

REFERENCE NO: CR/2017/1064/RG3

LOCATION: [1-55 DALEWOOD GARDENS, NORTHGATE, CRAWLEY](#)
WARD: Northgate
PROPOSAL: REPLACEMENT OF BROWN TIMBER FASCIAS WITH WHITE PVC FASCIAS & REPLACEMENT OF BROWN GUTTERING & DOWNPIPING WITH BLACK GUTTERING & DOWNPIPING.

TARGET DECISION DATE: 16 February 2018

CASE OFFICER: Ms K. Ingram

APPLICANTS NAME: Crawley Borough Council

AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

22/12/2017, 2017-Dale-03, Location Plan scale 1:1250
22/12/2017, 2017-Dale-02, Block Plan scale 1:500
22/12/2017, 2017-Dale-05, Proposed Elevations
22/12/2017, 2017-Dale-01, Existing elevations and existing floor and roof plans

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|----------------------|
| 1. | National Air Traffic Services (NATS) | No objection |
| 2. | CBC - Property Division | No objection |
| 3. | CBC - Crawley Homes | No comments received |

NEIGHBOUR NOTIFICATIONS:-

Site notices were displayed on the site on 15 January 2018.

RESPONSES RECEIVED:-

One response has been received concerned with the impact of the scaffolding on satellite reception. This has been forwarded to Crawley Homes to liaise with the residents.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 The application site measures 1.4 hectares and is long and thin, with a maximum length along the northern boundary of 370m and a maximum depth of 70m, and is accessed from Woolborough Lane to the east. The site is bounded to the north by Crawley Avenue (A2011) and the northern boundary comprises mature trees which act as a buffer between the site and the highway. The site is occupied by a residential flats with a building footprint measuring 150m long accommodating 55 flats. The building varies in height from 1 to 3 storeys. A long driveway leads to a parking area to east and north of the building. The building is set back from the southern boundary by 45m to 26m.

The grounds to the south of the building are laid to lawn and contain several mature trees and a network of footpaths.

- 1.2 To the south of the site are the rear gardens of properties on Woodfield Road, Magpie Walk and Glenview Close in Northgate, and the southern boundary comprises 2m high close board fencing. The site is mostly level but there is a gentle slope downwards from the southern elevation to the southern boundary.
- 1.3 The site is owned by Crawley Borough Council and there are leasehold ownerships and flats in shared ownership in the building, as well as Council owned units. The buffer of trees on the southern and northern boundaries are designated as Structural Landscaping in the Crawley Borough Local Plan 2030 under Policy CH7. None of the trees are the subject of TPOs.

THE PROPOSED DEVELOPMENT:-

- 2.1 The application proposes to replace all timber fascias on the building with white uPVC fascias and the brown guttering and down piping with black uPVC guttering/downpiping.

PLANNING HISTORY:-

- 3.1 Dalewood Gardens was built under planning permission CR/256/1985 and CR/599/1985 for the erection of 55 dwellings. There is no subsequent planning history on file.

PLANNING POLICY:-

National Planning Policy Framework (2012)

- 4.1 The relevant policies include:

- Paragraph 14 – Presumption in favour of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking
- Paragraph 17 - Core planning principles. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Section 7 - Requiring good design. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Crawley Borough Local Plan (2015-2030)

- 4.2 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, the Council will take a positive approach to approving development which is sustainable.
- Policy CH2: Principles of Good Urban Design seeks new development proposals to respond to and reinforce locally distinctive patterns of development and landscape character.
- 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 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.
- Policy CH7: Structural Landscaping requires that development proposals should protect and/or enhances areas of structural landscaping.

Urban Design Supplementary Planning Document (adopted October 2016)

4.3 The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and contains guidelines on the design of residential development. With reference to this application it states that:

- Details and decorations on multi-dwelling residential development (flats) are encouraged as they create more character and visual interest.

PLANNING CONSIDERATIONS:-

5.1 The main planning consideration in the determination of this application is the impact on the visual amenities of the site and surrounding area.

Design and impact on the visual amenities of the site and surrounding area.

5.2 The building is of brown facing brick with concrete tiled roofs. It is relatively distinctive in appearance given its long form, deep soffits on all elevations, and the cascading roof heights of 3 storeys in the middle to 1 storey at its edges. All roof fascias are of brown timber, and guttering and down piping is also brown. Windows comprise white uPVC frames.

5.3 The building is not visible from Woolborough Lane or Crawley Avenue given the long driveway and buffer of trees on the northern boundary and the difference in levels. The greatest impact would thus be within the site itself and to the properties to the south.

5.4 It is considered that it would be ideal to retain the brown timber fascias and brown gutters as these are original features of the building and add visual interest. However, white fascias would match the colour of the soffits and window frames, and black guttering would not alter the character of the building and the changes would not be visually prominent.

5.5 The work would have no detrimental impact on the structural landscaping surrounding the site.

5.6 It is therefore considered that application would have an acceptable impact on the visual amenities of the site and surrounding area and would comply with Policies CH2, CH3 and CH7 of the Crawley Borough Local Plan 2030 and the relevant provisions of the Urban Design SPD.

CONCLUSIONS:-

6.1 The building is not visible in the wider street scene and the visual impact would be largely within the site itself. This is considered to be acceptable as the changes are still sympathetic with the character and existing details of the building. There is no impact to the structural landscaping on the site. The application would comply with Policies CH2, CH3 and CH7 of the Crawley Borough Local Plan 2030 and the provisions of the Urban Design SPD and NPPF (2012) in this regard.

RECOMMENDATION RE: CR/2017/1064/RG3

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity and 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:

- Seeking amended plans/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

Crawley Borough Council
Town Hall, The Boulevard,
Crawley, West Sussex,
RH10 1UZ
Tel: 01293 438000



1:1,250

