

**REFERENCE NO: CR/2018/0069/FUL**

**LOCATION:** [15 CHATFIELDS, GOSSOPS GREEN, CRAWLEY](#)  
**WARD:** Gossops Green  
**PROPOSAL:** ERECTION OF A SINGLE STOREY WRAP AROUND SIDE AND REAR EXTENSION  
(AMENDED PLANS RECEIVED).

**TARGET DECISION DATE:** 16 April 2018

**CASE OFFICER:** Ms Z. Brown

**APPLICANTS NAME:** A2Z Designs Ltd  
**AGENTS NAME:** A to Z Designs

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**PLANS & DRAWINGS CONSIDERED:**

CBC 001 Site location plan  
CBC 002 Rev A Block plan  
2018-02-03 Rev A Existing elevations  
2018-02-02 Existing ground floorplan  
2018-02-04 Rev A Proposed ground floorplan  
2018-02-05 Rev A Proposed roof plan  
2018-02-06 Rev A Proposed elevations

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

None required.

**NEIGHBOUR NOTIFICATIONS:-**

4, 14 and 16 Chatfields, Gossops Green.

**RESPONSES RECEIVED:-**

None received.

**REASON FOR REPORTING TO COMMITTEE:-**

Applicant is a member of staff.

**THE APPLICATION SITE:-**

1.1 The application site relates to a detached four bedroom chalet bungalow, located on the north-eastern corner of Chatfields within the neighbourhood of Gossops Green. The dwelling is brick built and has a pitched roof with gables on the front and southern side elevations. The front gable is finished with red hung tiles. The entrance to the property is on the southern side elevation. There is an existing dormer on the northern roof slope, and the loft has been extended to provide two bedrooms and a bathroom.

- 1.2 The site slopes down slightly to the east. There is a detached garage located to the south of the dwelling which is adjoined to the garage at No. 16. The garages are approximately 0.4m lower than street level. There is parking in front of the garage for up to two vehicles. The rear garden wraps around the northern and eastern sides of the property, and follows the angled northern side boundary of the site. Crawley Avenue (A23), is located to the east of the application site, however it is almost completely obscured by a mature tree screen which runs along the eastern boundary of the site. There are no identified site constraints.
- 1.3 The area is residential in character, with Chatfields containing similarly designed chalet style dwellings. A number of the dwellings have undertaken extensions including dormers, front porches and side extensions.

### **THE PROPOSED DEVELOPMENT:-**

- 2.1 Planning permission is sought for the erection of a single storey wrap around side and rear extension. The extension would wrap around the northern, eastern and southern elevations of the dwelling.
- 2.2 On the northern elevation the side extension would project 5m, and measure 13.5m in length. The rear element would project 4.5m from the rear elevation and would measure 15.7m in width. The side element on the southern elevation would measure 3.24m in width and be 7.3m in length. The extension would have a flat roof with a maximum height of 3.2m.
- 2.3 Internally a dining room, kitchen and living room would be provided, one additional bedroom and a granny annexe with one bedroom.
- 2.4 Amended plans were received during the course of the application whereby the side extension on the northern side of the dwelling has been set back 2.15m from the front elevation behind the existing fence, the side extension has been increased in width from 4.5m to 5m.

### **PLANNING HISTORY:-**

- 3.1 CR/2016/0118/FUL – ERECTION OF SINGLE STOREY ANNEXE AT REAR OF EXISTING GARAGE. PERMITTED, BUT NOT IMPLEMENTED.
- 3.2 CR/2008/0142/192 – CERTIFICATE OF LAWFULNESS OF PROPOSED DEVELOPMENT FOR FIRST FLOOR SIDE EXTENSION OF DORMER. PERMITTED.

### **PLANNING POLICY:-**

#### 4.1 National Planning Policy Framework (2012) (NPPF)

The NPPF states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. More specifically:

- Paragraph 14 – Presumption in favour of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- Paragraph 17 – Core planning principles. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Section 7 – Requiring good design. 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.

