

REFERENCE NO: CR/2021/0308/ARM

LOCATION: [42 & 44 BRIGHTON ROAD, SOUTHGATE, CRAWLEY](#)
WARD: Southgate
PROPOSAL: APPROVAL OF RESERVED MATTERS IN RELATION TO APPEARANCE AND SCALE PURSUANT TO CR/2020/0588/OUT FOR THE ERECTION OF A PART 3 AND PART 4 STOREY BUILDING COMPRISING OF 5 X 1NO. BEDROOM FLATS AND 15 X 2NO. BEDROOM FLATS, OF WHICH 2 NO. WILL BE DESIGNATED AS AFFORDABLE HOUSING, FOLLOWING THE DEMOLITION OF EXISTING SEMI-DETACHED DWELLINGS, THE IMPROVEMENT OF AN ACCESS FROM BRIGHTON ROAD, THE CREATION OF A NEW VEHICULAR ACCESS FROM STONEFIELD CLOSE AND ASSOCIATED WORKS AND LANDSCAPING

TARGET DECISION DATE: 26 July 2021

CASE OFFICER: Ms D. Angelopoulou

APPLICANT'S NAME: Turnbull Land Ltd
AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:

Drawing Number	Revision	Drawing Title
0268-P020		Location And Block Plan
0268-P051	B	Proposed Site Plan Showing Ground Floor Layout
0268-P052	B	Proposed 1st & 2nd Floor Plans
0268-P053	B	Proposed 3rd Floor & Roof Plan
0268-P054	A	Proposed West Elevation
0268-P055	B	Proposed South Elevation
0268-P056	A	Proposed East Elevation
0268-P057		Proposed North Elevation
0268-P058	A	Proposed Streetscene Elevation
0268-P059	A	Proposed Section AA
0268-P060		Proposed Section BB
s18/6717/01		Topographical Survey
0268-P031		Illustrative Landscaping Site Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

<u>Type</u>	<u>Comments</u>
1. GAL Aerodrome Safeguarding	No objection subject to conditions & informative as attached under CR/2020/0588/OUT.
2. WSCC Highways	No objection subject to conditions & informative as attached under CR/2020/0588/OUT.
3. National Air Traffic Services (NATS)	No objection.
4. Thames Water	Under previous application CR/2020/0588/OUT; No objection subject to condition & informative.
5. Sussex Building Control Partnership	No response received.

6.	Police	Comments regarding Secured by Design remain extant as per CR/2020/0588/OUT.
7.	CBC Drainage Officer	No objection subject to conditions under CR/2020/0588/OUT.
8.	CBC Housing Enabling & Development Manager	No response received.
9.	CBC Planning Arboricultural Officer	Under previous application CR/2020/0588/OUT; no objection subject to condition.
10.	CBC Environmental Health	Under previous application CR/2020/0588/OUT; no objection subject to condition.
11.	CBC Refuse & Recycling Team	No objection subject to the previous condition under CR/2020/0588/OUT.
12.	Southern Water Ltd	No objection subject to informative as per CR/2020/0588/OUT.
13.	CBC Energy Efficiency & Sustainability	No objection subject to conditions & Informative as per CR/2020/0588/OUT.
14.	CBC Urban Design	No response received.
15.	CBC Countryside & Open Space	Under previous application CR/2020/0588/OUT comments regarding open space contributions.

NEIGHBOUR NOTIFICATIONS:-

The application was publicised through site notices and a press notice, with a consultation period running from 26/05/2021 until 24/06/2021.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

The application is for 'major' development.

THE APPLICATION SITE:-

- 1.1. The application site is located on the eastern side of Brighton Road at its junction with Stonefield Close, within the neighbourhood of Southgate. The site measures 0.17 hectares, and currently contains a pair of semi-detached dwellings, Nos. 42 and 44 Brighton Road. The two properties are brick built with red tile hanging detailing at first floor level and pitched roofs. There are attached garages on the sides of the two properties. No. 42 Brighton Road has vehicular access from Stonefield Close, whilst No. 44 Brighton Road has a vehicular access onto Brighton Road.
- 1.2. There are a number of mature trees and other vegetation on the site. This includes screening along the western boundary fronting Brighton Road, the southern boundary adjacent to Godolphin Court, and on the eastern boundary of the site adjacent to No. 26 Stonefield Close.
- 1.3. The surrounding area is predominantly residential in character. To the south is Godolphin Court (a three storey block of flats), to the north is Alexandra Court (a two storey block of flats), and to the west is Glendon House (a three storey block of flats). To the east along Stonefield Close are semi-detached bungalows.
- 1.4. The site lies on Brighton Road which is a classified 'A' road, and within the Gatwick Safeguarding Zone which requires GAL Safeguarding and NATS to be consulted on proposals which exceed 10m in height.

THE PROPOSED DEVELOPMENT:-

2.1. The site has outline planning permission for the demolition of the existing two semi-detached properties and the erection of a part 3/part 4 storey residential building. This comprises 5x 1no. bedroom flats and 15x 2no. bedroom flats. Two flats would provide affordable housing. Access and layout were approved at outline application stage. The current application seeks approval of the appearance and scale of the development. Landscaping would remain to be considered through a later reserved matters application.

