

**LOCATION:** [10 KITHURST CLOSE, SOUTHGATE, CRAWLEY](#)  
**WARD:** Southgate  
**PROPOSAL:** ERECTION OF SINGLE STOREY REAR AND SIDE INFILL EXTENSION  
**TARGET DECISION DATE:** 30 August 2023  
**CASE OFFICER:** Mrs K. Palmer  
**APPLICANT'S NAME:** Sheila Manek  
**AGENT'S NAME:** PS Designs Ltd

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**PLANS & DRAWINGS CONSIDERED:-**

Drawing Number	Revision	Drawing Title
A03	P2	Location And Site Plans
A01		Existing Plans and Elevations
A02	P2	Proposed Plans and Elevations

**CONSULTEE NOTIFICATIONS & RESPONSES:-**

1. UK Power Networks - no objection subject to an informative.

**NEIGHBOUR NOTIFICATIONS:-**

1 & 9 Kithurst Close  
1 & 3 Sullington Hill  
2 Rackham Close  
1 Chanctonbury Way

**RESPONSES RECEIVED:-**

Objections have been received from 9 different addresses objecting to the development on the following grounds:

- Out of keeping in the area
- Not in keeping with the rest of the Close
- Potential for increase noise due to garage conversion
- Loss of parking and increased occupancy adding to parking stress in the area and creating potential hazard
- Water neutrality
- Loss of privacy
- Loss of light
- Potential for conversion to HMO/business and harm to the area.

Issues have also been raised in regard to the acceptability of foundations, the party wall act and covenants. These are all matters subject to other legislation/law and are not matters for consideration in the determination of planning applications.

**REASON FOR REPORTING TO COMMITTEE:-**

There are more than 4 objections to the proposal and the recommendation is to permit.

**THE APPLICATION SITE:-**

- 1.1 The application site on the east side of Kithurst Close contains a two-storey link-detached house on a corner plot with Chanctonbury Way. On the front and rear elevations the house is brick with a white composite cladding panel. The side elevations are brick. There is an existing single storey flat roofed side and rear extension on the southern corner of the original house. There is a flat roof canopy above the flank elevation front door, and the garage and porch located on the northern side, attached to No.9 are set back from the main front elevation of the house. The front of the house is all laid to hardstanding and there is space to accommodate at least three vehicles off road to the front of the property. There is also an integral garage. The street has a relatively uniform pattern of link-detached dwellings in a semi-circular layout arranged around the cul-de-sac.
- 1.2 There is a significant change in levels in the area with the land sloping down from south to north. The house is therefore in an elevated position relative to no.9 Kithurst Close to the north that is approximately 0.6m lower than the application site.

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

- 2.1 Planning permission is sought for a single storey rear and side extensions.
- 2.2 The proposed extension to the side of the house would be adjacent to no.9 Kithurst Close. It would have a 1 metre set back from the main front elevation of the dwelling. The front of the extension would have the main entrance door to the house and a window.
- 2.3 The rear of the extension would project 2.8 metres from the rear of the of original garage to the side of the house, (the garage itself projects 2m beyond the rear elevation of 9 Kithurst Close and is on the boundary), and would be set away from the boundary with no.9 Kithurst Close by 1 metre. The section closest to the main dwelling would project 4.2 metres from the original main rear elevation of the house. It would extend across the entire extended rear elevation and would incorporate the existing single storey rear and side extension. The proposed rear extension would be 2.7 metres high with a flat roof. It would have a set of four by-fold doors, a door and a window.
- 2.4 Internally the space would provide a bedroom with en-suite, cloakroom, office, bathroom, and enlarged kitchen and lounge in a re-modelled ground floor. It would replace the garage and entrance hall to the side of the house.
- 2.5 The proposed extensions have been amended during the course of the application by having the side extension set back 1m from the main front elevation of the house and the rear of the extension being set 1m away from the boundary with no.9 Kithurst Close.

### **PLANNING HISTORY:-**

- 3.1 There is no planning history for the site since the house was built under planning application ref. CR/620/1969 for the ERECTION OF 75 HOUSES WITH INTEGRAL GARAGES, 18 BUNGALOWS WITH A BLOCK OF 18 GARAGES AND 24 BUILDING PLOTS.

### **PLANNING POLICY:-**

- 4.1 National Planning Policy Framework (December 2023)
  - Section 2 – Achieving sustainable development. This section states that achieving sustainable development means that the planning system has three overarching objectives: an economic objective – to help build a strong, responsive and competitive economy, a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment. This includes making effective use of land and helping to improve biodiversity.
  - Section 12 – Achieving well-designed and beautiful places. The creation of high quality, beautiful buildings and places is fundamental to what the planning and development process should

achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Development that is not well designed should be refused.

