

REFERENCE NO: CR/2023/0663/FUL

LOCATION: [149 ROTHER CRESCENT, GOSSOPS GREEN, CRAWLEY](#)
WARD: Gossops Green & North East Broadfield
PROPOSAL: ERECTION OF SINGLE STOREY FLAT ROOF REAR EXTENSION

TARGET DECISION DATE: 7 February 2024

CASE OFFICER: Miss J Banks

APPLICANT'S NAME: Crawley Borough Council
AGENT'S NAME: Crawley Borough Council

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
CBC 001		Site Location Plan
002		Block Plan
2023-01		Existing Floor Plans and Elevations
2023-02		Proposed Floor Plans and Elevations

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. GAL Aerodrome Safeguarding No objections

NEIGHBOUR NOTIFICATIONS:-

147 and 151 Rother Crescent.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

The application has been submitted by Crawley Borough Council.

THE APPLICATION SITE:-

- 1.1 The application site contains a two-storey, terraced dwellinghouse located on the north side of Rother Crescent, a residential street in the neighbourhood of Gossops Green. The property is brick built with a pitched pantile roof. The first floor front elevation has a section of horizontal white cladding. The west elevation of the property abuts a path which provides pedestrian access between Rother Crescent and the garaging area accessible from Cobnor Close to the rear. The footpath is bridged by the first floor of No.147 Rother Crescent.

- 1.2 To the rear of the property is the rear garden, bounded predominantly by an approx. 1.8m high timber fencing and partly by the brick wall of the conservatory of No.151. To the rear of the site are garages.
- 1.3 The property is in the Sussex North Water Resource Zone supplied by Southern Water.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the erection of a single storey rear extension which would be located alongside the western boundary line. The proposed extension would project out from the rear elevation by 3.9m and have a width of 4.7m. It would have a flat roof design with a height of 2.9m. Internally, the space will be used as a bedroom for a disabled occupant.

PLANNING HISTORY:-

- 3.1 No planning history available.

PLANNING POLICY:-

4.1 National Planning Policy Framework (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 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 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 seeks to assist in the creation, retention or enhancement of successful places.
- 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.

4.3 Emerging Crawley Borough Local Plan 2023-2040

Following the close of the Local Plan Examination Hearings, receipt of the Inspectors’ Post-Hearing letter (dated 31 January 2024) and the publication of the Main Modifications for formal public consultation, the emerging Crawley Borough Local Plan 2023-2040 has reached a very advanced stage. Due to this advanced stage, the up-to-date evidence supporting the emerging Local Plan and the clear indications provided in the Inspectors’ Post-Hearing letter, the policies in the emerging

Local Plan should be given substantial weight. This should only differ where there is a Main Modification proposed to the policy element being applied. The following policies are relevant:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy CL1: Neighbourhood Principle
- Policy CL2: Making Successful Places – Principles of Good Urban Design
- Policy CL3: Movement Patterns, Layout and Sustainable Urban Design
- Policy DD1: Normal Requirements of All New Development
- Policy DD2: Inclusive Design
- Policy SDC1: Sustainable Design and Construction

4.4 Supplementary Planning Document (SPD)

The Urban Design SPD is a non-statutory document which supplements the policies of the Local Plan and is applicable to this application. It contains guidelines on the standards the Council expects for the design of extensions. In particular, it states that:

Extensions

- *'An extension with good design in mind will relate appropriately to the parent dwelling's character and style, dimensions, materials and finishes of the parent dwelling and the character of the neighbourhood. Furthermore, when considering an extension it is important to think about the impact the development may have on your neighbours and the wider area.'*

Materials, Finishes and Detailing

- *'Development should incorporate materials and colours that match the existing dwelling.'*
- *'Extensions should consider existing roof pitches. A roof design that sits in harmony with the existing roof will usually be more acceptable.'*
'Brick detailing and fenestration (arrangement of windows) also contribute to the appearance of a dwelling. Any development should reflect the existing dwelling by ensuring that new window apertures are of a matching size and situated in line with existing ones. If an existing building features brick detailing, this should be continued or reflected in an extension.'

