

REFERENCE NO: CR/2017/0881/FUL

LOCATION: [257 - 259 IFIELD ROAD, WEST GREEN, CRAWLEY, RH11 7HX](#)
WARD: West Green
PROPOSAL: ERECTION OF 5NO. 2 STOREY, 2 BEDROOM AFFORDABLE DWELLINGS FOR SOCIAL RENT AND ASSOCIATED PARKING FOLLOWING DEMOLITION OF 2NO. EXISTING SEMI-DETACHED DWELLINGS (AMENDED PLANS RECEIVED).

TARGET DECISION DATE: 18 December 2017

CASE OFFICER: Ms Z. Brown

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME: GWP Architects

PLANS & DRAWINGS CONSIDERED:

16/127/SKLP		Site location plan
16/127/SKBP	Rev A	Block plan
16/127/SK10	Rev J	Site plan - showing ground floor plans
16/127/SK12	Rev G	Proposed elevations (plots 1-2)
16/127/SK11	Rev D	Proposed floorplans (plot 1-2)
16/127/SK14	Rev E	Proposed elevations (plots 3-5)
16/127/SK13	Rev E	Proposed floorplans (plots 3-5)
16/127/SKCM1	Rev A	Construction method plan
1000003868-3-010-01	Rev A	Drainage General arrangement
1000003868-3-050-01	Rev A	Drainage strategy
PJC/4560/17/CB	Rev 02	Tree Protection Plan
16/127/LP1	Rev B	Landscape plan
16/127/SK17		Proposed elevations Plot 5
16/127/SK16	Rev A	Proposed and existing street elevations
16/127/SK15		Existing floorplans and elevations of buildings to be demolished

CONSULTEE NOTIFICATIONS & RESPONSES:-

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| 1. | WSCC – Highways | No objection subject to conditions regarding access, details regarding construction plant and materials, vehicle parking and turning, and cycle parking. An informative regarding highway works. |
| 2. | Thames Water. | No objection subject to condition regarding surface water drainage. |
| 3. | Sussex Building Control Partnership | No response received. |
| 4. | CBC - Drainage Officer | No objection. |
| 5. | CBC - Property Division | No objection. |
| 6. | CBC - Planning Arboricultural Officer | No objection, subject to condition. |
| 7. | CBC - Environment Team | No response. |
| 8. | CBC - Refuse & Recycling Team | No objection. |
| 9. | Southern Water Ltd | No objection. |

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| 10. | CBC - FP - Energy Efficiency & Sustainability | No objection subject to condition and informative for water management. |
| 11. | Ecology Officer - Mike Bird | No objection subject to condition requiring the recommendations set out in the Reptile Survey Report and Preliminary Roost Assessment are implemented in full. |
| 12. | CBC - Housing Enabling & Development Manager | No objection. |
| 13. | CBC - Environmental Health | No objection subject to condition regarding a noise mitigation scheme. |

NEIGHBOUR NOTIFICATIONS:-

252, 253, 250 and 255 Ifield Road,
44 to 48 (even nos) Deerswood Road,
77 to 83 (odd nos) Furzefield.

RESPONSES RECEIVED

One letter of representation has been received raising objections to the proposal. The letter highlighted concerns about construction noise and dust which would affect their family.

A site notice was displayed from 06/11/2017 to 27/11/2017.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

APPLICATION SITE

- 1.1 The application site currently contains a pair of 2no. bedroom semi-detached dwellings with rear gardens, located on the eastern side of Ifield Road within the neighbourhood of West Green. The application site measures 0.12 hectares. It is situated at the end of Ifield Road which forms a cul-de-sac, opposite a large turning circle which contains unrestricted parking. To the north but not directly accessible is the A23 Crawley Avenue. Furzefield and a block of garages lie to the east.
- 1.2 The existing two storey semi-detached dwellings are brick built with pitched roofs and have front gable features. They have red brick detailing around the windows and doors and brick chimneys. There is a detached garage located on the northern side of No. 259 which provides off street parking, however No. 257 does not have a driveway. The dwellings are unoccupied as they are not considered to be safe following a structural assessment dated 4th November 2015. There is significant cracking in the brick work, bulging of the side flank walls, and loose brickwork to the sides and rear which has occurred due to poor construction. Due to the high cost of repairing the properties it has been decided that they should be demolished and rebuilt.
- 1.3 The surrounding area of Ifield Road is residential, and to the south, east and west of the site are a mixture of two storey terraced and semi-detached dwellings. The dwellings on Ifield Road are all of a similar style and all feature chimneys, red brick detailing, either front gables or pitched roofs, with flat roof canopies over the front entrances. The properties on Furzefield are also uniformly designed and are arranged in short terraces with pitched roofs and canopy roofs over the entrances.
- 1.4 There are a number of trees on the site, including a row of 4no. mature lime trees along the eastern boundary. A footpath runs along the northern boundary of the site, providing pedestrian and cycle links between Ifield Road and Furzefield. This footpath also connects to Crawley Avenue and the wider local footpath/cycle path routes.
- 1.5 The site does not lie within a flood zone, however there have been historic local flooding events. The site lies within the Built Up Area Boundary and adjacent to an area of structural landscaping. A

long distance view from Tilgate Park runs across the eastern half of the site. There are no other identified site constraints.

