

REFERENCE NO: CR/2023/0220/FUL

LOCATION: [76 GALES DRIVE, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: CONSTRUCTION OF A PART TWO STOREY / PART SINGLE STOREY REAR AND SIDE EXTENSION

TARGET DECISION DATE: 6 June 2023

CASE OFFICER: Mr H. Walke

APPLICANT'S NAME: M Amer
AGENT'S NAME:

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
CBC 0001		Site Location Plan
CBC 0002		Block Plan
RDS372001	F	Existing & Proposed Floor Plans
RDS372002	F	Existing & Proposed Elevations
RDS372003	F	Existing & Proposed Roof Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

Not applicable

NEIGHBOUR NOTIFICATIONS:-

Three Bridges Primary School
74 Gales Drive
56 Ridgeside

RESPONSES RECEIVED:-

Original proposal

One objection, from No. 74 Gales Drive, was received to the original proposal, stating the following:

- Extension is large and results in overdevelopment of the site.
- Loss of light/view and dominance.
- Extension is out of keeping and unsympathetically designed.
- Lack of privacy and noise from construction works.

Revised proposal

Following the submission of revised plans and neighbour re-consultation, further objections have been received from four people connected, either as landlord or tenant, with No. 74 Gales Drive. They raise the following objections:

- The revised extension, by reason of its size, depth, width, height and massing, would have an unacceptably adverse impact on the amenities of No. 74, causing overlooking, loss of privacy and a visually overbearing impact.
- No. 76 already extends four metres to the rear of No. 74 and the extension would harm enjoyment of house and garden, in terms of loss of light, overshadowing and loss of views/outlook.

- Noise disturbance and potential drainage problems.
- Out of keeping with other houses in the area and unneighbourly, layout and siting is inappropriate, unsympathetic overdevelopment of an original house with small footprint and reasonably sized rear garden and visually intrusive.
- Serious impact upon tenants' standard of living at No. 74.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is related to a Crawley Borough Council employee.

THE APPLICATION SITE:-

- 1.1 The application site contains a two storey, detached house located on the south side of Gales Drive within the residential neighbourhood of Three Bridges. The house is finished in a buff yellow brick with a red pantile roof and has two feature chimneys on each side gable. It has white UPVC fenestration and a simple flat roof canopy over the front door. The house is set back from the road to the front by approximately 16 metres and is bounded by a timber fence and hedges/shrubs. It is on a modest plot. The property has no off-street parking.
- 1.2 No. 74 Gales Drive lies to the west and is an end terrace house. The rear wall of No. 76 is set back five metres from the rear wall of No. 74. To the east and south is Three Bridges Primary School, with No. 76 originally built as the caretaker's house for the school. A vehicular access to the school lies to the east of No. 76. Terraced houses in Ridgeside lie to the south-west.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the construction of a part two storey / part single storey rear and side extension.
- 2.2 Planning permission was initially sought for a two-storey rear extension, wrapping round at ground floor level to the east side elevation. The extension would have a stepped rear elevation projecting to a maximum depth centrally of 5.5 metres, reduced to four metres either side. The extension would have a width of 11.5 metres, reducing to 6.5 metres at first floor level. The extension would have a height of 7.2 metres extending to the same ridge height as the existing house. The two storey element would have a hipped roof, with sloping roofs over the ground floor elements. The proposed rear extension would be set away from the shared boundary with No. 74 by 1.3 metres, increasing to 2.8 metres further away from the houses due to the angled boundary. Internally, the proposed extension would form a large open plan kitchen/dining area with toilet at ground floor and an additional bedroom with en-suite at first floor level.
- 2.3 The proposal has been revised since it was submitted. The revisions include:
 - Removing the first floor element of the two storey rear extension on the side adjacent to No. 74;
 - Reducing the extension depth to four metres;
 - Revising the complicated hipped and gabled roof over the proposed extension; and
 - Adding a single storey side element to the proposed extension on the east gable.

PLANNING HISTORY:-

- 3.1 No relevant planning history.

PLANNING POLICY:-

- 4.1 The following policies are relevant to the determination of this application:

National Planning Policy Framework (September 2023)

- Section 2 (Presumption in favour of sustainable development). Paragraph 11 states at the heart of the framework is a presumption in favour of sustainable development.
- Section 12 (Achieving well-designed places) Paragraph 126 states the creation of high quality, beautiful and sustainable 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)

- 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): New development proposals will be required to respond to and reinforce locally distinctive patterns of development and landscape character, consider flexible development forms that can respond to changing social, technological and economic conditions and 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): states all proposals for development in Crawley will be of a high quality in terms of 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 ENV6 (Sustainable Design and Construction): All development, including the alteration and extension of existing buildings, should consider how it may achieve the sustainability objectives in relation to carbon.
- Policy IN4 (Car and Cycle Parking Standards): requires proposals to provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the Borough Council's car and cycling standards. These standards are contained within the Urban Design SPD.