#### 4.2 Crawley Borough Local Plan (2015-2030) (adopted December 2015)

The following Local Plan policies are relevant to this application:

- Policy SD1: Presumption in Favour of Sustainable Development. In line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the Council will take a positive approach to approving development which is sustainable.
- Policy CH2: Principles of Good Urban Design seeks to assist in the creation, retention or enhancement of successful places.
- Policy CH3: Normal Requirements of All New Development required all development 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; and retain existing individual or groups of trees of trees that contribute positively to the area and allow sufficient space for trees to reach maturity. Sufficient space should also be provided in private gardens that would not be overshadowed by tree canopies; and proposals should ensure that rooms within buildings would receive adequate daylight.  
Development proposals, including residential extensions, must adhere to any relevant supplementary planning guidance produced by the Council.
- 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. These standards are contained within the Planning Obligations and s106 Agreements Supplementary Planning Document (SPD) or any subsequent similar document.

#### 4.3 Submission Draft Crawley Borough Local Plan 2024-2040

The Local Plan Review 2024-2040 was submitted for examination on 31 July 2023. The examination commenced on 21 November 2023. Limited weight should therefore be given to the following policies:

- Policy SD1: Presumption in Favour of Sustainable Development.
- Policy CL2: Making Successful Places: Principles of Good Urban Design.
- Policy DD1: Normal Requirements of All New Development.
- Policy ST2: Car and Cycle Parking Standards.

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

The Urban Design SPD is a non-statutory document that 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 householder developments. In particular, it states that:

- A development with good design in mind will relate appropriately to the parent dwelling's character, style, dimensions, materials and finishes, and the character of the neighbourhood. Furthermore, when considering a householder development it is important to think about the impact the development may have on your neighbours and the wider area.
- Side extensions should avoid a 'terracing effect' in the streetscape. A 2m separation distance between the side elevation and the property boundary can achieve this, or sometimes a set back from the principle elevation.
- '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 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'.
- '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'.
- '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'.
- 'A single storey extension should not encroach into an area measured by drawing a 45 degree angle from the nearest edge of a neighbours' window or door aperture'.
- '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'.

## **PLANNING CONSIDERATIONS:-**

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

- The design and appearance of the proposals and the impact on the dwelling, streetscene and wider area
- Impact on occupants of neighbouring properties
- Parking
- Water neutrality.

### The design and appearance of the proposal and its impact on the dwelling, streetscene and wider area

- 5.2 The Urban Design SPD states that it is important for an extension to relate appropriately to the parent dwelling's character and style, dimensions, materials and finishes and the character of the neighbourhood with side extensions to appear subservient and not overly dominant within the street-scene. In terms of materials and fenestration it is proposed that the materials and windows for both the side and rear extensions would match those of the existing property.
- 5.3 The proposed single storey side extension would have a flat roof to be similar to the existing set back garage. It would be set back from the main front elevation of the house by 1 metre. Although the extension would alter the appearance of the building, the set back of the side extension from the main front elevation would retain a visual break between this house and no. 9 Kithurst Close that is also feature of the development in the street. The proposed extension as would appear as a subservient addition to this two-storey property and one that would be in keeping with the scale and the character of the existing house. The proposal has been designed so that it would not be a dominant feature within the street scene and would not result in a terracing effect.
- 5.4 The rear extension would be single storey with a flat roof and would appear subservient to the existing dwellinghouse. There would be limited public views of this extension as the house is on a corner plot, but it would be fairly typical of extensions to the rear of houses and not be of a significant scale or unsympathetic design. It is not therefore considered that it would not cause harm to visual amenity or the character of the area.
- 5.5 The proposed additions to the property would result in relatively significant increase in the footprint of the building. However both extensions would be single storey and the rear garden is large enough to comfortably accommodate the rear extension, which would have a retained length of 12 metres. The

garden length would therefore continue to comply with the Council's Urban Design SPD that recommends a 10.5m length of rear garden should be retained.

- 5.6 It is therefore considered the proposals would accord with guidance in the Urban Design SPD and the relevant development plan policies, in particular CH3. The impact of the extensions on the character of the building, the street-scene and the character of the area would therefore be acceptable.

#### Impact on occupants of neighbouring properties

- 5.7 The dwelling is located on a corner plot and the main property to be affected by the development would be the adjoining property to the north, No.9 Kithurst Close that is approximately 0.6m lower than the application site. The side extension would be located to the south of the side elevation of this house where there are no facing windows. This extension would also be set back from the front elevation of this dwelling and although there would be likely to be a relatively small increase in overshadowing of the front bay window, there would not be a harmful impact upon this neighbours' amenities from this part of the development.
- 5.8 With regards to the rear of the extension, the existing garage building already projects beyond the rear of the neighbours rear elevation by 2 metres. The proposed rear extension would extend 4.8 metres in total beyond the existing rear elevation of the neighbour's house. This would include 2m on the boundary where the existing garage is sited and a further 2.8m that would be set in 1m from the boundary between the two properties. The boundary with this house is formed by a retaining wall and close boarded fence. As the site is set on higher land level than No.9 the proposed set away from the boundary would result in the boundary fence screening a significant part of the rear extension from the neighbours garden/rear elevation. Due to the extension being single storey and the 1m set back from the boundary the resultant impact would not result in a loss of light or harmful overbearing impact.
- 5.9 It is considered that the 12m length of the rear garden to be retained would ensure that the single storey rear extension, with the back-drop of the existing two storey rear elevation, would not result in a harmful impact upon the outlook from the rear elevations and gardens of the neighbours properties backing onto the site at nos. 1 and 3 Sullington Hill.
- 5.10 With regards to privacy and overlooking, as the proposed extensions would be single storey the rear extension windows would only have an outlook into the retained 12m long rear garden of the site itself and the front facing window in the side extension would only face onto the street. It is not therefore considered that the development would result in overlooking and a harmful loss of privacy to neighbouring occupiers.
- 5.11 It is therefore considered that the impact upon neighbouring occupiers' amenities would be acceptable and the development would comply in this regard with the Urban Design SPD and the relevant Development Plan policies, in particular CH3.