PROPOSED DEVELOPMENT

- 2.1 Planning permission is sought for erection of 5no. dwellings following the demolition of the existing 2 properties. The proposal comprises 4no. semi-detached dwellings and 1no. detached dwelling. All of the dwellings would be Affordable Housing for Social Rent.
- 2.2 The scheme has been amended since the application was submitted. The layout and types of properties have been revised whereby the originally proposed three terraced properties have been replaced by a pair of semi-detached dwellings facing Crawley Avenue and one detached property facing Furzefield. There have also been changes to the design and detailing of the proposed dwellings, the internal layout of Plots 3, 4, and 5, and amendments to the Landscape Plan. A revised Transport Statement and Sustainability Statement have also been received, and additional drainage information has been provided. An amended Noise Assessment and Strategy has also been provided, which introduced additional mitigation measures to reduce the impact of noise on future occupants.
- 2.3 It is proposed to locate the two 2no.bedroom semi-detached dwellings (Plots 1 and 2) in a similar location as the existing dwellings fronting lfield Road/ The 2no. semi-detached dwellings (Plots 3 and 4) facing the northern boundary of the site, and the detached dwelling would be located to the rear of Plots 1 and 2 facing Furzefield.
- 2.4 The 2no.bedroom semi-detached houses (Plots 1 and 2) would be of similar design as the existing semi-detached dwellings and would incorporate red brick detailing around the windows and doors and edges of the dwelling, brick chimneys, a front gable roof and matching window positioning and sizes. The dwellings would have a small front garden area and a rear garden.
- 2.5 The proposed 2no.bedroom semi-detached houses (Plots 3 and 4) would also be brick built with red brick detailing, and would have pitched roofs. On the front elevation would be front canopy porch roofs. The properties would have rear gardens. The proposed 2 no. bedroom detached dwelling (Plots 5) would be of a similar overall design to Plots 3 and 4 but in a detached layout.
- 2.6 Access to the new development would utilise the existing crossover and dropped kerb to the north of the semi-detached dwellings (following the demolition of the existing garage). The access drive would lead into a central parking area. Five off street car parking spaces would be provided. Further on street parking would be available within the large turning circle at the end of lfield Road. All of the houses would have sheds within their rear gardens for the storage of cycles, and gates in their rear gardens allowing convenient access to the parking area.
- 2.7 The existing public footpath which runs along the northern boundary of the site would be retained. Three trees are proposed to be removed and would be replaced with seven trees in the gardens of the new dwellings.
- 2.8 The applicant has submitted the following documents with the application:
 - Design and Access Statement (Rev A)
 - Planning Statement (Including Design and Access Statement) (Rev A)
 - Transport Assessment (Amended V7)
 - Environmental Noise Assessment (Amended Issue 6)
 - Arboricultural Impact Assessment & Method Statement (Rev 1)
 - Open Space Assessment
 - Sustainability Statement (Amended Rev A)
 - Ecological Assessment (Preliminary Roost Assessment and Reptile Survey)
 - Structural report
 - Construction Management Plan (Rev A)

PLANNING HISTORY

3.1 There is no recent planning history.

PLANNING POLICY

National Planning Policy Framework (2012) (NPPF)

4.1 The National Planning Policy Framework (NPPF) was published in March 2012 and introduced the presumption in favour of sustainable development in approving developments that accord with the development plan without delay or where the development plan is absent, silent or relevant policies are out of date, unless there would be significant adverse impacts or it would be contrary to the policies in the NPPF.

The core planning principles of the NPPF (paragraph 17) state that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. In addition, development should secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Part 6 applies specifically to delivering homes and seeks to significantly boost the supply of housing. Housing applications should be considered in the context of the presumption in favour of sustainable development and are to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.

Part 7 emphasises the importance of good design to achieve high quality and inclusive design for all development, including individual buildings, public and private spaces and wider development schemes. Design codes can be used to achieve high quality outcomes, and decisions should promote and reinforce local distinctiveness without imposing forms, styles or particular tastes on development. Paragraph 56 states that 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.

Paragraph 123 states that planning policies and decisions should avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, and should aim to mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise and new development, including through the use of conditions.

Crawley Borough Council 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 CH1: Neighbourhood Principle will be protected and enhanced by maintaining the neighbourhood structure of the town with a clear pattern of land uses and arrangement of open spaces and landscape features.
- Policy CH2: Principles of Good Urban Design seeks to assist in the creation, retention or enhancement of successful places. Development proposals will be required among others to respond to and reinforce locally distinctive patterns of development and landscape character

and protect and/or enhance heritage assets and create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas.