#### 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 in order to assist in the creation, retention or enhancement of successful places.
- Policy CH3: Normal Requirements of All New Development states all proposals for development in Crawley will be required to make a positive contribution to the area, be of a high quality design, 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. Development proposals must adhere to any relevant supplementary planning guidance produced by the council including residential extensions.
- Policy IN4 (Car and Cycle Parking Standards) states 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. Car parking standards for residential development are based on the accessibility of the area, the levels of car ownership, and the size of any new dwellings.

#### 4.3 Urban Design Supplementary Planning Document (adopted October 2016)

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 public design and the design of extensions. In particular, it states that:

- *'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'*
- *Development should incorporate materials and colours that match the existing dwelling or, where appropriate, contrast with it. If planning permission is granted for a development, the conditions laid out in the permission often detail any necessary steps required regarding materials and finishes.*
- *'An extension on the side of a property will be prominent and it is important that it should work successfully with its surroundings. The junction of a side extension with the existing building will have to be considered and resolved through good design'*
- *'Side extensions should avoid a 'terracing effect' in the streetscape. A 2m separation distance between the side extension and the property boundary can achieve this, or sometimes a set back from the principle elevation.*
- *Applying the 45° guide test: The guide test can be applied to detached, semi-detached and terraced houses. A single storey extension should not encroach into an area measured by drawing a 45° angle from the nearest edge of a neighbour's window or door aperture.*
- *'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 10.5m measured from the extension's rear external wall to the property's rear boundary in length, in order to ensure adequate private outdoor space.' 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'*

- *'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'.*
- *The conversion of a garage into a habitable room may result in the loss of onsite parking, which in turn could create pressure for on street parking around a dwelling. Therefore if you intend to convert a garage into a room, you should consider how cars will be accommodated on site.*

It also includes new Crawley Borough Parking Standards and as such the minimum parking standards for this application are 2-3 spaces.

## **PLANNING CONSIDERATIONS:-**

5.1 The main planning issues in the determination of this application are:

- The design & appearance of the proposal and its impact on the dwelling, street scene & wider area
- The impact on neighbouring properties and amenities
- Parking considerations
- The use of the annexe

### The design & appearance of the proposal and its impact on the dwelling, street scene & wider area

- 5.2 The proposed single storey wrap around side and rear extension would extend around the northern, eastern and southern elevations of the dwelling. The proposal would incorporate materials which match the existing dwelling including brickwork and uPVC windows.
- 5.3 In terms of its size and visual impact the proposed wrap around extension would be a significant addition to the dwelling.
- 5.4 The Urban Design SPD states that to prevent the terracing effect there should be a gap of 2m between the side extension and the adjacent property boundary or a setback from the front elevation. The amended design of the side extension is considered to accord with this guidance, as it has now been setback 2.15m from the front elevation behind the existing fence, and there is a gap of 1m from the angled northern side boundary of the site. This would ensure there is still an adequate gap between the extension and the neighbouring property No. 14 Chatfields, which already has a single storey side extension. The setback would also ensure that the side extension appears subservient to the main dwelling and would not adversely impact the streetscene of Chatfields particularly when viewed from the south. The extension would have limited visual impact too due to the corner location of the dwelling.
- 5.5 The proposed rear extension would be screened by the existing dwelling and therefore not visible from the streetscene. The Urban Design SPD states that a rear extension should not consume the entirety of a dwelling's private amenity space, and that a garden should be retained with a minimum depth of 10.5m measured from the extension's rear external wall to the property's rear boundary. Although there would only be a depth of 4.2m from the rear wall of the rear extension to the eastern side boundary, the garden also extends around to the northern side of the house. This area would have a length of around 25 metres, as a result there is still considered to be adequate outdoor private amenity space for future occupants.
- 5.6 The proposed side extension on the southern side of the dwelling would measure 3.24m and would fill the gap between the dwelling and the garage. The side extension would be screened by the existing dwelling and would not be clearly visible from the streetscene of Chatfields. It would be screened from Crawley Avenue to the rear by the existing mature tree planting within the highway verge
- 5.7 Overall the amended scheme is considered to have a more limited impact on the appearance of the dwelling, the streetscene and character of the area. Although it would be a significant addition to the dwelling, the design, scale and height of the extension is considered to be acceptable. As a result it

would accord with Policies CH2 and CH3 of the Crawley Borough Local Plan (2015-2030), the guidance contained within the Urban Design SPD (2016), and relevant paragraphs of the NPPF (2012).