2.2. Article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, defines these matters as:

Layout – *“the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.”*

Scale – *“the height, width and length of each building proposed within the development in relation to its surroundings.”*

Access – *“the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.”*

Appearance – *“the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.”*

Landscaping – *“the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features”*

2.3. The outline application approved two vehicular accesses to the site. The existing access from Brighton Road will be retained to provide access to the small car parking area in front of the building. A new access will be created onto Stonefield Close providing access to the larger parking area to the rear. In total, 20no. on-site car parking spaces would be provided. A cycle store would be located on the southern side of the site, providing covered storage for 38no. cycles.

2.4. The outline also approved the layout. The building would be positioned 3.5m from the southern boundary, 9m from the western boundary, 2m from the northern boundary and 24-27m from the eastern boundary.

2.5. The current Reserved Matters application addresses scale and appearance. For scale, the drawings show a part three/part four storey building. The four storey element would be located on the southern side of the site, nearly 13m in height including the lift overrun, and the three storey element would be on the northern side and 9.7m in height. The building would be located within the middle of the site and would have a maximum width of 24m and a length of 24.5m. It would be set back 12m from Brighton Road, 5m from Stonefield Close, and there would be a gap of 29-31.5m between the rear elevation of the building and No. 26 Stonefield Close to the east.

2.6. In terms of appearance, the building would have a flat roof. There would be recessed balconies on the front elevation, while the other elevations would contain projecting balconies. The building would be mainly finished in brick and would have decorative textured brickwork and metal cladding to the 3rd and 4th storeys.

2.7. The following supporting documents have been submitted with the application:

- A site layout plan, proposed floorplans, elevations and streetscene elevations
- Indicative landscaping site plan
- Planning Statement
- Design and Access Statement
- Covering Letter

2.8. The submitted Planning Statement states that *“the scheme is essentially the same as the one submitted for the outline approval under CR/2020/0588/OUT, with only minor revisions to internal*

layouts and servicing/maintenance requirements. The internal amendments have been suggested by Crawley Borough Council Development/Housing team who have expressed an interest in developing the site alongside Turnbull Land. So we can be confident that the layouts are suitable for modern living maximising storage and carbon reduction.'

PLANNING HISTORY:-

- 3.1. CR/2020/0588/OUT – Outline application (access and layout to be determined with appearance, landscaping and scale reserved) for the erection of a part 3 and part 4 storey building comprising of 5 x 1no. bedroom flats and 15 x 2no. bedroom flats, of which 2 no. will be designated as affordable housing, following the demolition of existing semi-detached dwellings, the improvement of an access from Brighton Road, the creation of a new vehicular access from Stonefield Close and associated works and landscaping – Approved on 16 February 2021 following completion of a S106 agreement.
- 3.2. CR/2019/0214/OUT – Outline application (access and layout to be determined with appearance, landscaping and scale reserved) for the erection of a part 3 and part 4 storey building comprising of 5 x 1no. bedroom flats and 15 x 2no. bedroom flats, following the demolition of existing semi-detached dwellings, the creation of a new vehicular access from Stonefield Close and associated works and landscaping (amended plans received).
This application was considered by Planning Committee at its meeting on 18 November 2019 and refused on 19 November 2019 for the following reasons:
1. The proposal would not provide any provision towards affordable housing, where there is a significant and demonstrated need in the Borough. The proposed development is therefore contrary to Policies H4 of the Crawley Borough Local Plan 2015-2030, the Affordable Housing Supplementary Planning Document (2017), and paragraph 64 of the National Planning Policy Framework (2019).
 2. An agreement is not in place to ensure that the appropriate contributions for tree planting and open space are secured. The development is therefore contrary to policies CH6, ENV5, and IN1 of the Crawley Borough Local Plan 2015-2030 and Supplementary Planning Guidance Document 'Green Infrastructure'.

The subsequent appeal was dismissed on 13 July 2020.

- 3.3. CR/040/1988 – Erection of two storey side extension, double garage and front extension at 44 Brighton Road. Permitted however not implemented.
- 3.4. CR/155/1979 – Erection of extension to garage with provision for room above at 44 Brighton Road. Permitted however not implemented.
- 3.5. CR/142/67 – Erection of a bungalow and garage, Stonefield Close rear of 42 and 44 Brighton Road. Refused.
- 3.6. CR/466/64 – Proposed formation of additional bedroom over the garage at 44 Brighton Road. Permitted however not implemented.
- 3.7. CR/465/64 – Proposed formation of additional bedroom over garage, at 42 Brighton Road. Permitted however not implemented.

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.
- Paragraph 8 states that achieving sustainable development means the planning system has three overarching objectives which are interdependent and need to be secured in mutually supportive ways. These are:
 - a) an economic objective – “to help build a strong, responsive and competitive economy...”

b) a social objective – “to support strong, vibrant and healthy communities....”

c) an environmental objective- “to contribute to protecting and enhancing our natural, built and historic environment...”