- 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. Development proposals must adhere to any relevant supplementary planning guidance produced by the council.
- Policy CH4: Comprehensive Development and Efficient use of land requires all development proposals to use land efficiently and not unduly restrict the development potential of adjoining land, nor prejudice the proper planning and phasing of development over a wider area.
- Policy CH5: Standards for all New Dwellings states that new dwellings must create a safe, comfortable and sustainable living environment and sets out minimum sizes for each dwelling, which is based on the Nationally Described Space Standards.
- Policy CH6: Tree Planting and Replacement Standards. Landscape proposals for residential development should contribute to the character and appearance of the town by including at least one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. Where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and replaced in order to mitigate for the visual impact resulting from the loss of the tree canopies.
- Policy CH7: Structural Landscaping. Areas of soft landscape that make an important contribution to the town and its neighbourhoods, in terms of character and appearance, structure, screening or softening, have been identified on the Local Plan Map. Development that affects this role should demonstrate the visual impact of the proposals and should protect and/or enhance structural landscaping where appropriate.
- Policy CH8: Important Views. The Important Views identified on the Local Plan Map should be protected and/or enhanced and development proposals should not result in direct adverse impact or lead to the erosion of these views. Long Distance Views are the points from which the view can be enjoyed and must remain unobstructed by development in the foreground. Where the view is to an identified feature, development is required to protect and/or enhance this feature.
- Policy H1: Housing Provision. The council will positively consider proposals for the provision of housing to meet local housing needs.
- Policy H3: Future Housing Mix. All housing development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme.
- Policy H4: Affordable and Low Cost Housing. 40% affordable housing will be required from all residential developments. The council will expect a minimum of 70% of the affordable housing to be Affordable Rent or Social rent where other forms of subsidy exist, and up to 30% intermediate rent. For sites of 5 dwellings or less or sites less than 0.2ha in size, a commuted sum towards off-site affordable housing provision will be sought.
- Policy ENV1: Green Infrastructure. This Policy states that Crawley’s multi-functional green infrastructure network will be conserved and enhanced through various measures including protection, enhancement and integration with new development, mitigating harm and maintaining and extending links where possible, including through larger proposals.

- Policy ENV2: Biodiversity. It states that all developments will be required to incorporate features to encourage biodiversity.
- Policy ENV5: Provision of Open Space and Recreational Facilities. The impact of the increased population from residential development on open space and recreational facilities across the borough will be mitigated by the use of the Community Infrastructure Levy which will be used to enhance existing areas of open space. This Policy requires development to make provision for open space and recreational facilities.
- Policy ENV6: Sustainable Design and Construction. In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations, and any subsequent increased requirements.
- Policy ENV8: Development and Flood Risk. Development proposals must avoid areas which are exposed to an unacceptable risk from flooding, and must not increase the risk of flooding elsewhere.
- Policy ENV9: Tackling Water Stress. New dwellings should where viable and technically feasible, meet the Building Regulations optional requirement for tighter water efficiency.
- Policy ENV11: Development and Noise. People's quality of life will be protected from unacceptable noise impacts by managing the relationship between noise sensitive development and noise sources. Noise sensitive uses proposed in areas that are exposed to significant noise from existing or future industrial, commercial or transport (air, road, rail and mixed) sources will be permitted where it can be demonstrated that appropriate mitigation, through careful planning, layout and design, will be undertaken to ensure that the noise impact for future users will be made acceptable.
- Policy IN1: Infrastructure Provision. Development will be permitted where it is supported by the necessary infrastructure both on and off site to avoid any significant cumulative effects on the existing infrastructure services. The council will seek to implement a Community Infrastructure Levy (CIL) through the relevant processes. The rate will be set following the adoption of the Charging Schedule.
- Policy IN2: Strategic Delivery of Telecommunications Infrastructure states that all proposals for residential, employment and commercial development of one unit or more must be designed to be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.
- Policy IN3: Development and Requirements for Sustainable Transport. Development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network.
- Policy IN4: Car and Cycle Parking Standards. Development will be permitted where the proposals provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the borough council's car and cycle parking standards.

Supplementary Planning Documents

The Supplementary Planning Documents are non-statutory documents which supplement the policies of the Local Plan. Those applicable to this application are:

Urban Design SPD 2016:

- 4.3 The SPD includes further design guidance and examples on residential development and sets out further guidance on minimum rear window to window distances (21 metres for two storeys) and outdoor amenity space standards: for a dwelling for 4 occupants the external private amenity space standards are 75 sqm.

- 4.4 It also includes the Crawley Borough Parking Standards which are minimum standards based on likely demand in terms of car ownership, taking into account the accessibility of the area by modes of transport other than the car. The minimum standards are 1.5 spaces for 2 bed dwellings. Regarding cycle parking it is stated that: *'All cycle parking must be sheltered and secure and in accordance with local guidance and best practice design. For two bed dwellings or more: 2 spaces per dwelling and 1 space per 8 dwellings for visitors will be required'*.

Green Infrastructure SPD 2016:

- 4.5 This SPD provides clear guidance on how to meet the requirements of Local Plan Policies in relation to Crawley's Green Infrastructure assets. It provides further guidance on Policy CH6: Tree Planting and Replacement Standards.

Planning and Climate Change SPD 2016:

- 4.6 This SPD includes further guidance on sustainability policies within the Local Plan (Policies ENV6, ENV7, ENV8, ENV9 and IN3).

Affordable Housing SPD 2017

- 4.7 The Council has recently adopted the Supplementary Planning Document which provides guidance, examples of good practice and the expectations of the Council in relation to the interpretation of the Local Plan policy requirements for the provision of affordable housing (Policies H3 and H4).

