

REFERENCE NO: CR/2018/0131/RG3

LOCATION: [THE BARN, TILGATE NATURE CENTRE, TILGATE PARK, CRAWLEY](#)
WARD: Tilgate
PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION ON SOUTHERN ELEVATION

TARGET DECISION DATE: 23 April 2018

CASE OFFICER: Ms K. Ingram

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

TBP3 Loc 1:1250, Location Plan
TBP3- Block, Block Plan scale 1:500
TBP3-EE, Existing elevations
TBP3-PE, Proposed elevations
TBP3-PFP, Proposed floor plan
TBP3-EFP, Existing floor plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|-------------------------|--------------------------|
| 1. | CBC - Property Division | No objection |
| 2. | Sussex Gardens Trust | No comments yet received |

NEIGHBOUR NOTIFICATIONS:-

The Crafts Units 1,2,3,4,5,6,7 & 9, Gardeners Cottage and Tilgate Park Nurseries

RESPONSES RECEIVED:-

No representations have been received at the time of writing. The notification period ends on 19 March 2018 and an update will be provided at the Committee Meeting on 20 March 2018.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 The application site comprises the single storey barn building known as The Barn, which is located within a cluster of buildings that form part of the main complex at the Tilgate Nature Centre. It is constructed of timber cladding with a corrugated roof.
- 1.2 The Nature Centre is located within Tilgate Park which is designated in the Local Plan as a Historic Park and is outside the built-up area of Crawley within the Tilgate/Worth Forest Rural Fringe.

- 1.3 The Barn is bounded to the west by one of the animal compounds, to the north by single storey buildings associated with the Nature Centre, to the east by the Crafts Units and to the south by an area of hardstanding. It is used as a training and meeting facility and was recently refurbished with the replacement of steel roller shutter doors with glazed tri-fold doors on the southern elevation. The building has an open fronted canopy on its southern side due to the southern wall being recessed back from the roof edge, but the sides of this veranda area have timber clad side walls.

THE PROPOSED DEVELOPMENT:-

- 2.1 The application is seeking planning permission for the erection of a single storey extension on the southern elevation of The Barn measuring 2.3m deep x 6.59m wide with an eaves height of 2.8m. Materials of timber cladding would match existing. It would be constructed beneath part of the canopy area.

PLANNING HISTORY:-

- 3.1 CR/2017/0866/RG3- Erection of an aviary measuring 32.5m long x 8.1m wide, and 5.2m max height with external materials comprising timber uprights, painted mesh and viewing windows – **Permit, under construction**
- 3.2 CR/2016/0558/RG3 - Removal of metal shutters on south elevation of the barn and replace with stud work wall clad with timber and bi-fold doors – **Permit, implemented**
- 3.3 CR/2013/0136/RG3 - Discovery Centre Building, Nature Centre, Tilgate park, Tilgate Drive, Crawley – erection of single storey extension to form new animal housing – **Permit, implemented**
- 3.4 CR/1999/0142/RG3- Erection of Timber Frame Barn adjacent to Stable Block- **Permit**
- 3.5 CR/1998/0028/RG3 - Change of use from potting sheds to two offices and 5 craft units – **Permit, implemented**

PLANNING POLICY:-

- 4.1 National Planning Policy Framework 2012.

Relevant sections are:

- Section 17 sets out a set of core land use principles that should underpin both plan-making and decision taking. These include supporting the transition to a low carbon future in a changing climate, and encouraging the use of renewable resources.
- Section 28 states that planning policies should support the sustainable growth and expansion of all types of business and enterprise in rural areas.
- Section 73 states that access to high quality open space and opportunities for sport and recreation can make an important contribution to health and well-being.
- Section 132 requires consideration of the impact of the development on heritage assets.

