

REFERENCE NO: CR/2023/0244/FUL

LOCATION: [17 SHAWS ROAD, NORTHGATE, CRAWLEY](#)
WARD: Northgate & West Green
PROPOSAL: SINGLE-STOREY FLAT ROOF SIDE EXTENSION.

TARGET DECISION DATE: 19 June 2023

CASE OFFICER: Miss J Banks

APPLICANT'S NAME: Christine Moorey
AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
CBC0001		Location Plan
CBC0002		Block Plan
2023-01		Existing Plans and Elevations
2023-02	B	Proposed Plans and Elevations

CONSULTEE NOTIFICATIONS & RESPONSES:-

None

NEIGHBOUR NOTIFICATIONS:-

13, 15 and 19 Shaws Road.

RESPONSES RECEIVED:-

No responses received

REASON FOR REPORTING TO COMMITTEE:-

The applicant is an employee of Crawley Borough Council.

THE APPLICATION SITE:-

- 1.1 The application site contains a two-storey end of terrace property located on the western side of Shaws Road in the neighbourhood of Northgate. The house is brick built with a pitched pantile roof. On the southwest side elevation is a bay window to the living room and a flat roofed, brick built, 2.1m x 2.4m external store which both project out into an area of hardstanding which wraps around the front and side of the property, with space for 2 vehicles. To the rear of the house is the back garden which is surrounded on both sides by gardens of other properties on Shaws Road and to the rear by the garden of 14 South Close. Immediately to the southwest of the property is the garage of no.15.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the erection of a single storey side extension to replace the existing store on the southwest side elevation. The proposed extension would extend 2.8m from the side elevation and be 2.9m in length. The rear of the extension would project out by 0.3m from the rear elevation of the dwelling. The extension will have a flat roof to a maximum height of 3m. The extension

will be accessed internally from the kitchen and contain utility space and a shower room. The exterior will be brick built to match the existing dwelling.

PLANNING HISTORY:-

3.1 Z/49/508 NORTHGATE NEIGHBOURHOOD DEVELOPMENT PERMIT

PLANNING POLICY:-

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

4.1 This document sets out the presumption in favour of sustainable development. Relevant sections for this application include:

- 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. Development that is not well designed should be refused.

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

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, 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.

Draft Crawley Borough Local Plan 2024-2040

4.3 The Local Plan Review 2024-2040 was approved at the Full Council meeting on 22 February to go out to Regulation 19 consultation. This statutory consultation took place from 9 May to 20 June 2023, in accordance with the council’s approved Local Development Scheme. Submission of the Local Plan to the Secretary of State will take place later in the year:

- 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

Supplementary Planning Document (SPD)

4.4 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'.*

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 area character

5.2 The proposed side extension would be located on the southwest side elevation of the property, adjacent to the detached garage of 15 Shaws Road. The property is at the end of the terrace with its side elevation being readily visible from the street scene, in particular the existing bay window.

Opposite the site are the brick walls of the rear gardens and garages of other properties on Shaws Road.

- 5.3 The proposed single storey extension would be constructed to closely match the design of the existing dwelling and of the store to be demolished. Similar extensions can be seen on many of the end of terrace properties on Shaws Road, of similar sizes and roof types to the proposed, showing that such proposals are not incongruous to the wider area. The proposed extension is of modest size and scale in relation to the house and would not change the appearance of the dwelling significantly from its existing appearance. It is set back from the front elevation and would be partially obscured by the existing bay window on the side elevation. Overall, the proposal would appear subservient and would not be an unsympathetic addition to the house or 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 The proposed extension would be on the south west side of the dwelling, which would screen the view from its attached neighbour no.19 Shaws Road, which is to the northeast and given this relationship it would have no impact on that neighbour's amenities in terms of overbearing impact or loss of privacy.
- 5.6 No. 15 Shaws Road is set at a right angle to the application site. Directly adjacent to the proposed extension and side boundary of the site is the brick wall and detached garage of no.15 and its rear garden. This arrangement of the dwellings and the single storey scale of the extension is such that there would not be a loss of outlook or privacy.
- 5.7 There are no properties directly fronting the site. No.14 South Close, to the rear, is situated some 30m from the rear elevation of no.17 such that there would be no impact from the proposed extension.
- 5.8 The proposal is therefore not considered to affect the amenities of any neighbouring properties and thus 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

- 5.9 The proposed extension would not have any impact on the existing parking arrangements at 17 Shaws Road. No additional bedrooms are proposed. Currently there is hardstanding with room for up to 2 vehicles, including an area to the side elevation, just in front of the proposed extension. As the extension is closely matching the footprint of the existing side structure, the parking space would not be reduced. The proposal is therefore not considered to adversely impact on the parking arrangements in the locality and would accord with development plan policy in this regard.

Water neutrality

- 5.10 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, parking provision and would be water neutral. 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/2023/0244/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 single storey 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.

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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