PLANNING CONSIDERATIONS

- 5.1 The existing use of the site is residential and it already contains 2no. dwellings. The site is within walking distance of Crawley Town Centre and a number of local facilities including schools, GP surgeries and the West Green shopping parade. The proposal represents the intensification of residential use of a site in the built up area. In principle it is considered acceptable in planning policy terms, subject to addressing the more detailed matters considered below.
- 5.2 The main planning issues in the determination of this application are:
- The design & appearance of the proposal and its impact on the street scene & character of the area
 - The impact on neighbouring properties and amenities
 - Noise implications on the health of occupants
 - The acceptability of the proposed development for future occupiers
 - Parking and Highway safety
 - Impact on trees, landscaping and boundary treatments
 - Drainage
 - Sustainability
 - Provision of Infrastructure Contributions
 - Provision of Affordable and Low Cost Housing

The design & appearance of the proposal and its impact on the street scene & character of the area

- 5.3 The application site is located at the end of Ifield Road and is screened to the rear from Furzefield by 4no. Lime trees and other vegetation. The surrounding area is relatively high density residential development and is characterised by semi-detached dwellings fronting Ifield Road and two storey residential terraces on Furzefield.
- 5.4 The proposal includes 2no. two storey 2 bedroom semi-detached dwellings fronting Ifield Road, 2no. two storey 2 bedroom semi-detached dwellings facing the northern boundary of the site and a detached dwelling to the rear fronting Furzefield. The amended layout is considered to be appropriate to then area and, as set out below, it would address noise related issues.

- 5.5 Ifield Road has a strong building line. The semi-detached dwellings proposed on plots 1 and 2 are proposed to be angled slightly from this established building line. This minor reorientation of the position of the buildings on site is not considered to detrimentally impact the streetscene or significantly disrupt the building line of properties on Ifield Road given the sites location at the end of the road.
- 5.6 The proposed dwellings at Plots 1 and 2 would be brick built and would have pitched roofs with front gable features and brick chimneys. Officers sought design amendments to these houses as it was considered essential that these design features were incorporated into the semi-detached dwellings to ensure that they are in keeping with the style and character of existing properties on Ifield Road. The red brick detailing would be replicated around the windows and doors, and the returns to the side elevations of the property, and although pebble dashing would not be used on the front gables, the contrast brick work detailing below the gables and use of face brick work would still be an appropriate designs features on the front elevation. The proposed dwellings would have appropriately proportioned and positioned white uPVC windows and doors to match the dwellings within the immediate vicinity. On the front elevation the northern window panes of the 1st floor windows would be replaced with ventilator grilles for the passive ventilation system proposed as part of the noise mitigation scheme. Although these grilles would be visible on the streetscene, given that they would be the same size and proportions as the windows, and would ensure future occupants are protected from high noise levels, it is considered on balance that they are acceptable.
- 5.7 Plots 1 and 2 would have a stepped rear elevations whereby there would be two storey rear projections of 0.5m and 1.5m in width. These design features are for noise mitigation. As they would be to the rear they would not be visible in the streetscene of Ifield Road and, given their minimal projection, they are considered to be acceptable features.
- 5.8 The other two semi-detached dwellings (Plots 3 and 4) would front the northern boundary of the site and would be accessed from the existing footpath. The dwellings would be set back 0.4m from the edge of the footpath. The detached dwelling Plot 5 would front Furzefield. Plots 3, 4, and 5 would be brick built and would have pitched roofs with contrast brick work around the windows and separating the ground and first floors. The brick detailing features and simpler design would ensure the dwellings appear in keeping with the houses in Furzefield. The flat canopy roofs over the front elevations would be consistent with the terraced properties on Furzefield and would form a positive feature on the front elevations. The window proportions and positioning on the front elevation would also be consistent with the properties on Furzefield.
- 5.9 A long distance view from Tilgate Park does cover the eastern side of the site. However, given the limited scale of the proposed development whereby the dwellings would be two storey, the proposal is not considered to have any significant impact on the view.
- 5.10 Overall the proposal is considered to be of an appropriate layout, design and scale, and would sympathetically relate to the differing styles and character of properties and the streetscenes of both Ifield Road and Furzefield. As a result it is considered to accord with Policy CH2 and CH3 of the Local Plan which requires proposals to respond to locally distinctive patterns of development and be of high quality design.

Noise considerations

- 5.11 The site is adjacent to the A23 Crawley Avenue dual carriageway. Within the immediate vicinity of the site there are existing dwellings on Furzefield and Dingle Close which are positioned close to the highway with very little vegetation screening from the A23. As a result they are exposed to high traffic noise levels. This includes No. 50 Furzefield which is positioned approximately 14.4m from the edge of the highway, and Nos. 8 and 6 Dingle Close located approximately 18.5m from the edge of the highway.
- 5.12 Policy ENV11 of the Local Plan states that residential and other noise sensitive development will be permitted where it can be demonstrated that users of the development will not be exposed to unacceptable noise disturbance from existing uses. Noise sensitive uses proposed in areas that are exposed to significant noise from existing transport sources will be permitted where it can be

demonstrated that appropriate mitigation through careful planning, layout and design is undertaken to ensure that the noise impact for future users will be made acceptable. For transport sources, the Unacceptable Adverse Effect is considered to occur where noise exposure is above 66dB $L_{Aeq, 16hr}$ (57dB $L_{Aeq, 8hr}$ at night).