- Section 4 – Decision Making states that Local Planning Authorities should approach decisions on proposed development in a positive and creative way
 - Paragraph 57 states that where up-to-date policies have set out the contribution expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. All viability assessments should be made publicly available.
- Section 5 – ‘Delivering a sufficient supply of homes’ emphasises the need for the planning system to deliver a sufficient supply of homes including affordable housing and the need for LPA’s to maintain and monitor the supply of housing against its housing requirement.
 - Paragraph 64 states that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:
 - a) provides solely for Build to Rent homes;
 - b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);
 - c) is proposed to be developed by people who wish to build or commission their own homes; or
 - d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.
- Section 8 – ‘Promoting healthy and safe communities’ seeks to ensure planning policies and decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible so that crime and disorder and fear of crime do not undermine quality of life and enable and support healthy lifestyles. Planning policies and decisions should promote public safety and take into account wider security (and defence) requirements.
- Section 9 – ‘Promoting sustainable transport’ sets out transport considerations for new development including potential impacts on the existing transport network/s, opportunities for sustainable modes of transport and the need to focus development in sustainable locations. Paragraph 110 states that applications for development should give priority first to pedestrian, cycle and public transport movements, address the need of people with disabilities in relation to all transport, create safe, secure and attractive places avoiding conflict between different transport users, allow for efficient delivery of goods, and access by service and emergency vehicles and be designed to enable charging of plug-in vehicles.
- Section 11 – ‘Making effective use of land’ states in paragraph 117 that *‘Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions’*. The redevelopment of underutilised land and buildings is encouraged, and LPA’s should take a positive approach to alternative uses of currently developed land which is not allocated for a specific purpose to meet identified development needs. Paragraphs 122 and 123 seek to ensure efficient use though achieving appropriate densities on each site.
- Section 12 - ‘Well designed places’ states that good design is a key aspect of sustainable development and that the planning and development process should achieve the creation of high-quality buildings and places. Paragraph 127 states:
 - ‘Planning policies and decisions should ensure that developments:*
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

- Section 15 – Conserving and Enhancing the Natural Environment. Paragraph 180 states that planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life.

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. This is the overarching policy for the plan and states that there will be a presumption in favour of sustainable development. Development will be supported when it complements Crawley’s character as a compact town within a countryside setting, developed on a neighbourhood principle and maximises the use of sustainable travel. Development will be supported where it respects the heritage of the borough and protects, enhances and creates opportunities for Crawley’s unique Green Infrastructure and accords with other policies and objectives unless material considerations indicate otherwise.
- Policy CH2: Principles of Good Urban Design in order to assist in the creation, retention or enhancement of successful places. In particular development proposals will be required to:
 - “(a) respond to and reinforce locally distinctive patterns of development and landscape character and to protect and/or enhance heritage assets,*
 - (b) create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas,*
 - (c) create public spaces and routes that are attractive, safe, uncluttered and which work effectively for all in society including disabled and elderly people,*
 - (d) make places that connect with each other and are easy to move through,*
 - (e) provide recognisable routes, intersections and landmarks to help people find their way around,*
 - (f) consider flexible development forms that can respond to changing social, technological and economic conditions,*
 - (g) provide diversity and choice through a mix of compatible development and uses that work together to create viable places that respond to local needs”.*
- 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 CH4: Comprehensive Development and Efficient Use of Land. Development proposals must use land efficiently and not unduly restrict the development potential of adjoining land, nor prejudice the proper planning and phasing of development over a wider area.

- Policy CH5: Standards for all New Dwellings states that new dwellings must create a safe, comfortable and sustainable living environment and sets out minimum sizes for each dwelling, based on the Nationally Described Space Standards, and be capable of adaption through meeting Building Regulations Part M Category 2. Residential developments should be designed to include amenity space standards adequate to meet basic privacy, amenity and usability requirements.
- Policy CH6: Tree Planting and Replacement Standards. Landscape proposals for residential development should contribute to the character and appearance of the town by including at least one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. If on-site provision is not feasible or desirable, commuted sums will be sought in lieu.
- Policy H1: Housing Provision. The council will positively consider proposals for the provision of housing to meet local housing need ensuring against town-cramming or unacceptable impact on the planned character or neighbourhoods or residential amenity.
- Policy H2: Key Housing Sites. This policy encourages residential uses in the town centre, identifying the area as a broad location for housing.
- Policy H3: Future Housing Mix. All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. However, consideration should be given to the evidence established in the Strategic Housing Market Assessment and its updates for market housing needs and demand in Crawley.
- Policy H4: Affordable and Low Cost Housing. 40% affordable housing will be required from all residential developments. In addition to the provision of 40% affordable housing, approximately 10% low cost housing will be sought on developments proposing 15 dwellings or more, offering up to 10% discount to first-time buyers.
- Policy ENV5: Provision of Open Space and Recreational Facilities. The impact of the increased population from residential development on open space and recreational facilities across the Borough will be mitigated by the use of the Community Infrastructure Levy which will be used to enhance existing areas of open space. This policy requires development to make provision for open space and recreational facilities.
- Policy ENV6: Sustainable Design and Construction. 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 along with the water efficiency standards.
- Policy ENV8: Development and Flood Risk. Development proposals must avoid areas which are exposed to an unacceptable risk from flooding, and must not increase the risk of flooding elsewhere.
- Policy ENV9: Tackling Water Stress. New dwellings should where viable and technically feasible, meet the Building Regulations' optional requirement for tighter water efficiency.
- Policy IN1: Infrastructure Provision. Development will be permitted where it is supported by the necessary infrastructure both on and off site and if mitigation can be provided to avoid any significant cumulative effects on the existing infrastructure services. The council will seek to implement a Community Infrastructure Levy (CIL) through the relevant processes. The rate will be set following the adoption of the Charging Schedule.
- Policy IN2: Strategic Delivery of Telecommunications Infrastructure states that all proposals for residential, employment and commercial development of one unit or more must be designed to be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.

