

**REFERENCE NO: CR/2022/0008/FUL**

**LOCATION:** [45 SHAWS ROAD, NORTHGATE, CRAWLEY](#)  
**WARD:** Northgate & West Green  
**PROPOSAL:** ERECTION OF SINGLE STOREY SIDE EXTENSION WITH PITCHED ROOF

**TARGET DECISION DATE:** 1 March 2022

**CASE OFFICER:** Miss J Banks

**APPLICANT'S NAME:** Mr David Stone

**AGENT'S NAME:**

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**PLANS & DRAWINGS CONSIDERED:-**

Drawing Number	Revision	Drawing Title
CBC 0001	A	Block Plan
CBC 0002	A	Location Plan
2021 - 01		Existing Plans & Elevations
2021 - 02		Proposed Plans & Elevations

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

Not required.

**NEIGHBOUR NOTIFICATIONS:-**

43, 47, 70 and 78 Shaws Road.

**RESPONSES RECEIVED:-**

No responses received.

**REASON FOR REPORTING TO COMMITTEE:-**

The applicant is a Crawley Borough Council employee.

**THE APPLICATION SITE:-**

- 1.1 The application site contains a two-storey end of terraced property on the north east corner of Shaws Road, in the neighbourhood of Northgate. The house is brick built with a pitched clay pantile roof. On the side elevation (south east) is a bay window and a flat roofed brick built external store – these project out into a block paved hardstanding area which is used as an off-street parking space for one vehicle and is accessed from Shaws Road by a dropped kerb. The area to the front of the house is also block paved and enclosed with low picket style fencing. To the rear of the house is the back garden bounded by a 2.4m high brick wall to the east and a close board wooden fence on the

other sides. To the east of the house and brick wall is a grassed area of amenity land at the back edge of the pavement, which is within the applicant's ownership.

1.2 The water supply for the property is from Southern Water.

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

2.1 Planning permission is sought for the erection of a single storey side extension on the south eastern elevation, with the existing store and bay window being demolished. The rear elevation of the extension would be level with the existing rear elevation, while the front elevation of the extension would be stepped back by 0.6m from the existing front elevation. The proposed extension would project from the side elevation by 4.5m and have a length of 6.5m. It would have a height of 5.18m to the ridge of the roof and measure 2.4m to the eaves. It would have a pitched pan tile roof to match the existing roof. Internally, it would provide a bedroom with ensuite and storage.

### **PLANNING HISTORY:-**

3.1	Z/49/508	NORTHGATE NEIGHBOURHOOD DEVELOPMENT	PERMIT
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### **PLANNING POLICY:-**

4.1 National Planning Policy Framework (as revised on 20 July 2021)

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.

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 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; 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.
- Policy IN4: Car and Cycle Parking Standards states that 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 standards.

#### 4.3 Emerging Crawley Borough Local Plan 2021 – 2037 (Regulation 19 Draft)

The Local Plan Review 2021-2037 is under consultation 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: Movement Patterns, Layout and Sustainable Urban Design
- Policy DD1: Normal Requirements of All New Development
- Policy DD2: Inclusive Design
- Policy SDC1: Sustainable Design and Construction

#### 4.4 Supplementary Planning Document (SPD)

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:

##### Extensions

- *'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.'*

##### Materials, Finishes and Detailing

- *'Development should incorporate materials and colours that match the existing dwelling.'*
- *'Extensions should consider existing roof pitches. A roof design that sits in harmony with the existing roof will usually be more acceptable.'*
- *'Brick detailing and fenestration (arrangement of windows) also contribute to the appearance of a dwelling. Any development should reflect the existing dwelling by ensuring that new window apertures are of a matching size and situated in line with existing ones. If an existing building features brick detailing, this should be continued or reflected in an extension.'*

##### Side Extensions

- *'As with a front extension, an extension on the side of a property will be prominent. Therefore, it is important that it should work successfully with its surroundings. The filling up of the gaps between houses by the construction of two-storey side extensions can make detached, or semi-detached, houses in a street look like terraced houses. This can change the character of a street quite dramatically and is known as 'terracing'. The junction of a side extension with the existing building will have to be considered and resolved through good design.'*
- *'A design solution that can be used to prevent the 'terracing effect' will leave a 2 metre gap between the side extension and the adjacent property or site boundary. This solution may not be appropriate in all cases and will be considered on a site by site basis, based on the character of the area. Furthermore, where a side gap may not be suitable, it could be explored by setting the side extension back from the front elevation.'*

##### Roofs

- *'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. Roof extensions should not dominate by being too large and flat roofs are generally discouraged unless they are in harmony with the existing dwelling.'*

### Parking

- *Annex 1 in the SPD contains the minimum car parking standards. For a 3+ bedroom dwelling in this location, the minimum provision is for 2-3 car parking spaces. The guidance states that in the case of an application to extend a 3 bedroom dwelling to a 4 bedroom dwelling an additional car parking space will not be sought.*

### **PLANNING CONSIDERATIONS:-**

5.1 The main considerations in the determination of this application are:

- The impact of the design and appearance on the dwelling, street scene and wider area character
- The impact on the amenities of neighbouring properties
- Parking
- Water neutrality.