- 5.13 A Noise Assessment was commissioned by the applicant to investigate noise levels. The Noise Assessment highlights that the existing 2no. semi-detached dwellings are already subject to noise levels which exceed the Local Plan Policy ENV11 levels, whereby the average noise contour is 60.9dB at night and 66.4dB during the day. Concerns were raised by the Environmental Health Officer who stated that the original proposal would not be acceptable as the internal noise levels would exceed those in the Local Plan Policy ENV11, and could potentially impact the health of future occupants as they would be exposed to excessive levels of noise.
- 5.14 Since original submission, Officers have worked with the applicant and Environmental Health to amend the layout and design of the site and incorporate mitigation measures to address the noise issues. Plots 1 and 2 have been angled to the north-east and a two storey rear projection has been added to their rear elevations. These design alterations have been proposed to ensure that noise is deflected from the habitable rooms. The originally proposed three terraced properties to face Furzefield, have been replaced with a pair of semi-detached dwellings facing Crawley Avenue and one detached dwelling facing Furzefield. Following the comments from Environmental Health, Plots 3 and 4 would front the northern boundary of the site, with the habitable rooms located to the rear of the dwellings, and Plot 5 would be positioned on the eastern side of the site facing Furzefield. These amendments would ensure there are no habitable rooms facing the road. The buildings on Plots 3 and 4 would also act as a noise barrier.
- 5.15 Amending the layout of the site has significantly reduced the internal noise levels in all of the dwellings, with only bedroom 1 of Plot 2 still slightly exceeding the noise levels in the Local Plan. In the updated Noise Assessment to address this, a series of mitigation measures have been proposed: triple glazing with no trickle vents and mechanical ducted ventilation would be installed in all five houses. A large passive acoustic vent in bedroom 1 of Plots 1 and 2 would also be installed to ensure that noise levels do not exceed 57dBA at night.
- 5.16 In addition a 2m high close boarded acoustic fence would be installed along the northern side boundary of the garden of Plots 2 and western side boundary of Plot 3 to deflect some noise from the rear gardens of these dwellings.
- 5.17 Environmental Health have commented on the revised proposal and Noise Assessment. They state that it is a much improved design whereby the façade levels for plots 3, 4 and 5 have improved. Although Plot 1 and 2 still have one room which exceed the standards in the Local Plan, they will have improved façade protection, additional ventilation to ensure internal spaces are adequately ventilated and will be an improvement on the existing dwellings on the site. Environmental Health consequently withdrew its objection, and the proposed development is now considered to accord with Crawley Borough Local Plan Policy ENV11 and the NPPF (2012).

The impact on neighbouring properties and amenities

- 5.18 The property most likely to be impacted would be No. 255 Ifield Road to the south of the application site. The proposed semi-detached dwellings plots 1 and 2 would be positioned in a similar place as the existing dwellings on the site, however orientated slightly to the north-east. The proposed dwellings would also have a small stepped rear projection. No. 255 already has a single storey rear projecting utility and bathroom. It is considered therefore that Plot 1 would not cause any significant overshadowing or loss of light despite the amended position.
- 5.19 One small window would be positioned on the southern side elevation of Plot 1, this would serve the first floor bathroom. It is proposed that this window would be obscure glazed to ensure there is no overlooking on to No. 255.

- 5.20 In regards to impact on neighbouring amenity, the proposed two storey semi-detached houses fronting Ifield Road are not considered to have any detrimental impact on dwellings on the western side of Ifield Road as there are no properties directly opposite.
- 5.21 The Urban Design SPD states that one or two storey buildings need to maintain a minimum distance of 21metres between the rear windows of an opposing dwelling and the rear facing windows of the proposal in order to avoid any potential overlooking and privacy issues. There would be a gap of approximately 21m between the first floor rear windows of Plot 5 and the nearest ground floor window of No. 255. This complies with the Urban Design SPD guidance, and is considered acceptable in terms of overlooking and loss of privacy, particularly as Plot 5 would not be directly opposite No. 225.
- 5.22 In regards to the impact of Plots 5 on the nearby properties on Furzefield, the proposed dwelling would be orientated to face a gable side wall of No. 83 Furzefield. There would be a gap of 19m between the proposed dwelling and the side of No. 83. This would accord with the Urban Design SPD guidance which states that a gap of 10.5m should be retained between a side gable and a dwelling. Likewise the existing 4no. Lime trees along the eastern boundary of the site would be retained providing extensive screening. As a result there is not considered to be any overbearing impact, overlooking or loss of privacy on No. 83. With regards to Plots 3 and 4, due to their proposed orientation facing the northern boundary, there would not be considered to be an adverse impact on No. 83.
- 5.23 Comments were received from a neighbour highlighted concerns over construction noise and dust. It is considered that given the scale of the development that the overall impact on the occupants of neighbouring properties would be limited and can be addressed through a Construction Management Plan and other Environmental Protection Legislation.
- 5.24 Overall the application site would be used more intensively and make more effective and efficient use of the land. The proposed development has been designed to minimise the impact on neighbouring houses. It is considered that there would not be any significant impact on the amenities enjoyed by the occupants of neighbouring properties. The proposal would therefore accord with the relevant Local Plan Policies, the Urban Design SPD and the NPPF.