- 4.2 Crawley Borough Local Plan 2015-2030

- Policy SD1- Presumption in favour of Sustainable Development states in line with the planned approach to Crawley 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, sets out the seven principles of good urban design. Development proposals will be required to assist in the creation, retention or

enhancement of successful places in Crawley. Amongst other things development will be required to:

- a) respond to and reinforce locally distinctive patterns of development and landscape character and protect and/or enhance heritage assets.
 - 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 - requires all proposals, among other things, to be based on a thorough understanding of the significance and distinctiveness of the site and its immediate and wider context and demonstrate how attractive and important features would be integrated, be of a high quality in terms of urban and landscape design and relate sympathetically to its surroundings, not cause harm to the amenity of the surrounding area, meet requirements for the safe and proper use of the site in particular with regards to access, circulation and parking and to comply with all relevant Supplementary Planning Guidance.
 - Policy CH9- Development Outside the Built Up Area - states that to maintain Crawley's compact nature and attractive setting development outside the built up area boundary must among other things be grouped with existing buildings, reflect local character and distinctiveness in terms of scale and texture, and not generate an unacceptable level of noise or traffic. Development in the Tilgate/Worth Forest and Fringes should conserve the high landscape value of the area.
 - Policy CH17- Historic Parks and Gardens - states that the Council will support development unless it has a negative impact on the historic setting and character of the Historic Park or Garden.
 - Policy EC9- Rural Economy- states that outside the built up area boundary the extension or replacement of buildings for small-scale economic development when well designed will be supported.

4.3 Urban Design Supplementary Planning Document (adopted October 2016)

- With reference to development in the public realm, the Urban Design SPD states that a good public realm should be human in its scale and respond to people's needs, while stimulating the senses and encouraging a variety of activities and uses, whilst providing through routes and clear connections (2.22).

PLANNING CONSIDERATIONS:-

The main planning considerations in the determination of this application are as follows:

- Impact on the visual amenities of the site, on the Landscape Character Area and on the Historic Park
- Neighbouring amenities
- Parking and highway considerations

Impact on the visual amenities of the site, on the Landscape Character Area and on the Historic Park

- 5.1 The extension is of a modest scale and massing, constructed beneath the existing roof canopy on a recessed outdoor area on the southern elevation of the building. The extension has a depth of 2.3m and does not extend over more than half the width of the southern elevation (6.59m) and accommodates 2 x toilets and a store room. Materials of timber cladding would match existing.
- 5.2 Tilgate Historic Park status is in relation more to its landscape setting than for its historic buildings. The main 19th Century estate house was replaced in the 1960s with the contemporary building which now houses the Smith and Western pub by the main car park entrance. The Crafts Units are converted potting sheds which were once a part of the estate kitchen gardens.

- 5.3 Given the small scale of the extension, its design and its location among an existing cluster of buildings it is considered that the proposal would not harm the visual amenities of the site, the landscaped character of Tilgate Park or the landscape setting of the Historic Park, and would comply with Policies CH2, CH3, CH9 and CH17 of the Crawley Borough Local Plan and the relevant provisions of the Urban Design SPD.

Neighbouring amenities

- 5.4 The nearest residential property is Gardeners Cottage 45m to the north, adjacent to the Nature Centre staff parking area. There would be no impact on neighbouring amenity from the extension.

Parking and highway considerations

- 5.5 The extension would be constructed within the footprint of the existing building and would not result in the removal of any on-site parking for the Nature Centre or Crafts Units.

CONCLUSIONS:-

- 6.1 The extension would be located within the footprint of The Barn Building beneath an existing canopy area on the southern elevation. Materials of stained timber cladding would match existing. The scale and location of the extension would not result in a harmful impact on the visual amenities of the site, the open, landscaped or historic character of the Park and would have no detrimental impact on neighbouring amenity. As such it would comply with Policies CH2, CH3, CH9 and CH17 of the Crawley Borough Local Plan and the relevant provisions of the Urban Design SPD.

RECOMMENDATION RE: CR/2018/0131/RG3

PERMIT – Subject to the following condition(s):-

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:

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

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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