension at rear. Permitted.

PLANNING POLICY:-

- 4.1 National Planning Policy Framework (February 2019):

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 – 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.
- Section 9 – Promoting sustainable transport – this section states that opportunities to promote walking, cycling and public transport use should be pursued.
- 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.

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

The relevant policies include:

- 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 CH1: Neighbourhood Principle will be protected and enhanced by maintaining the neighbourhood structure of the town with a clear pattern of land uses and arrangement of open spaces and landscape features.
- Policy CH2: Principles of Good Urban Design seeks to assist in the creation, retention or enhancement of successful places. Development proposals will be required among others to respond to and reinforce locally distinctive patterns of development and landscape character and protect and/or enhance heritage assets and create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas.
- 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 in terms of urban and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, 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. Existing trees that contribute positively should be retained. Development proposals must adhere to any relevant supplementary planning guidance produced by the council.
- Policy ENV6: Sustainable Design and Construction states that in order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations, and any subsequent increased requirements
- Policy ENV9: Tackling Water Stress states that 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.

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

The document has been published for Regulation 19 consultation on 6 January 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
- Policy SDC1: Sustainable Design and Construction
- Policy SDC2: District Energy Networks

4.4 Supplementary Planning Documents – Urban Design SPD 2016

The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It is a material planning consideration. It contains guidelines on the standards the Council expects for alterations and extensions to dwellings (Part 3). In particular relevant guidance is as follows:

- 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.
- Extensions should consider existing roof pitches. A house extension with a roof pitch that is different to the existing one can look out of place, while an extension with a matching roof pitch will likely be more suitable.
- 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.
- 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.
- A single storey extension should not encroach into an area measured by drawing a 45 degree angle from the nearest edge of a neighbour's window or door
- A two storey extension should not encroach into an area measured by drawing a 60 degree angle from the nearest edge of a neighbour's window or door.
- Parking standards for residential uses states that in Three Bridges 2-3 spaces should be provided for dwellings with three or more bedrooms

4.5 Planning and Climate Change SPD (adopted October 2016)

This SPD includes further guidance on sustainability policies within the Local Plan (Policies ENV6 and ENV9).

PLANNING CONSIDERATIONS:-

5.1 The main planning considerations for this application are:

- The design and appearance of the proposal on the existing site and the surrounding area
- The impact upon neighbouring properties and occupants amenities
- Highways and parking
- Sustainability

The design and appearance of the proposal on the existing site and the surrounding area

- 5.2 Policy CH3 of the Crawley Borough Local Plan states that new development will need to be of high quality in terms of its urban, landscape and architectural design and relate sympathetically to its surroundings in terms of scale, density, height, massing, orientation, views, landscape, layout, details and materials. The Urban Design SPD states that '*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*', and '*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*'.
- 5.3 The proposal would convert the existing bungalow into a large two storey house by building a first floor extension above the existing bungalow, constructing a two storey rear extension and incorporating a single attached garage onto the property, with a single storey rear extension behind.
- 5.4 The properties to the east of the application site are modest two storey dwellings with single garages. The width of these dwellings varies from 6m – 9m and all are of similar 1930s styles and character. Immediately to the west of No. 71A is a chalet bungalow and, next to that, a two storey dwelling which was extended in 2004, now having a width of 9m.
- 5.5 The combination of the proposed extensions and alterations would create a development that would be excessively large and dominant in comparison to its neighbours and would create unacceptable bulk and mass, especially at first floor, due to its excessive width and length. For example, to the east, No 73 has a first floor width of 8.5m, No 75 has a width of 6m, No 77 a width of 9m and No 79 a width of 6m. To the west No 71 (which is a chalet bungalow) has a width of 11m and No 69 has a width of 9m following an extension in 2004. Whilst the application site is set within a large plot, it is considered that building above the existing bungalow would result in an excessively wide property, with a maximum width of 14.3m, which would be uncharacteristic within the immediate street scene. The two storey properties within this stretch of Three Bridges Road are not as wide and the proposed development would become the widest two storey dwelling within this section of the road by approximately 5m. Unfortunately, a streetscene elevation has not been provided. However, the combination of the width and length of the proposed house would also undoubtedly result in its height being significantly greater than its neighbours, further exacerbating its undue prominence. It is therefore considered that the proposal would result in an adverse and unacceptable impact on the design and appearance of the site by the addition of excessive width, bulk, mass and resulting height.

- 5.6 The property is set back from Three Bridges Road by 21 metres and is partially obscured from Three Bridges Road by the existing vegetation at the front boundary of the property. Views are obtained from the driveway though and the side of the dwelling is clearly visible when travelling towards the east and the west. Given the stagger in the building line, the entirety of the proposed eastern side of the property (measuring 11.6m in length) would be visible when travelling from the east to the west. The combination of the 11.6m length and 14.3m width of the resultant property would significantly add to the bulk and mass at first floor which further exacerbates the prominence of the proposal, detracting from the appearance of the site and the street scene.
- 5.7 The significant increase in the bulk and mass at first floor, together with the substantially elongated front and side elevations would create a very dominant addition when viewed from Three Bridges Road. The increased bulk at first floor, combined with the limited gap to the boundaries (1.5m to the east and 1m to the west), would unacceptably add to the dominance of the overall development. As a result, the proposal would appear unduly prominent from Three Bridges Road and would be an incongruous addition which would detract significantly from the character of this row of dwellings.
- 5.8 The materials proposed for the extension would be facing brick to the ground floor and composite timber effect cladding at first floor, with a tiled roof above to match that of the existing roof. It is considered that the use of cement fibre timber effect cladding would further detract from the surrounding area, given that the surrounding properties are a combination of brick, render and tile hanging. Composite timber cladding is not a common material within the immediate locality and would not in be in keeping with the traditional materials characteristic of and visible in the street scene.
- 5.9 In conclusion, it is considered that the excessive width of 14.3m, length of 11.6m and height of the resultant house would fail to respect the design and appearance of the street scene, given the scale, bulk and mass of the proposal as well as the use of unsympathetic materials. The proposal would create an overly dominant dwelling when viewed from the existing site and the surrounding area and, as such, the proposal would not accord with Policy CH3 of the Crawley Borough Local Plan or the Urban Design SPD.