The acceptability of the proposed development for future occupiers

- 5.25 Policy CH5 of the Crawley Borough Local Plan states that all dwellings must create a safe, comfortable and sustainable living environment and sets out the minimum sizes for dwellings which are based on the Nationally Described Space Standards. All of the proposed dwellings would meet the minimum internal space standards for a 2 bedroom four occupant dwellings which is 79sqm, and would therefore accord with Policy CH5.
- 5.26 In regards to external private amenity space, the Urban Design SPD recommends that 75sqm of useable external private amenity space is provided for a 4 occupant dwelling. All of the dwellings would meet this requirement. The Urban Design SPD also states that a minimum garden depth of 10.5m is provided. Plots 1, 2 and 4 would provide a garden depth greater than 10.5m. Plots 3 and 5 have a slight shortfall but provide 82 and 102 square metres of amenity space respectively. It is however considered that a good standard of external private amenity space would be provided for future occupiers.
- 5.27 The Urban Design SPD states that there should be a gap of 21m between the ground and 1st floor rear windows of dwellings. There would be a gap of 22m between the rear windows of plots 1 and 2 and Plot 5. It is considered that this gap would be sufficient to ensure there is no impact of overlooking or loss of privacy on the occupants of the proposed dwellings. Similarly given the two storey nature of the proposed dwellings and the separation distance there is not considered to be any significant overshadowing or loss of light.
- 5.28 In regards to the relationship between Plots 3 and 5, the Urban Design SPD states that there should be a gap of 10.5m between a blank gable and the rear of an adjacent dwelling. The gap between plots 3 and 5 would accord with this, and there is not considered to be any overbearing impact.

- 5.29 There is a row of 4no. mature lime trees on the eastern side boundary of the site and in front of Plot 5. There were comments on the original scheme from the Council's Arboricultural Officer raising concerns about the proximity of the tree canopies. Although the existing trees would not cause significant overshadowing on the ground floor rooms of Plot 5 as they were dual aspect, the first floor internal layout of this dwelling could have been overshadowed. The scheme was amended so that the bedrooms, which are single aspect and located to the rear of the property, overlook the rear garden. This would reduce impact of overshadowing caused by the trees and would ensure bedrooms have adequate daylight/sunlight.
- 5.30 Cycle parking provision would be provided within sheds which would be located in the rear gardens of each property. Refuse storage would be located down the sides of Plots 1, 2 4, and 5 and to the rear of Plot 3.
- 5.31 The scheme would meet the space standards outlined in Policy CH5 of the Crawley Borough Local Plan, and the private amenity space standards contained within the Urban Design SPD. It would provide sufficient storage for cycles and refuse and therefore complies with the relevant Local Plan policies in this regard.

Parking and Highway safety

- 5.32 Vehicular access to the new development would be on the northern side of the site via the existing dropped kerb and crossover, following the removal of the detached garage. West Sussex County Council Highways have commented that visibility is adequate at the access point and, although the proposed access would not be wide enough to facilitate two way passing of vehicles, given the small scale of the proposed residential development and the level of vehicular movements, the access is acceptable.
- 5.33 A central parking area would contain 5no. parking spaces, allocated as one space per unit. The Crawley Borough Parking Standards as set out in the Urban Design SPD would require 1.5 space per dwelling, which would be a total of 7.5 spaces. Although there would be a shortfall of 2.5 on site parking spaces, it is considered that the on-street parking arrangements at the end of Ifield Road would be sufficient in order to provide additional parking for the proposal. The road forms a cul-de-sac with a large turning head and parking area that is not heavily used. Likewise the application site is within a sustainable location close to regular public transport services and connections to cycle paths. The parking provision would therefore be considered to be acceptable.
- 5.34 All of the dwellings would have a shed within their rear gardens for the storage of cycles. The sheds would measure 2.4m in length, 1.8m in width and 2.6m in height. In total 10 cycle spaces would be provided on the site which would be in accordance with Policy IN4 of the Local Plan and the Crawley Borough Council Parking Standards.

Trees and ecology

- 5.35 The site contains a number of existing mature trees, many of which make a positive contribution to the appearance of the site particularly along the eastern boundary. There is also a line of mature trees and vegetation to the north of the site which forms part of the designated structural landscaping, and which screens Crawley Avenue from view. The tree survey has identified a number of important trees on the site including a category A Oak and two category A Lime trees, all of which are to be retained. The report states that 4no. trees that are identified as having relatively low amenity value are to be removed (T12, T15, T11 and T16) in order to facilitate the development.
- 5.36 Concerns were raised by the Council's Arboriculturist over the proximity of Plot 5 to the row of mature Lime trees (T6, 7, 9, 10) on the eastern boundary of the site. This could lead to psychological and overbearing impact on the first floor habitable rooms, and potentially could encourage pruning or works to be undertaken in the future. As a result the first floor internal layout of Plot 5 has been amended whereby the bedrooms are located to the rear of the dwellings and their windows now overlook the rear gardens, rather than the Limes. This reduces the overbearing

impact of the tree canopies and any potential overshadowing, and would reduce the trees the pressure to have works undertaken on the trees from future residents.