- Policy IN3: Development and Requirements for Sustainable Transport. Development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network. 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. Car parking standards for residential development are based on the accessibility of the area, the levels of car ownership, and the size of any new dwellings.

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

4.3. The Local Plan Review Submission Consultation Draft 2021-2037 was published for Regulation 19 consultation from 6 January 2021 until 30 June 2021, and therefore limited weight should be given to the following applicable policies:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy CL1: Neighbourhood Principle
- Policy CL2: Making Successful Places: Principles of Good Urban Design
- Policy CL3: Local Character and Form of New Development
- Policy CL4: Effective Use of Land: Sustainability, Movement and Layout
- Policy CL5: Form of New Development – Layout, Scale and Appearance
- Policy DD1: Normal Requirements of All New Development
- Policy DD4: Tree and Landscape Character Planting
- Policy DD5: Tree Replacement Standards
- Policy IN1: Infrastructure Provision
- Policy IN3: Supporting High Quality Communications
- Policy H1: Housing Provision
- Policy H4: Future Housing Mix
- Policy H5: Affordable Housing
- Policy SDC1: Sustainable Design and Construction
- Policy SDC2: District Energy Networks
- Policy ST1: Development and Requirements for Sustainable Transport
- Policy ST2: Car and Cycle Parking Standards

Supplementary Planning Documents

4.4. The Supplementary Planning Documents are non-statutory documents which supplement the policies of the Local Plan and are applicable to this application:

Urban Design SPD 2016:

- 4.5. This SPD includes further guidance, examples and explanation of the principles of good urban design and public realm design.
- 4.6. In relation to massing and materials, it advises that buildings within the urban realm should work harmoniously and complement each other and that *“All new elements within the urban realm should consider the scale and materiality within their immediate context, as well as the overall character of their setting”*. The document explains that building heights in Crawley have been dictated by the history of the town and new development should show consideration to the scale and massing of its immediate surroundings. Proposals should consider existing and important views, relationship to human scale, possible wind tunnels, overshadowing and existing trees/hedges.
- 4.7. The SPD states that developments should consider how the immediate space around them may be occupied/developed in the future and accommodate any potential development.

- 4.8. The SPD includes minimum rear window to window distances (21 metres for two storeys and 30 metres for three storeys or more), the minimum distance between a blank gable and rear of an adjacent building and outdoor amenity space standards.
- 4.9. In respect of multi-dwelling residential development (flats) the SPD seeks *a minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1500mm, is provided for 1 to 2 person flats plus an extra 1sqm for each additional occupant. For apartments and flats, a useable private space should also be provided for residents. While balconies provide a good solution, they may not be appropriate in all contexts and a semi-private outdoor, communal space may be suitable*. Guidance is given on the shape, orientation, privacy, layout and position of amenity space provision. Detailed advice is provided to ensure that flatted developments are integrated into the community. The SPD states *“Elements of the design, such as entrances, public and private spaces and routes through should be clear and easy to navigate. The scale, massing and form of the development should relate to the surrounding area. The openings on the façades should reflect the local vernacular in proportions and a balance should be achieved between solid walls and window/door apertures. The roof design should be considered during the initial design stage and not left to the end to be resolved. Details and decorations are encouraged in residential developments, as they will create more character and visual interest. The materials used can often help with creating such details and decorations with little other effort – for example, a change in material within the elevation can help break up the mass of a building. Flatted developments, in particular those with multiple buildings, should endeavour to provide visual interest through a variation in the elevational treatment. Parking provisions should meet the recommendations set in Annex 1.*
- 4.10. It also includes the Crawley minimum car parking standards. For 1 bed and 2 bed flats in this location, the minimum standards are 1 car parking space per dwelling. Regarding cycle parking it is stated that: *‘All cycle parking must be sheltered and secure and in accordance with local guidance and best practice design. For one bed dwellings: One space per dwelling and 1 space per 8 dwellings for visitors will be required. For two bed dwellings or more: 2 spaces per dwelling and 1 space per 8 dwellings for visitors will be required’.*

Green Infrastructure SPD 2016:

- 4.11. This SPD provides guidance on how to meet the requirements of Local Plan policies in relation to Crawley’s Green Infrastructure assets. It provides further guidance on Policy CH6: Tree Planting and Replacement Standards. This document includes a costing of £700 per tree in lieu of on-site planting. It also sets out the open space standards and costings. The document also links to the Urban Design SPD in respect of considering landscaping as part of high quality design.

