

REFERENCE NO: CR/2018/0075/RG3

LOCATION: [NORTHGATE PLAYCENTRE, WOODFIELD ROAD, NORTHGATE, CRAWLEY](#)
WARD: Northgate
PROPOSAL: FORMATION OF TWO EXTERNAL OPENINGS ON NORTH WESTERN ELEVATION OF BUILDING

TARGET DECISION DATE: 17 April 2018

CASE OFFICER: Ms K. Ingram

APPLICANTS NAME: Crawley Borough Council
AGENTS NAME: Graves Jenkins

PLANS & DRAWINGS CONSIDERED:

07-12-17-03 Rev C Proposed floor plan and block plan
07-12-17-04 Rev B Proposed elevations
07-12-17-02 Existing elevations
07-12-17-01 Rev A Location and existing floor plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|----------------------------|------------------------------------|
| 1. | CBC - Property Division | No objection |
| 2. | CBC – Environmental Health | No objection subject to conditions |

NEIGHBOUR NOTIFICATIONS:-

Nos. 12 & 98 Woodside Road and 115 to 121 (odd numbers) Woodfield Road

RESPONSES RECEIVED:-

No letters of representation were received.

REASON FOR REPORTING TO COMMITTEE:-

Crawley Borough Council is the applicant.

THE APPLICATION SITE:-

- 1.1 The application site is located in the northern corner of the Northgate Recreation Grounds, on Woodfield Road, and relates to a single storey flat roofed building of pre-cast panels painted cream. It is set back from Woodfield Road by 37m and is located on the south western side of the car park. It is among a cluster of other facilities comprising a sports pavilion, children's playground and a hard surface ball park.
- 1.2 The south eastern elevation facing the playing fields has two entrance doors and a window, which all have roller security shutters down when the centre is closed. The building is has been leased out as a dance studio since 2013. It internally comprises a studio with half sprung floors, a kitchen, 2 store rooms and toilets.

1.3 The site is designated as Structural Landscaping (Policy CH7) in the Crawley Local Plan 2015-2030.

THE PROPOSED DEVELOPMENT:-

- 2.1 The application is seeking planning permission for the installation of 2 entrance doors on the north western elevation of the building fronting the car park. A single sized entry door would open into a reception/waiting area, and a double door will open directly into the studio. The doors will be of uPVC frames and will have external roller type security shutters to match existing.
- 2.2 There is a grassed area between the car park and building with a depth of 8m and two paths will be constructed from the car park to the entrances.

PLANNING HISTORY:-

3.1 CR/497/1974- ERECTION OF A PLAY CENTRE – Permit

PLANNING POLICY:-

4.1 National Planning Policy Framework (2012)

Relevant sections are:

- 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.
- Chapter 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.
- Chapter 8 (Promoting healthy communities). Planning decisions should plan positively for the provision and use of shared spaces and community facilities to enhance the sustainability of communities

4.2 Crawley Borough Local Plan (2015-2030)

- Policy CH2: Principles of Good Urban Design states that to create successful places, development must among other things respond to and reinforce locally distinctive patterns of development
- Policy CH3: Normal Requirements of All New Development, states that all proposals for development will be required among other things, to be based on a thorough understanding of the significance of the site and its wider context; be of a high quality in terms of its urban, landscape and architectural design; relate sympathetically to its surroundings in terms of scale, density, height, massing, details and materials, and not cause unreasonable harm to the amenity of the surrounding area by way of general activity, for example noise, or smells, and by way of overlooking, dominance or overshadowing. Proposals should demonstrate how 'Secured by Design' principles are incorporated to reduce anti-social behaviour
- Policy CH7: Structural Landscaping states that development should protect the contribution Structural Landscaping makes to the town in terms of character, appearance, structure, screening or softening
- Policy ENV4: Open Space, Sport and Recreation protects the removal of the continued use of open space, sport and recreational spaces
- Policy ENV11: Development and Noise, states that noise generating development will only be permitted where it can be demonstrated that nearby noise sensitive uses will not be exposed to noise impact that will adversely affect the amenity of existing and future users.

4.3 Urban Design Supplementary Planning Document (adopted October 2016)

Buildings, structures and surfaces within the public realm should work harmoniously together and complement each other. Development proposals are encouraged to consider the material palette to create well designed buildings. A good public realm would stimulate the senses and encourage a variety of activities and uses.

PLANNING CONSIDERATIONS:-

5.1 The main planning considerations in the determination of this application area as follows:

- Design, and impact on the site, streetscene and character of the playing fields
- Impact on neighbouring amenity
- Highways and parking considerations

Design and impact on the site, streetscene and character of the playing fields

- 5.2 The elevation with the new openings fronts Woodfield Road. The door openings are appropriately spaced, are of an appropriate width and height, and match those on the south east elevation in terms of scale and siting. Frames would be uPVC and the door openings would also have security roller shutters to match existing shutters. The existing door openings would be retained.
- 5.3 The application is in part a response to an on-going issue of serious anti-social behaviour towards students and parents from young people using the rear play area. Moving the doors to the elevation facing Woodfield Road where they would be more visible, contributing to community safety and hence it would be in keeping with 'Secured by Design' principles.
- 5.4 The application would have no detrimental impact on the open character or the recreational function of the playing fields.
- 5.5 The application would comply with Policies CH2, CH3, CH7 and ENV4 of the Crawley Borough Local Plan 2030 and the relevant provisions of the Urban Design SPD.

Impact on neighbouring amenity

- 5.6 The nearest residential properties are nos. 98 and 12 Woodside Road whose side boundaries are along the north eastern boundary of the park and approximately 10 - 12m north of the application site. The boundary here comprises 1.8m high close board fencing and some intermittently planted evergreen trees. The residential properties are at a lower level than the park.
- 5.7 The dance studio has been operating since 2013 with no known issues with neighbouring occupiers. The existing doors are sturdy and the proposed doors will match the existing doors. Provided that no doors are left open while amplified music is playing and the studio does not operate beyond 11.00pm, it is considered by the Council's environmental health officer that the openings would have an acceptable impact on neighbouring amenity.
- 5.8 Any views to the adjoining residential premises would be at an oblique angle and given the existing screening created by the trees, it is considered that there would be an acceptable impact on privacy.
- 5.9 The application would have an acceptable impact on neighbouring amenity by way of noise and overlooking and would comply with Policies CH3 and ENV11 of the Crawley Borough Local Plan 2030.

Highways and parking considerations

- 5.10 The application would have no impact on the provision of existing car spaces in the car park.

CONCLUSIONS:-

- 6.1 The addition of two door openings on the north west elevation of the Play Centre would have an acceptable impact on the visual amenities of the site and streetscene and open character of the area as they would be appropriately sized and sited and of appropriate materials. They would also have external roller shutter doors for security purposes. The development would have an acceptable impact on neighbouring amenity. The application therefore would comply with Policies CH2, CH3, CH7, ENV4 and ENV11 of the Crawley Borough Local Plan 2030 and the relevant provisions of the Urban Design SPD and the application is recommended to be permitted..

RECOMMENDATION RE: CR/2018/0075/RG3

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. While amplified music is being played on the site the doors hereby permitted by this application, and/or the existing doors, shall not be left open.
REASON: To protect the amenities of nearby residents in accordance with Policies CH3 and ENV11 of the Crawley Borough Local Plan 2015-2030.
4. The materials and finishes of the doors and security shutters on the north western elevation of the building hereby permitted by this application shall match in colour and texture those existing on the south east elevation of the building
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
5. The studio shall not operate beyond 11.00pm in the evening, seven days a week.
REASON: To protect the amenities and privacy of the adjoining property, 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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