- 5.37 The proposed dwellings would not encroach into the root protection areas (RPA) for other trees on the site. A footpath is proposed to run along the front of Plot 5 which would encroach slightly into the RPA of T6, 7, and 9, and part of the new entrance to the site would encroach into the RPA of T4. In order to protect these trees a no-dig methodology is proposed. It is considered appropriate to attach a condition to require all works are in accordance with the amended Arboricultural Impact Assessment and Method Statement to ensure the trees are protected during implementation.
- 5.38 Policy CH6 requires that landscape proposals for residential development should contribute to the character and appearance of the town by including at least one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. It also states that where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and replaced in order to mitigate for the visual impact resulting from the loss of the tree canopies. The amended landscaping scheme proposes seven replacement trees. These include two Rowan trees within the garden of Plot 4, one Weeping Birch and one Cherry in the garden of Plot 3, one Cherry and one Rowan within the garden of Plot 2 and one cherry within the garden of Plot 1. The landscaping scheme is considered acceptable subject to protecting the existing trees during construction and securing the implementation of new planting.
- 5.39 In addition to replacement and additional tree planting, a hard and soft landscaping scheme including boundary treatments has been submitted. A 2m high close boarded acoustic fence would be erected along the northern side boundary of the garden of Plot 2 and the western side boundary of Plot 3. This would contribute to noise mitigation on the site. A replacement 1.8m high fence is proposed along the southern boundary of the site shared with No. 255 Ifield Road and the eastern side boundary of Plot 4. There would be box hedges around the front garden areas of Plots 1 and 2 and some landscaping/screening in front of Plots 3 and 4 adjacent to the footpath. The rear gardens are proposed to be grass with patio areas (natural paving slabs). The site access and parking forecourt would be paved with permeable Marshalls Driveline Piora block paving (Brindle). Overall the amended landscaping scheme is considered acceptable.
- 5.40 The applicant has submitted an Ecological Assessment which addresses a range of nature conservation issues including reptiles and bats. A Preliminary Roost Assessment was undertaken, but no evidence of bats was found within any of the onsite buildings during the assessment. It was concluded that the site is of negligible importance for roosting bats. The Mitigation Strategy identifies the suitable season for demolition, that where practical bat boxes should be incorporated and a requirement for artificial lighting is only used where necessary for health and safety reasons. A reptile survey was also undertaken however no evidence of reptiles were found during the seven survey visits and reptiles are therefore likely to be absent from the site. The Mitigation Strategy proposed a number of works are carried out to deter reptiles from colonising the site. Following comments from the Council's Ecology Officer it is considered appropriate to secure the appropriate mitigation by condition in order to contribute to a net gain in biodiversity, and ensure the proposal is in accordance with Policy ENV2 of the Local Plan and Paragraphs 109 and 118 of the NPPF.

Drainage

- 5.41 The application site does not lie within a flood zone, but there have been historic local flooding events. The CBC Drainage Officer has raised no objection to the proposed Drainage Strategy and surface water drainage proposal based on the additional information provided.

Sustainability

- 5.42 The revised Sustainability Statement indicates that the development will perform better in terms of energy efficiency/CO2 emissions than the Building Regulations minimum standard and will achieve the 'optional' water efficiency standard required by Policy ENV9. It is considered appropriate to secure this via condition. It has also been stated that the overall thermal performance will be in excess of current Building Regulation requirements. Overall it is considered that the applicant has demonstrated an acceptable approach to sustainability in line with Local Plan Policy ENV6

Provision of Infrastructure Contributions

5.43 Policy IN1 requires developments to make provision for their on and off site infrastructure needs and confirms that the Council will seek to implement a Community Infrastructure Levy (CIL). The Crawley CIL Charging Schedule is in effect from 17th of August 2016 and is also relevant to this application since the proposal is creating new residential units. However as this planning application proposes 100% Affordable Housing, the proposal would be exempt from paying CIL under the terms of the Charging Schedule.

Provision of Affordable and Low Cost Housing

5.44 Crawley Borough Local Plan Policy H4 states that 40% affordable housing will be required from all residential developments and this is the amount of affordable housing that can be secured via any S106 agreement. The application has been submitted by Crawley Borough Council and would be owned and managed by Crawley Homes. The mixture of unit sizes is in response to Crawley's affordable housing needs and Local Policy H4. The application proposed 100% affordable for Social Rent, which would exceed the policy requirement of 40%. As there were 2no. existing social rent houses on the site and there are an additional 3no. houses proposed it is considered appropriate to ensure that 3no. houses are secured for Affordable Housing through a Section 106 Agreement.