Planning and Climate Change SPD 2016:

- 4.12. This SPD includes further guidance and justification on sustainability policies within the Local Plan (Policies ENV6, ENV8, ENV9 and IN3).

Affordable Housing SPD (adopted November 2017)

- 4.13. This SPD includes further guidance on the requirements of policies H3 and H4 in the Local Plan and when affordable housing would be sought from residential development.

Crawley Community Infrastructure Levy Charging Schedule 2016

- 4.14. The Crawley CIL Charging Schedule has been in effect since 17th August 2016 and is relevant to this application as the proposal would create new residential flats.

Developer Contributions Guidance Note (published July 2016)

- 4.15. This sets out the Council’s approach to developer contributions following the introduction of the Community Infrastructure Levy. It provides details of the CIL charges and when S106 contributions will be sought.

PLANNING CONSIDERATIONS:-

- 5.1. This application seeks approval of the reserved matters comprising the appearance and scale of the development. The principle of the re-development of this residential site, including the number of units, access and layout, have already been considered and were approved when outline planning permission was granted in February 2021.
- 5.2. The main issues for consideration in determining this application are therefore:
- Design and visual appearance
 - Impact on neighbouring properties and residential amenities
 - The acceptability of the proposed development for future occupiers
 - Noise impacts
 - The impact on access, highways, parking and operational requirements
 - Impact on trees and landscaping
 - Drainage
 - Sustainability
 - Gatwick Airport and bird hazard management plan
 - Affordable housing, infrastructure and CIL

Design and visual appearance

- 5.3. The site is located in a residential area, within the built up area boundary. Brighton Road is characterised here by a mixture of two and three storey blocks of flats. To the east along Stonefield Close are semi-detached bungalows. The proposal would involve the demolition of the existing pair of semi-detached houses and the erection of a part 3 and part 4 storey block of 20 flats. The principle of the siting, layout and general massing of the development to provide 20 flats in total has been accepted with the granting of the outline planning permission. Illustrative plans and elevations showing an almost identical scheme were submitted and considered at the outline application stage.
- 5.4. Policy CH2 (Principles of Good Urban Design) of the Crawley Borough Local Plan (2015-2030) states that all development proposals should respond to and reinforce locally distinctive patterns of development and landscape character. Policy CH3 (Normal Requirements of All New Development) requires all proposals for development in Crawley to make a positive contribution to the area; be of high quality design and should relate sympathetically to their surrounds in terms of scale, density and layout. They should also 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 safe and proper use of the site. The scale and massing of flatted developments should also relate to the surrounding area.
- 5.5. The proposed building would be positioned in the centre of the site, with the entrance facing onto Brighton Road. There would be two vehicular accesses, the first from Brighton Road would serve a small parking area (5no. spaces) and the second from Stonefield Close which would serve the main parking area (15no. spaces).
- 5.6. The scale of this reserved matters application proposes that the four storey element of the building would be located on the southern side of the site and the three storey element would be on the northern side. As layout was approved at the outline application, the building has already been approved 3.5m from the southern boundary, 9m from the western boundary, 2m from the northern boundary and 24-27m from the eastern boundary. The front elevation of the building would be in line with the front elevation of Godolphin Court. Overall, the proposed positioning of the building was considered to be acceptable, and the front elevation of the building would relate well to the existing streetscene of Brighton Road and the front elevation of Godolphin Court to the south. Although the northern elevation of the proposed building would project forward of the front building line of the bungalows along Stonefield Close, due to the 29-31.5m separation distance between the building and the bungalows and as a similar existing relationship already exists between Alexandra Court and the front elevation of the bungalows on the northern side of Stonefield Close, the proposed positioning of the building is acceptable.

- 5.7. The footprint of the proposed building would be significantly larger than the existing two semi-detached properties and, given the proposed height of part 3 and part 4 storeys, it would be clearly visible from both Brighton Road and Stonefield Close. It is considered that the proposed increase in massing on the southern side of the building is acceptable though, given the height of the neighbouring Godolphin Court to the south, Glendon House to the west and the streetscene of Brighton Road. The proposed bulk and massing are considered to be acceptable in this location.
- 5.8. For appearance, the application proposes a building mainly finished in buff facing brickwork. A complementary brick, brighter in tone, would be used on the 3 storey element to the north which is considered acceptable to break up the more visible elevations. The brick as a material is used extensively within the surrounding area. The 4th storey would be finished in fibre cement cladding panel. The front balconies would be recessed. The other elevations would contain projecting balconies, which would be articulated with balcony 'frames' supporting and enclosing the outer portion of the balconies. They would be finished in fibre cement cladding to match the material proposed on the set back storey of the 4th storey. The building would also be articulated with a projecting header brick detailing and the applicants have sent an example of this which is considered acceptable.
- 5.9. It is therefore considered that the proposed scale, design and appearance of the building would be an acceptable addition to Brighton Road and would not adversely affect the character of Stonefield Close. The development would therefore accord with the NPPF which emphasises the importance of good design and Policies CH2 and CH3 of the Local Plan.