#### The impact of the design and appearance on the dwelling, street scene and wider character area

5.2 The proposed side extension would be located on the south east side elevation. The property is at the end of the terrace on the corner of the road, so it is readily visible in the locality. The property faces Northgate playing fields and there is a car parking area to the north east.

5.3 The proposed single storey extension would be constructed to match the design of the existing dwelling, from the pitch of the roof to the materials used. The property at the other end of the terrace (No.51) has a similar side extension (though flat roofed), showing that such proposals are not incongruous to the wider area. Whilst the extension is quite wide relative to the host property, given its single storey nature and the design detailing, and its corner location, overall the proposal would appear subservient and would not be an unsympathetic addition to the house or the street scene.

5.4 The proposal is considered acceptable in this regard and would comply with the relevant Local Plan policies, the design guidance contained within the Urban Design SPD and the relevant paragraphs of the NPPF.

#### The impact on the amenities of neighbouring properties

5.5 There are no properties overlooking the site as it is opposite Northgate playing fields and the car parking area to the north and east. No.78 Shaws Road is on the other side of the road to the east and is orientated north/south and does not have any windows overlooking the application site. Its outlook would therefore not be affected by the proposed extension. The neighbour to the rear, No.43 Shaws Road, is oriented east/west and does not have any windows on its side elevation that would overlook the proposed extension. It is also separated from the proposal by the rear garden of No.45 and so would not experience any overshadowing or loss of privacy. The immediately adjoining property at No.47 would not be affected by the proposal due to it being sited on the opposite elevation and therefore fully screened by the existing house.

5.6 The proposal is considered acceptable in this regard and would comply with the relevant Local Plan policies, the design guidance contained within the Urban Design SPD and the relevant paragraphs of the NPPF.

### Parking

5.7 The proposed extension would be constructed in the position of the existing hardstanding area which provides one off-street parking space. The existing hardstanding space to the front elevation of the house would be converted into an 11m x 3m (approx.) parking area with capacity for two cars, parking parallel to the front elevation. The curve to the frontage due to the corner position of the house means that the area does narrow, and so the vehicles would not be able to park one immediately behind the other without overhanging the pavement, but with the set back of the extension providing some more width to the proposed parking area, 2 cars can be accommodated in

the available area with the section of the picket fence removed to widen the existing access point. There is an existing dropped kerb and an access protection line marked on the carriageway surface. The proposal would increase the current provision off-street and would comply with the minimum parking standards for this type of property. The other houses in this terrace do not have on-curtilage parking and park on street.

- 5.8 The proposal is considered acceptable in this regard and would comply with the relevant Local Plan policies, the parking standards contained within the Urban Design SPD and the relevant paragraphs of the NPPF.

#### Water neutrality

- 5.9 The Local Planning Authority received a Position Statement from Natural England on 14 September 2021. It raised significant concerns about the impact of water abstraction in the Sussex North Water Resource Zone upon the Arun Valley's protected SAC, SPA and Ramsar sites. A screening assessment has now been undertaken, which concludes that the evidence shows that house extensions (excluding annexes and swimming pools) do not increase water usage and are therefore water neutral. The Local Planning Authority has therefore concluded that the proposed extension would not adversely affect the integrity of the protected sites and would not conflict with the obligations under the Conservation of Habitats and Species Regulations 2017.

#### **CONCLUSIONS:-**

- 6.1 In conclusion, the proposed single storey side extension is considered to be of an acceptable scale and design and would be in keeping with the character and appearance of the existing dwelling and street scene. It is not considered that the proposal would have a harmful impact on neighbouring amenities. The new parking provisions would also be suitable. It is therefore considered that the proposal complies with the relevant policies of the Local Plan (2015-2030), the guidance contained within the Urban Design SPD (2016) and the relevant paragraphs of the NPPF (2021).

#### **RECOMMENDATION RE: CR/2022/0008/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 roof(s)) of the proposed side extension hereby permitted shall match in colour and texture to those of the existing dwelling/building.  
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. Prior to the occupation of the extension hereby permitted, the permeable hardstanding area / driveway to the front of the site as shown on the approved block plan CBC 001 Rev A shall be laid out and thereafter kept available for the parking of 2 vehicles at all times and the materials used in its construction and surface shall remain porous.  
REASON: To ensure adequate provision of parking for the dwelling clear of the highway and to prevent an increased risk of flooding elsewhere in accordance with Policies CH3, ENV8 and IN4 of the Crawley Borough Local Plan 2015-2030, and the Urban Design Supplementary Planning Document (2016).

## 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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