The impact upon neighbouring properties and occupants amenities

- 5.10 The neighbouring property to the east, No. 73, has a single storey flat roofed garage located adjacent to the boundary with the application site. There are five small secondary windows on the single storey side elevation of the garage which face onto the application site. There is also a first floor side window on the main house. No. 73 is set back significantly further than No. 71A. Consequently, the two storey rear extension would not project beyond the rear wall of this neighbouring property, but the proposal would project beyond the front building line of No. 73 by 5m. However, given that the proposal would be adjacent to this property's garage, away from the main habitable rooms and that the building line is already staggered, the proposal would not result in unacceptable overbearance or loss of light to this property and would not encroach within the 60 degree line when drawn from the first floor front bedroom window on this property. A ground floor window and door are proposed in the side elevation, which would serve the kitchen and a utility room. At first floor one side window is proposed which would serve a bathroom. Given this and subject to a condition requiring the bathroom window to be obscure glazed, the proposal would not result in a loss of privacy to this neighbouring dwelling.
- 5.11 With regard to the impact on No. 71 Three Bridges Road, this neighbouring property is set entirely in front of the application site. No. 71 is a chalet bungalow with a pitched roof single garage with a pitched roof storage area located to the rear on the boundary with the application site. The new single garage at No. 71A would be moved away from the boundary with No. 71 by 1m.

Currently the existing dwelling at No. 71A and its garage encroach within the 45 degree angle when drawn from the edge of the nearest rear elevation window at No. 71. This is due to the existing stagger of the properties, with No. 71 set much further forward than the application site. No. 71 does, however, have an external storage area set behind its garage which also encroaches within the 45 degree angle. Therefore, the proposed single storey element is not considered to make the situation materially worse. In regard to the two storey part of the proposed development, this would

also encroach within the 60 degree angle when drawn from this nearest window. However the existing bungalow considerably encroaches already, due to the staggered building line. Whilst the proposal does not meet the tests of the Urban Design SPD, given that the existing property already encroaches within both the 45 and 60 degree angles, the staggered building line and the similar relationships along this part of Three Bridges Road, the proposal is not considered to result in a significant material loss of light to No. 71.

- 5.12 This neighbouring property would be located 5m from the proposed development with their single garage and storage area in the intervening space. It is considered that given the positioning of both of the properties and the actual location of the habitable rooms, the proposal would not result in overbearance to this neighbouring dwelling. There are no side windows proposed on the west elevation therefore no overlooking would occur.
- 5.13 There are no other neighbouring properties within close proximity to the application site that would be impacted by the development.
- 5.14 Given the above, it is considered that the proposal would not result in an adverse impact upon residential amenity and would therefore accord with development plan policy in this regard.

Highways and parking

- 5.15 The proposed parking arrangements are not due to be altered as a result of the proposed development. There is currently space to park approximately three cars on the driveway and one in the garage. The Urban Design SPD states that, for a property with 3 or more bedrooms, 2 or more spaces should be provided. As four spaces can be accommodated for the proposed five bedroom property, the proposal would comply with the vehicle parking standards.

Sustainability

- 5.16 Policies ENV6: Sustainable Design & Construction and ENV9: Tackling Water Stress and the Planning & Climate Change Supplementary Planning Document (SPD) (2016) are relevant to this proposal from a climate change mitigation and adaptation perspective. ENV6 requires the submission of a Sustainability Statement responding to the six 'sustainability objectives' set out in the policy. ENV9 states that development should plan positively to minimise its impact on water resources and promote water efficiency. The Planning & Climate Change SPD provides further guidance as to how applications can comply with these requirements.
- 5.17 The proposal is supported by a Sustainability Statement. This identifies Policy ENV6 as being relevant to the proposal and sets out a range of responses relating to energy efficiency, water efficiency, materials, waste and drainage. The Energy and Sustainability Officer advises that the document is fairly general with limited quantitative information but, for a proposal of this nature and scale, this approach is considered reasonable. The proposal is considered to be acceptable in terms of the identified policies subject to conditions securing implementation of the suggested measures.

CONCLUSIONS:-

- 6.1 The proposed development, due to its excessive scale, bulk, design and massing, would be out of keeping with the design and appearance of the street scene. As such, the proposal would be contrary to Local Plan policy CH3 and the Urban Design SPD.

RECOMMENDATION RE: CR/2020/0676/FUL

REFUSE for the following reason:

1. The proposed upward, rear and side extensions, due to their scale, height, design, excessive bulk, massing and inappropriate materials, would result in a development that would be unsympathetic to and out of keeping with the scale and character of the existing development along this part of Three Bridges Road, would harm the street scene and, as such, would be contrary to Policy CH3 of the Crawley Borough Local Plan 2015 - 2030 and the Urban Design SPD.

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:

- 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.