#### Parking

- 5.12 The existing house currently has 4 bedrooms and there is parking for at least 3 cars off road plus a garage. The proposed extension would result in an increase of one bedroom to create a 5 bedroom house. The vehicle parking standards set out within the Urban Design SPD states that for a 3+ bedroom dwelling, 2 or 3 parking spaces should be provided. The proposal would result in the loss of one parking space to the front of the garage and the parking space within the garage. Given that there would be space to park 2-3 vehicles to the front of the dwelling off road, the proposal would not conflict with the adopted parking standards. As such it is considered the proposal would not considered adversely impact on the parking arrangements in the locality and would accord with development plan policy in this regard.

#### Water neutrality

- 5.13 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 extensions 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.

#### Other matters

- 5.14 In response to the neighbouring objections with regards to the dwelling being converted into a House in Multiple Occupation, as this has not been applied for, the application therefore needs to be considered on its merits as extensions to a single dwelling house. If the use was to change from a single dwelling house to a House in Multiple Occupation in the future, this may be a matter to be considered on its merits at that time.

#### **CONCLUSIONS:-**

- 6.1 In conclusion it is considered that the design, appearance and scale of the proposal as amended would be acceptable and the proposals would not harm the residential amenities of occupiers of neighbouring houses. The off-site parking provision, even with the loss of the garage, would not conflict with the Councils adopted parking standards. The development would also be water neutral. As a result the proposal would accord with the Policies outlined in the Crawley Borough Local Plan 2015-2030, the Urban Design SPD (2016) and the National Planning Policy Framework (2023).

#### **RECOMMENDATION RE: CR/2023/0395/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(s)) of the proposed #### hereby permitted shall match in colour and texture to those of the existing dwelling/building.  
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.

#### **INFORMATIVES**

1. If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall etc. Act 1996. The Applicant should provide details of the proposed works and liaise with the Company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act. The Applicant would need to be responsible for any costs associated with any appropriate measures required. Any Party Wall Notice should be served on UK Power Networks at its registered office: UK Power Networks, Newington House, 237 Southwark Bridge Road, London SE1 6NP.  
Our engineering guidelines state that the distance between a dwelling of two or more stories with living or bedroom windows overlooking a distribution substation should be a minimum of ten metres if the transformer is outdoor, seven metres if the transformer has a GRP surround or one metre if the transformer is enclosed in a brick building. It is a recognised fact that transformers emit a low level hum which can cause annoyance to nearby properties. This noise is mainly airborne in origin and is more noticeable during the summer months when people tend to spend more time in their gardens and sleep with open windows.

A problem can also occur when footings of buildings are too close to substation structures. Vibration from the transformer can be transmitted through the ground and into the walls of adjacent buildings. This, you can imagine, is very annoying. In practice there is little that can be done to alleviate these problems after the event. We therefore offer advice as follows:

1. The distance between buildings and substations should be greater than seven metres or as far as is practically possible.
2. Care should be taken to ensure that footings of new buildings are kept separated from substation structures.
3. Buildings should be designed so that rooms of high occupancy, i.e. bedrooms and living rooms, do not overlook or have windows opening out over the substation.
4. If noise attenuation methods are found to be necessary we would expect to recover our costs from the developer.

Other points to note:

5. UK Power Networks require 24 hour vehicular access to their substations. Consideration for this should be taken during the design stage of the development.
  6. The development may have a detrimental impact on our rights of access to and from the substation. If in doubt please seek advice from our Operational Property and Consents team at Barton Road, Bury St Edmunds, Suffolk, IP32 7BG.
  7. No building materials should be left in a position where they might compromise the security of the substation or could be used as climbing aids to get over the substation surround.
  8. There are underground cables on the site associated with the substation and these run in close proximity to the proposed development. Prior to commencement of work accurate records should be obtained from our Plan Provision Department at UK Power Networks, Fore Hamlet, Ipswich, IP3 8AA.
  9. All works should be undertaken with due regard to Health & Safety Guidance notes HS(G)47 Avoiding Danger from Underground services. This document is available from local HSE offices.
- Should any diversion works be necessary as a result of the development then enquiries should be made to our Customer Connections department. The address is UK Power Networks, Metropolitan house, Darkes Lane, Potters Bar, Herts, EN6 1AG.

#### 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:

- Providing advice in a timely and manner through pre-application discussions/correspondence.
- Liaising with respondents/applicant/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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