CONCLUSIONS:-

- 6.1 The application site is located within the Built Up Area boundary and would provide a net gain of 3no. new Social Rent affordable dwellings in an existing residential area. The scale and design of the amended proposal is considered to be appropriate and would make a positive contribution to the area and would sympathetically relate to both the streetscenes of Ifield Road and Furzefield.
- 6.2 The development would meet the Nationally Described Space Standards and would meet the external private amenity space standards contained within the Urban Design SPD.
- 6.3 There would be no detrimental impact on the amenities enjoyed by the occupants of No. 255 Ifield Road or No. 83 Furzefield in terms of overbearing impact, overlooking or loss of light. The proposed landscape scheme is considered to be appropriate and would ensure that 7no. replacement trees are provided on site, there are no highway safety issues and sufficient parking would be provided.
- 6.4 The site is adjacent to the A23 Crawley Avenue and is subject to high noise levels. However through amending the layout of the site and the design of the proposed dwellings, the noise façade levels for Plots 3, 4, and 5 have been significantly improved. Likewise in addition to amending the positioning of Plots 1 and 2, the introduction of noise mitigation measures for all the dwellings have ensured the façade noise levels are in line with Policy ENV11 of the Crawley Borough Local Plan. As a result it is considered that a high quality living accommodation will be provided for future occupants.
- 6.5 It is therefore recommended to grant planning permission subject to the conclusion of a Section 106 Agreement to secure:
 - On site affordable housing for Social Rent

RECOMMENDATION RE: CR/2017/0881/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. No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed dwellings have been submitted to and approved by the Local Planning Authority.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The first floor windows on the southern elevation of the dwelling on Plot 1 shall at all times be glazed with obscured glass, and apart from any top-hung vent, be fixed to be permanently non-opening.
REASON: To protect the amenities and privacy of the adjoining property, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. No part of the development shall be occupied until the covered and secure cycle parking spaces shown on the approved drawings have been fully provided and made available for use by residents. The cycle parking spaces shall be maintained as such thereafter.
REASON: To encourage sustainable travel options and in accordance with Policies IN3 and IN4 of the Crawley Borough Local Plan 2015 - 2030 and the parking standards set out in the Urban Design SPD 2016.
6. The development hereby permitted shall not be occupied until the vehicular access serving the development has been constructed in accordance with the approved drawings.
REASON: In the interests of highway safety and the amenities of the area and to accord with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
7. The development shall not be occupied until the parking spaces, manoeuvring and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking, manoeuvring and turning of vehicles.
REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030 and the parking standards set out in the Urban Design SPD.
8. The development shall be carried out in strict accordance with the Construction Management Plan (drawing no. 16/127/skCM1 Rev A) throughout the period of construction.
REASON: In the interests of highway safety and the amenities of the area and to accord with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
9. The works of the development hereby approved shall only be undertaken in accordance with the Arboricultural Impact Assessment and Method Statement (Rev 1) provided by PJC Consultancy dated 23rd March 2018.
REASON: To ensure the retention and maintenance of trees important to the visual amenity / the ecological quality / and for the environment of the development in accordance with Policies CH2 and CH3 of Crawley Borough Local Plan 2015-2030.
10. All planting including the seven replacement trees, seeding or turfing comprised in the approved details of landscaping (drawing ref. 16/127/LP1 Rev B) shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of amenity and of the environment of the development in accordance with policy CH3 of the Crawley Borough Local Plan 2015 - 2030.

11. The hard and soft landscaping scheme of the development hereby approved shall be implemented in accordance with the approved landscape proposals associated with the application.
REASON: In the interests of amenity and of the environment of the development in accordance with Policy CH3 of the Crawley Borough Local Plan 2015 - 2030.
12. The development shall be carried out in strict accordance with the recommendations set out in the Reptile Survey report by the Ecology Consultancy (ref 5966.1) dated 15th September 2017 and Preliminary Roost Assessment report (ref 5966) dated 22nd September 2017.
REASON: To ensure that the proposals avoid adverse impacts on protected and priority species and contribute to a net gain in biodiversity, in accordance with Policy ENV2 of the Crawley Borough Local Plan 2015-2030.
13. The residential units shall not be occupied until the all of mitigation measures including the acoustic fence set out in the Environmental Noise Assessment Issue 6 (New 10J Layout) dated 23rd March 2018 by Acoustic Associates Sussex Ltd, to protect the dwellings against the external noise climate have been fully installed and made available for use. The measures shall be maintained as such thereafter.
REASON: To ensure a satisfactory residential environment for future occupiers in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
14. The residential units shall not be occupied until details have been submitted to the Local Planning Authority to demonstrate that each unit shall achieve a water efficiency standard by consuming no more than 110 litres per person per day maximum water consumption.
REASON: In the interests of sustainable design and efficient use of water resources in accordance with Policy ENV9 of the Crawley Borough Local Plan 2015-2030.
15. The dwellings hereby approved shall not be occupied until a scheme to provide superfast broadband to the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.
REASON: To help reduce social exclusion and to allow good access to services in accordance with Policies CH3 and IN2 of the Crawley Borough Local Plan 2015-2030.
16. The development hereby approved shall not be occupied until the surface water drainage measures have been implemented in accordance with the approved details set out in the Drainage Strategy (Drawing No. 1000003868-3-050-01 Rev A). The measures shall be maintained as such thereafter.
REASON: To safeguard future occupants of the site in accordance with Policy ENV8 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE

1. The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.
2. The water efficiency standard required under condition 14 is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A, paragraph A1
3. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
4. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. The contact number is 0800 009 3921.

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.

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