Emerging 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 2023. 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 ST2: Car and Cycle Parking Standards

Urban Design 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.'*

Rear Extensions

- *'Rear extensions can significantly impact the amenity of neighbouring dwellings by leading to overshadowing or a dominating appearance, but also have the potential to impact on the amenity of the parent dwelling by reducing the overall size of a rear garden.'*

Avoiding Overshadowing and Dominance

- *'Overshadowing or dominating neighbours' houses and gardens can be avoided by keeping rear extensions relatively small as compared to the size of the main buildings and the gardens in which they stand'.*
- *'One or two storey rear extensions will need to maintain a minimum distance of 21 metres between the rear windows of an opposing dwelling and the rear facing windows of the extension, in order to avoid any potential overlooking and privacy issues'.*

Maintaining Garden Depth

- *'A rear extension should not consume the entirety of a dwelling's private amenity space. A garden should be retained with a minimum depth of 10.5 metres measured from the extensions rear external wall to the property's rear boundary in length, in order to ensure adequate private outdoor space'.*

Light Angles

- *'A two storey extension should not encroach into an area measured by drawing a 60 degree angle from the nearest edge of a neighbours' window or door aperture'.*

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'.*

The document also includes Crawley's parking standards. The minimum parking standard for a house of this size in this location is 2-3 car parking spaces. The minimum dimensions set out in 'Manual for Streets' for perpendicular car parking spaces are: 2.4 metres in width by 4.8 metres in length.

PLANNING CONSIDERATIONS:-

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

- Design and character of the house and wider area
- Neighbouring amenity
- Parking
- Water neutrality

Design and character of the house and wider area

5.2 The site is located on the south side of Gales Drive adjacent to Three Bridges Primary School. The house is set back from the highway kerb to the front by 16 metres. The staggered building line means that No. 76 is set back five metres from the terraced No. 74 to the west. No. 76 is a two storey, detached house of a characteristically simple design with buff yellow bricks with a pantile roof over. It has two chimneys, white UPVC fenestration and a simple flat roofed canopy over the front door. The two storey terrace to the east is constructed with an orange/brown brick.

5.3 The NPPF and Local Plan policies CH2 and CH3 seek sympathetic, high-quality designs relating well to their surroundings in terms of scale, height, massing, layout, details and materials. The Urban Design SPD requires an extension to relate appropriately to the house's character and style, dimensions, materials and finishes and the character of the street scene. Brick detailing and fenestration should also contribute to the appearance of a house and any development should reflect the existing house by ensuring that new window apertures are of a matching size and situated in line with existing ones. Furthermore, rear extensions should be kept relatively small as compared to the

size of the main building and the gardens in which they stand to avoid overshadowing and a dominating appearance.

- 5.4 The proposed part two storey/part single storey rear and side extension would have variations in height and projection from the existing house. It would be a substantial and fairly bulky addition to the house. Due to the varied roof pitches, changes in height, the toilet projection to the rear and the wrap around element to the side, in design terms it would form a fairly unsympathetic and poorly coordinated extension. The extension would have limited public visibility though, primarily being seen from the rear of No. 74 and, partially, in angled views from Gales Drive to the east. It is proposed to use matching brick and tiles to the existing house. Matching materials, including white UPVC windows and fascia/eaves, can be secured by condition. Although the proposal would form a substantial and somewhat disjointed addition to the house, it is not considered that its appearance would cause significant loss of visual amenity to the street scene.
- 5.5 The proposed, due to its substantial footprint, would significantly reduce the rear garden size. The rear garden depth would be only eight metres, compared to the minimum garden length of 10.5 metres sought by the Urban Design SPD. Whilst the depth is a concern, the rear garden is wide at 15 metres and the front garden is sizable. The rear garden area would be around 120 square metres, which exceeds the requirement set out in the Urban Design SPD. On balance, it is considered that refusal could not be sustained on the grounds of garden size.
- 5.6 To conclude, the proposed extension would be a substantial addition to the house and, by virtue of its various disjointed elements, it does not represent high quality design. Despite this, it has been reduced in size and certain design revisions have been made. The design could still be significantly improved, but the applicant has indicated an unwillingness to revise it further. Given the limited public visibility of the proposed extension, on balance, officers do not consider that refusal would be justified on design grounds.

Neighbouring amenity

- 5.7 Policy CH3 (Normal Requirements of All New Development) of the Local Plan states that all proposals for development will be required to provide and retain a good standard of amenity for all nearby and future occupants of the land and buildings. The adopted Urban Design SPD requires two storey developments to be kept relatively small, compared to the main house and the gardens in which they stand, to avoid overshadowing and a dominating appearance.
- 5.8 The neighbouring property most affected by the proposed development would be 74 Gales Drive, which lies to the west of the application site. The proposed rear extension would be positioned approximately 1.3 metres away from the shared boundary with No.74 at its closest point. At ground floor level, it would project four metres beyond the existing house at No. 76, which itself is set back five metres from No. 74. The proposed central toilet would extend out a further 1.5 metres, but would be approximately 6.5 metres from the boundary. At first floor level, the extension would be a further 3.5 metres away from the side boundary with No. 74. The two storey element would have a hipped roof over and, as with the main single storey part, would project out by four metres.
- 5.9 The landlords and tenant of No. 74 object to the proposal for a number of reasons, including overbearing impact, loss of light and outlook, noise disturbance, design and drainage. Officers understand these concerns and, to a degree, share some of them. The proposed extension is sizable and would be clearly visible from No. 74.
- 5.10 The nearest door and window at ground floor level of No. 74 serve a garage. There are central French doors serving a dining area and, to the west, a window serving the living room. Although the house at No. 76 is set back from No. 74 by five metres, its side gable has little impact upon the outlook from the ground floor habitable room windows of No. 74. It does, however, dominate views east from outside the house in the rear garden and causes some loss of light early in the morning.
- 5.11 The proposed extension would project further beyond the rear wall of No. 76 and would be visible over the boundary fence from the rear windows and rear garden of No. 74.

