

REFERENCE NO: CR/2023/0420/FUL

LOCATION: [UNIT A, 1-3 METCALF WAY, LANGLEY GREEN, CRAWLEY](#)
WARD: Langley Green & Tushmore
PROPOSAL: INSERTION OF 3 NO. NEW WINDOWS COMPLETE WITH ROLLER SHUTTERS TO SOUTH EAST FLANK WALL

TARGET DECISION DATE: 11 September 2023

CASE OFFICER: Miss J Banks

APPLICANT'S NAME: Crawley Borough Council

AGENT'S NAME: Crawley Borough Council

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
CBC 0001		Site Location Plan
1-3MW//P/01		Existing and Proposed Elevations
MW/BW/23/01		Proposed Floor Plan
MW/BR/23/02		Existing Floor Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. GAL Aerodrome Safeguarding – no objections
2. UK Power Networks – no comments received

NEIGHBOUR NOTIFICATIONS:-

Eezehaul Block 2
CBC Amenity Services

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council application.

THE APPLICATION SITE:-

- 1.1 The application site contains a number of industrial, warehouse buildings situated on Metcalf Way, at the corner with County Oak Way, in the neighbourhood of Langley Green. The application specifically relates to Unit A, a large administration and facilities building at the east of the site, occupied by CBC Neighbourhood Services division.
- 1.2 Unit A is a large, single storey building with a gently sloping, pitched roof. The exterior of the building is predominantly made up of green metal cladding with red fascia boards, with the lower portion of the building, which runs along Metcalf Way, constructed of face block walling. This side elevation is stepped back from Metcalf Way by some 17m and is separated from the carriageway by a narrow highway grass verge and pavement, plus a wider section of land CBC land set to grass with a number of trees.

- 1.3 The property is in the Sussex North Water Resource Zone supplied by Southern Water.
- 1.4 The application site is also located within the Tilgate Park and Targett Hill (north east) long distance view splays (Local Plan policy CH8).

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the insertion of 3x new red powder coated aluminium windows with roller shutters on the south-east side elevation. The three windows would be of identical size and design, having a height of 0.9m and a width of 1.8m. The windows would be situated approximately 1.1m from ground level, within the face block walling. There would be a 2m distance between the southern and middle windows, and a 1.5m distance between the middle window and the one furthest north.
- 2.2 A roller shutter and box would be installed above each window. These would have a red powder coat finish to match the existing fascia board. The roller shutter boxes would sit above the windows, on the metal cladding. They would be the width of the windows and 0.3m in height.
- 2.3 The windows are to serve an existing office space and a new office room, arising from alterations to the internal layout of the building.

PLANNING HISTORY:-

- 3.1 The site has commercial/industrial history with the most relevant applications being:

CR/1994/0159/COU	CHANGE OF USE FROM B2 TO B8 STORAGE AND DISTRIBUTION	APPROVE
CR/2011/0384/RG3	COU TO MIXED USE SITE COMPRISING DEPOT UNITS A & C (SUI GENERIS) AND UNIT B B2/B8 USE (WAREHOUSE/GENERAL INDUSTRIAL) TO INCLUDE MINOR EXTERNAL & INTERNAL ALTERATIONS, NEW CAR PARK, BIN STORAGE, FUEL, CHEMICAL & MATERIAL BULK STORAGE PROVISIONS. BOUNDARY FENCE ADAPTATIONS/ALTERATIONS & SOLAR INSTALLATION ON ROOF	PERMIT

PLANNING POLICY:-

- 4.1 National Planning Policy Framework (as revised on 5 September 2023)

- 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.

- 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 CH8: Important Views. Development proposals should not result in a direct adverse impact or lead to the erosion of these views. Tilgate Park and Target Hill (north east).
- Policy EC2: Economic Growth in Main Employment Areas states that applications within main employment areas will be supported where they provide employment generation.
- Policy EC4: Employment Development and Residential Amenity states that proposals for development should not cause adverse harm to residential areas.

4.3 Draft Crawley Borough Local Plan 2024-2040

The Local Plan Review 2024-2040 was approved for Regulation 19 consultation by Full Council on 22 February 2023. Public consultation has now concluded and the Local Plan was submitted for examination on 31 July. Appropriate weight should therefore be given to the following 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
- Policy EC2: Economic Growth in Main Employment Areas
- Policy EC11: Employment Development and Amenity Sensitive Uses

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:

Industrial/Commercial Development

- *Consideration should be made of the use of appropriate materials, colours and massing of the development in order to reduce the visual impact and improve the architectural language.*

PLANNING CONSIDERATIONS:-

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

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

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

5.2 The character of Metcalf Way is highly industrial/commercial. It is dominated by a variety of warehouses, depots, delivery bays and by the rear elevations of the shops in the County Oak Retail Park.

- 5.3 The proposed windows and roller shutters would be in keeping with the industrial nature of the street scene and not cause any harm to the visual amenity of the area. The south-east elevation is also set back by approximately 17m from the highway and thus the windows would not be unduly obtrusive in the street scene. The windows will provide light to internal offices. They would not be used as delivery ports or loading bays and thus would not contribute or add to the movement of traffic and goods to and from the street.
- 5.4 The proposed windows would be located on the south-east elevation of the unit, parallel to Metcalf Way. The windows would be relatively small to the whole of this elevation and thus would not be a dominant or discordant addition to the appearance of the building. The window frames, roller shutters and their associated boxes are to have a red powder coat finish to match the existing fascia board. Given the very limited scale and form of the development the new windows would not impact upon the long distance views.

The impact on the amenities of neighbouring properties

- 5.5 The proposed windows would not be located such that they would have an impact on any neighbouring properties. The windows face on to the rear elevations and loading bays of large retail stores which do not have any windows that face on to Unit A. There are therefore no issues by way of neighbour amenities.

Water neutrality

- 5.6 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. The proposed windows would serve one existing office and one new office space within the building following a remodelling of the internal layout of the building. They would not serve rooms which have any proposed water connection and the existing toilet and kitchen sink facilities in the building are to remain as existing. The offices will be used by existing staff that are already based in this building and as such the development would not contribute to an increase in water usage at the site. The Local Planning Authority has therefore concluded that the development would be water neutral and is classed as minor development and thus is screened out under the CBC HRA Screening Assessment of 19th November 2021. The installation of the proposed windows 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 three proposed windows with associated roller shutters and boxes are considered to be of an acceptable design and scale and would be in keeping with the character and appearance of the street scene and the existing building. It is not considered that the proposal would have a harmful impact on neighbouring amenities, and it 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 (2023).

RECOMMENDATION RE: CR/2023/0420/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 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

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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