Impact on neighbouring properties and residential amenities

- 5.10. In terms of the impact on neighbour amenity, the closest residential properties would be No. 26 Stonefield Close to the east (a semi-detached bungalow), a 3-storey block of flats (Godolphin Court) to the south and a 2-storey block of flats (Alexandra Court) to the north. Illustrative plans and elevations showing an almost identical scheme were considered at the outline application stage. These were considered acceptable, subject to more detailed consideration of the methods to minimise potential overlooking through appropriate window and balcony design as part of the reserved matters application.
- 5.11. The front elevation of the building would face Brighton Road and the rear elevation would face towards the side elevation of No. 26 Stonefield Close. In order to prevent any potential harmful overlooking and privacy issues, the Urban Design SPD seeks a 30m distance between three storey building and the rear elevations of any facing dwelling. The proposal would be located 29-31.5m away from the western side elevation of No. 26 Stonefield Close, which has its entrance and three secondary windows on its western elevation. The illustrative planting scheme shows that the existing cypress trees on the eastern boundary would be retained and that additional planting would screen the building to the east. It is considered that the relationship between the proposed building and No. 26 would be satisfactory, as the gap between the buildings is sufficient to address overlooking. Together with tree screening, this would ensure that the proposal would not have a significant detrimental overbearing impact on the amenity enjoyed by the occupants of No. 26.
- 5.12. The submitted plans and elevation include vertical balcony screening on the eastern elevation on the second and third floor which is considered acceptable to protect the privacy of the future occupants of the flats and the residential amenity of the occupants of No. 26. A new condition is recommended in this regard to ensure implementation of this prior to occupation of these units.
- 5.13. Regarding the impact on Godolphin Court to the south, a gap of 8m would be retained between the side elevations of the two buildings. The existing planting and trees between the two buildings would also be retained as shown on the indicative landscaping plan. The southern elevation of the building has been amended during the course of the current application. Changes include the correct positioning of the habitable windows of Godolphin Court in relation to the proposal and the provision of all the south facing windows of the proposal to be obscured glazed. This is considered acceptable to prevent overlooking and loss of privacy. A new condition is recommended in this regard to ensure implementation of this prior to occupation of these units.

- 5.14. Alexandra Court is located on the northern side of Stonefield Close and there would be a separation distance of 18m between the side elevations of the two buildings. It is considered that the resultant relationship would be satisfactory and is a typical relationship between properties which are separated by a road. There could be some shadowing caused by the proposed building, however it is not considered to be unacceptable as the lower element of the building (three storey) is proposed to be located on the northern side of the site closest to Alexandra Court.
- 5.15. In conclusion, it is considered that the proposed positioning of the building within the site would be acceptable, with sufficient gaps between Godolphin Court and Alexandra Court being retained. The separation distance between the rear elevation of the building and the western side elevation of No. 26 Stonefield Close is considered satisfactory, and the retention of the existing screening along the eastern boundary of the site would help to retain privacy for the existing occupants of No. 26. The proposed detailed designs through appropriate window and balcony design to minimise any potential overlooking to Godolphin Court and No. 26 Stonefield Close are considered acceptable and are recommended to be conditioned accordingly.

The acceptability of the proposed development for future occupiers

- 5.16. Policy CH5: Standards for all New Dwellings states that new dwellings must create a safe comfortable and sustainable living environment and sets out minimum sizes for each dwelling, which is based on the Nationally Described Space Standards. A 1 x bed, 2 person single storey dwelling should provide a minimum internal floorspace of 50 sqm, a 2 x bed, 3 person, single storey dwellings should provide a minimum floorspace of 61sqm, and a 2 x bed, 4 person, single storey dwellings should provide a minimum floorspace of 70sqm. The submitted floorplans considered under this reserved matters application show that all of the proposed flats would meet the minimum internal space requirements, including the required built-in storage (1.5sqm for 1-bed & 2sqm for 2-bed flats).
- 5.17. The Council's Urban Design SPD recommends that a minimum of 5sqm of private outdoor space, where the smallest dimension is not less than 1500mm, is provided for 1 to 2 person flats plus an extra 1sqm for each additional occupant. It also states that while balconies provide a good solution, they may not be appropriate in all contexts and a semi-private outdoor, communal space may be suitable. The proposal considered under this current application shows private balconies/terraces to all flats that would accord with the Urban Design SPD's private outdoor space requirement. In addition there would also be a communal garden to the rear of the building at the south-east corner which would provide additional outdoor amenity space. Conditions are attached to the outline permission to ensure compliance with the internal and external space requirements.
- 5.18. The proposed plans and elevations show obscure glazed windows facing Godolphin Court and screening to the balconies facing No. 26 Stonefield Close, which would both provide some privacy to future occupants. The bedrooms of the flats facing south would be served by projecting window bays that would also have east and west facing clear glazed windows, alongside their south facing obscure glazing, to improve outlook. There could be some overlooking between these bedrooms within the flats of the proposed building, but this is considered to be minimal due to internal layout and shape of these bedrooms. There would be no overlooking to existing flats. It is considered though that these east/west facing bedroom windows are required to be clear glazing to provide outlook from these rooms and as such the minimal overlooking would be considered acceptable in this instance. The revised southern elevations and third floor plan now proposes a projecting window bay to flat 19 to both allow light and prevent overlooking which is also considered acceptable.
- 5.19. Overall, it is considered that the proposed development would provide a satisfactory environment for future residents, subject to the additional recommended conditions, and would therefore accord with Local Plan policy CH3, the advice contained within the Urban Design SPD and the relevant paragraphs of the NPPF.