#### The impact on neighbouring properties and amenities

- 5.8 The neighbouring properties most likely to be affected by the proposed development would be Nos. 14 and 16 Chatfield. No. 14 Chatfields is perpendicular to the application site to the north-west and has a single storey side extension positioned close to the shared side boundary. The proposed side extension on the northern side of the dwelling would be positioned 1m from the shared northern side boundary of the site, the separation distance would ensure that the single storey side extension does not cause any significant overbearing impact. Likewise given that No. 14 is perpendicular to No. 15 the proposed side extension is not considered to detrimentally impact the amenity enjoyed by the occupants of No. 14, due to the resultant separation between the two properties.
- 5.9 In regards to the impact on No. 16 to the south of the application site, the proposed side and rear extension would be positioned between the dwelling and garage, and would project an additional 1.6m from the rear of the garage. The Urban Design states that a single storey rear extension should not encroach into an area measured 45 degrees from the nearest edge of a neighbour's window or door aperture. The proposed single storey side/rear extension would not encroach into an area measured 45 degrees and given the minimal projection beyond the existing garage, and to the screening from the neighbours garage, it is not considered to cause any significant overbearing impact on the occupants of No. 16.
- 5.10 Overall the proposed development is not considered to cause detrimental harm to the amenity enjoyed by the occupants of No. 14 or 16 Chatfields, and would therefore accord with the Crawley Borough Local Plan (2015-2030) Policy CH3, and the guidance contained within the Urban Design SPD in relation to householder extensions and neighbouring amenity.

#### Parking considerations

- 5.11 The proposal would increase the number of bedrooms from 4 to 6. The Urban Design Supplementary Planning Document Appendix 1: Crawley Borough Parking Standards advises that dwellings with 3+ bedrooms should provide 2-3 parking spaces. The property would retain 1no. existing parking space within the garage, and 2no. on the existing hardstanding. There is also unrestricted on-street parking in front of the property. It is considered that there would be sufficient parking, and the proposal would accord with Crawley Borough Local Plan Policies CH2 and IN4 and Paragraph 32 of the NPPF (2012).

#### The use of the annexe

- 5.12 The southern side extension would be used as a granny annexe comprising of two bedrooms, a kitchen and bathroom. It is proposed to be connected with the dwelling via the proposed bedroom. Based on the information provided in the supporting statement, which states that the annexe would accommodate a family member of the applicant, it is considered on balance to be acceptable. It is however considered appropriate to attach a condition in this regard restricting it from becoming a separate unit of accommodation.

### **CONCLUSIONS:-**

- 6.1 In conclusion it is considered that the proposed single storey wrap around side and rear extension on the northern, eastern and southern elevations of the dwelling is acceptable and would not have an adverse impact on the appearance of the dwelling or the streetscene of Chatfields. The proposal would also not have a detrimental impact on the amenity enjoyed by the occupants of neighbouring properties Nos. 14 and 16 Chatfields. There would also be sufficient on-site parking. As a result the proposed development is considered to accord with policies in the Crawley Borough Local Plan (2015-2030), the Urban Design Supplementary Planning Document (2016) and the NPPF (2012).

## **RECOMMENDATION RE: CR/2018/0069/FUL**

PERMIT subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:  
(Drawing numbers to be added)  
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The materials and finishes of the external walls and roof of the extension hereby permitted shall match in colour and texture those of the existing dwelling.  
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. The proposed development hereby permitted shall only be used as family accommodation for purposes ancillary to the occupation and enjoyment of 15 Chatfields as a dwelling and shall not at any time be used as a separate unit of accommodation.  
REASON: To accord with the terms of the application, to enable the Local Planning Authority to control the use of the site, to ensure that an adequate standard of accommodation is provided and maintained and in the interests of the amenity of neighbouring occupiers 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:

- 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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