- 5.12 The Urban Design SPD states that a single storey extension should not encroach into the area measured at 45 degrees from the nearest window and that a two-storey extension should not encroach into the area measured at 60 degrees. The existing house at No. 76 would probably cut a 45 degree from the nearest habitable room window at No. 74 and would certainly cut the 60 degree line. The single storey extension proposed would significantly exceed the 45 degree line. However, the single storey element would be approximately eight metres away from the window at its closest point. The test is designed to address overshadowing and overbearing impact. Officers do not consider that, at eight metres away, the single storey element would cause those impact upon habitable rooms at No. 74. The two storey element would be further away. Applying the 60 degree line test to that part would create minimal additional impact, since the house at No. 76 already cuts into that line. The two storey element would impact on angled views from the rear windows of No. 74 to the south-east. The impact on general outlook would be fairly limited though, due to the angle of view and the existing visibility of school buildings in that direction.
- 5.13 The most significant impact upon No. 74 would probably be upon its rear garden. The extension would be clearly visible from parts of the rear garden and, due to its height, bulk, massing and awkward design, its would have some adverse impact. Early in the morning, the extension could cause limited overshadowing to the southern part of the garden. Its main impact though would be visual. The amendment to set the two storey element further away from the boundary has reduced what would have been an unacceptable overbearing impact. On balance, officers consider that the revised scheme, since it would primarily be visible in the parts of the No. 74's garden furthest from the house and that the garden has a southerly aspect with mature trees to the rear boundary, would not have an adverse visual or overbearing impact sufficient to warrant refusal. There is no evidence to suggest that the extension would cause drainage issues at No. 74. Some noise disturbance would be inevitable during construction, but planning permission cannot be refused on those grounds.
- 5.14 To the east and south of the site is Three Bridges Primary School. Houses in Ridgeside lie to the south. The houses in Ridgeside are a minimum of 28 metres away. This distance exceeds the required 21 metre distance to avoid overlooking. There is also tree screening between the rear of No. 76 and the nearest house in Ridgeside. Consequently, it is not considered that any adverse impact upon houses in Ridgeside would result. The extension would be clearly visible from the school site, particularly the parking area and vehicular access to the west side. However, it would not have any impact upon the operation of the school or cause any significant overbearing, overshadowing or privacy concerns.
- 5.15 The concerns of the owners and occupant of No. 74 are appreciated. On balance though, it is not considered that refusal on the grounds that the proposed two storey rear extension would have an overbearing impact upon No. 74 Gales Drive could be sustained at appeal. No side windows facing No. 74 are proposed and a condition can be attached to ensure that none are added.

Parking

- 5.16 The proposed extension would not increase the number of bedrooms from the existing three. The Council's minimum parking standard for a three bedroom house in this location is 2-3 off street parking spaces. However, the house currently has no off-street parking spaces. Whilst this does not meet the adopted standard, it is as the house was originally built. Given that the proposed development would not create any additional bedrooms, it is considered that the existing on-street parking arrangements are acceptable.

Water neutrality

- 5.17 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 extension would be a substantial addition to the house. Its design is somewhat disjointed and awkward, and the extension would have some adverse impact upon the rear garden of No. 74 Gales Drive. However, on balance, given the limited impact of the extension upon the streetscene and upon habitable rooms at No. 74 Gales Drive, officers consider the proposal to be satisfactory and do not feel that a refusal could be sustained at appeal. The proposal is acceptable in parking terms and the extension would be water neutral. The proposal is therefore considered to comply with policies CH2 and CH3 of the Local Plan, the Urban Design Supplementary Planning Document (2016) and the relevant paragraphs of the NPPF.

RECOMMENDATION RE: CR/2023/0220/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 roofs of the part single storey/part two storey extension hereby permitted shall match in colour, texture and bonding those of the existing house and the extension shall have windows with white frames and white eaves and fascias.
REASON: In the interests of visual amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. No windows shall be constructed in the first floor side elevation of the extension hereby permitted which adjoins the side boundary with No. 74 Gales Drive without the prior permission of the Local Planning Authority on an application in that behalf.
REASON: To protect the amenities and privacy of the adjoining house and garden 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:

- Liaising with the agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- 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



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