Noise impacts

- 5.20. The application site fronts on to Brighton Road which is a classified road and a busy route into and out of the town centre. Traffic noise is therefore the main noise source.

- 5.21. Noise was considered at the outline application stage, with a Noise Assessment submitted in support of that application. Conditions 22 and 23 of the outline permission require details of noise and overheating mitigation measures to be agreed and implemented prior to commencement of the development. Condition 24 of the outline permission requires a survey involving the measurement of the effectiveness of the protection from noise to be submitted within 3 months after completion of the development.
- 5.22. The Environmental Health Officer, when considering the previously approved outline application CR/2020/0588/OUT, commented that, although it is likely that the site is capable of supporting the proposed development, the current proposed mitigation in the form of fixed shut windows and glazing and trickle ventilation to achieve the 45 LAeq would not be adequate, and would not be a sustainable solution or good acoustic design. The Environmental Health Officer, considered that an alternative window and façade design should be adopted to ensure that internal standards can be achieved with windows open.
- 5.23. The current application provides full details of layout, window and door openings and elevational appearance. There is no further information submitted with this Reserved Matters application to address noise and the concerns raised above from Environmental Health.
- 5.24. These concerns have been raised with the applicant. They are unwilling to provide further detail at this stage though and are content to rely upon the noise conditions on the outline permission. This is unfortunate as it does not allow the issues to be fully resolved and may lead to further applications to amend the scheme later. However, given that the outline permission was granted with noise conditions, the Local Planning Authority cannot pursue this issue further at this stage.

The impact on access, highways, parking and operational requirements

- 5.25. As approved at outline stage, the site would have one vehicular access from Brighton Road and one from Stonefield Close. A total of 20 car parking spaces and 38 cycle parking spaces would be provided, which meets the parking standards. The principle of the access, siting, layout and arrangement of car and cycle parking of the development has been accepted with the granting of the outline permission. West Sussex County Council Highways raised no objection.
- 5.26. The site is located in a sustainable location with good public transport links including Crawley Station, bus stops are located adjacent to the application site on Brighton Road, and cycle paths within the vicinity which would help to encourage the use of sustainable modes of transport.
- 5.27. Overall, the access and servicing of the development were agreed by the outline permission where it was considered that, although the proposal would increase the number of vehicular movements to and from the site, given the location of the site on Brighton Road which is a main road into and out of Crawley and the sustainable location of the site close to public transport links, that the overall impact would not be detrimental to the highway network. The proposal would meet the minimum car and cycle parking requirements, there would be a designated refuse and recycling area, and space within the site to manoeuvre in and out of parking spaces and parking areas. As a result, the proposal is considered to meet its operational requirements. Therefore, the proposal is considered to accord with Local Plan policies CH3 and IN4 and the parking standards contained within the Urban Design SPD.

Impact on trees and landscaping

- 5.28. The site contains a number of existing trees and mature vegetation which make a positive contribution to the visual amenity of the site and provide some privacy to the occupants of neighbouring residential properties. Access and layout were approved under the outline permission, which was accompanied by a tree survey. The layout and survey identified that a 10 individual trees plus a group of 5 trees of trees would need to be removed in order to facilitate development. The Council's Arboricultural Officer, when considering the previous application, raised no objection to the proposed removal of the trees on site, subject to suitable replacements.

5.29. The proposed site plan shows that the existing planting, trees and hedging along the boundary with No. 26 Stonefield Close would be retained in order to protect the amenity of the occupants of neighbouring properties. Similarly the trees along the southern boundary of the site would also be retained. The site layout currently shows, illustratively, that 10no. new trees would be planted within the site. The Council's Arboricultural Officer, when considering the previous application, raised no objection to the proposed location of these trees. However, it is noted that landscaping would be a separate reserved matter and is not covered by this application. Tree protection was dealt with at the outline stage and is covered by Condition 14.

Drainage

5.30. The application site does not lie within a Flood Zone. Drainage was considered at the outline application stage, with a Drainage and Flooding Statement submitted in support of that application. The Council's Drainage Officer and WSCC Lead Local Flood Authority raised no objection to the previous outline permission subject to conditions requiring specific drainage designs. No further information has been submitted with this Reserved Matters application and drainage will be dealt with through discharge of the previously imposed conditions 19 and 20 on the outline permission.

Sustainability

5.31. Policies ENV6 (Sustainable Design & Construction) and ENV9 (Tackling Water Stress) are relevant to this proposal from the perspective of environmental sustainability. Policy ENV6 requires that applications for new dwellings submit a Sustainability Statement detailing how the proposal will pursue the sustainability objectives set out in the policy. Policy ENV9 requires new dwellings to meet the 'optional' tighter standard for water efficiency introduced into the Building Regulations in 2015.

5.32. The Council's Energy Efficiency and Sustainability Officer, when considering the outline application, commented that compliance with this standard is assessed as part of the Building Regulations progress, but it can only be triggered by a Local Plan policy (such as ENV9) coupled with a planning condition (condition 26). Condition 25 requires a Sustainability Statement to be provided prior to commencement of the development to ensure compliance of Local Plan Policies ENV6 and ENV7.

5.33. The agent has confirmed that a range of different energy strategies could be pursued within the framework of the submitted plans under this current application and the Council's Energy Efficiency and Sustainability Officer raised no objection for this to be left for the discharge of condition 25 at a later point. The Planning Statement and confirmation received via email from the agent explained that the intention is to develop the site in conjunction with Crawley Borough Council and in order to make sure that the internal layouts suit their very specific requirements of using MVHR (Mechanical Ventilation with Heat Recovery), the plans incorporate MVHR so the floor plans are fixed for later discharge of conditions.

Gatwick airport and bird hazard management plan

5.34. The site lies within a Gatwick Safeguarding Zone where Gatwick Airport is required to be consulted for proposed buildings over 10m. A bird hazard management plan was submitted with the outline application and Condition 17 of the permission required its implementation in accordance with GAL Safeguarding's consultation. Condition 18 specifies height limitation as per GAL's request. The proposed maximum height of the building at 13m meets this height requirement (104.35 AOD). As a result, GAL Safeguarding raised no objection to the proposal and did not make any further comments in relation to this reserved matter application.

Affordable housing, infrastructure and CIL

5.35. The outline permission CR/2020/0588/OUT was subject to a Section 106 Agreement to secure

- i) provision of on-site 2 x shared ownership units
- ii) a formula to enable financial contribution to be made in lieu of the anticipated shortfall of tree planting on site up to £23,100; and
- iii) open space (£11,575) infrastructure contributions.

Affordable housing and infrastructure contributions have therefore already been assessed and addressed.

CONCLUSIONS:-

- 6.1. Outline planning permission has already been granted for the principle, access and layout of the development. This current application seeks approval for appearance and scale, two of the reserved matters. Landscaping would remain to be determined under a subsequent reserved matter application.
- 6.2. It is considered that the proposed scale, design and appearance of the building would be an acceptable addition to the streetscene area of Brighton Road and would not adversely affect Stonefield Close. In addition, it is considered that the proposed positioning and scale of the building within the site would be acceptable, with sufficient gaps between Godolphin Court and Alexander Court being retained. The separation distance between the rear elevation of the building and the western side elevation of No. 26 Stonefield Close is considered to be satisfactory, and the retention of the existing screening along the eastern boundary of the site would help to retain privacy for the existing occupants of No. 26. The proposed detailed elevational designs, materials and window and balcony design to minimise any potential overlooking to Godolphin Court and No. 26 Stonefield Close are considered acceptable. The latter are recommended to be conditioned accordingly.
- 6.3. Matters of access, operational requirements of the development, noise, sustainability and drainage would be subject to the previously imposed outline conditions. Affordable housing and infrastructure contributions have already been addressed. It is therefore recommended that the scheme is granted Reserved Matters approval subject to conditions.

RECOMMENDATION RE: CR/2021/0308/ARM

APPROVE - Subject to the following additional conditions:-

1. 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.
2. Prior to the occupation of units identified as 4, 5, 10, 11, 16, 17, 19 and 20, the obscured glazed windows on the south elevation of the building shown on the approved elevation and floor plans, shall be fully installed and thereafter retained unless otherwise approved in writing by the Local Planning Authority.
REASON: To protect the amenities and privacy of Godolphin Court to the south and the amenity of the future occupiers of the development, in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
3. Prior to the occupation of units identified as 14, 15, 16 and 20, the balcony privacy screens on the eastern elevation shown on the approved plans and elevations shall be fully installed and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.
REASON: To protect the amenities and privacy of No. 26 Stonefield Close to the east and the amenity of the future occupiers of the development, 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:

- Providing advice in a timely and manner through pre-application discussions/correspondence.

- Liaising with applicant 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 and additional information to address identified issues during the course of the 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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