Rear Extensions

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

Avoiding Overshadowing and Dominance

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

Maintaining Garden Depth

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

Light Angles

- *A 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*

Roofs

- *'The roof form above an extension will contribute to the appearance of the extension and the dwelling as a whole. A roof design that sits in harmony with the existing roof will usually be more acceptable. Roof extensions should not dominate by being too large and flat roofs are generally discouraged unless they are in harmony with the existing dwelling'.*

PLANNING CONSIDERATIONS:-

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

- The impact of the design and appearance on the dwelling, street scene and wider area character
- The impact on the amenities of neighbouring properties
- Water neutrality.

The impact of the design and appearance on the dwelling, street scene and wider area character

- 5.2 No. 149 Rother Crescent is a modest terraced property in an area characterised by terraced rows and separate garaging facilities.
- 5.3 The proposed flat roof single storey rear extension would be simple in appearance and proportionate to the existing dwelling in terms of scale. It would not extend across the full width of the elevation, being set away from the eastern boundary with no. 151 by 1.8m, thus reducing its dominance on the property. The extension at 2.9m would be higher than the existing boundary treatment, however it would not cause significant harm to the visual amenities or the character of the area.
- 5.4 The brickwork, windows and fascias would match the existing materials.
- 5.5 A number of extensions and conservatories can be seen on nearby properties (e.g. Nos. 145, 151, 153, 206) showing that works to the rear are not unusual to the area. The proposed extension would not be visible from the scene of Rother Crescent, though it would be seen from the adjacent path leading to Cobnor Close/garages, however, it would be screened by the boundary fence and would not be an unsympathetic addition to the street scene.
- 5.6 The proposal is therefore considered acceptable and would comply with the relevant Local Plan policies, the design guidance contained within the Urban Design SPD and the relevant paragraphs of the NPPF.

The impact on the amenities of neighbouring properties

- 5.7 The neighbouring property to the east, No.151 Rother Crescent, will see the most potential impacts from the proposed extension. No.151 has an existing conservatory situated on the boundary with No.149. The properties are situated on a slight incline such that No.151 sits on higher ground. The proposed extension is to be built away from the boundary with No.151, so that a gap of approximately 1.8m will be maintained. Given the difference in ground levels, the orientation of the dwellings and the gap to the boundary, the proposal is therefore considered acceptable and would not give rise to issues of overbearing or overshadowing.
- 5.8 To the west of the property is the path bridged by No. 147 Rother Crescent, a first floor maisonette. As there is no adjacent ground floor neighbour to the west, the proposed extension would not be harmful to the amenities of any occupier. The boundary of No.145 is approximately 3.4m away on the other side of the path.
- 5.9 It is considered that the proposal would comply with the relevant Local Plan policies, the design guidance contained within the Urban Design SPD and the relevant paragraphs of the NPPF.

Water Neutrality

- 5.10 The Local Planning Authority received a Position Statement from Natural England on 14 September 2021. It raised significant concerns about the impact of water abstraction in the Sussex North Water Resource Zone upon the Arun Valley's protected SAC, SPA and Ramsar sites. A screening assessment has now been undertaken, which concludes that the evidence shows that house extensions (excluding annexes and swimming pools) do not increase water usage and are therefore water neutral. The Local Planning Authority has therefore concluded that the proposed extension would not adversely affect the integrity of the protected sites and would not conflict with the obligations under the Conservation of Habitats and Species Regulations 2017.

CONCLUSIONS:-

- 6.1 In conclusion, the proposed single storey rear extension is of an acceptable scale and design and would have an acceptable impact upon the character and appearance of the existing dwelling, the street scene and the area. It would not have a harmful effect on the amenities enjoyed by any neighbouring properties. The proposal would be water neutral. It is therefore considered that the proposal complies with the relevant policies of the Local Plan (2015-2030), the Draft Local Plan (2023-2040), the guidance contained within the Urban Design SPD (2016) and the relevant paragraphs of the NPPF (2023).

RECOMMENDATION RE: CR/2023/0663/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 single storey rear extension hereby permitted shall match in colour and texture to those of the existing dwelling.
REASON: In the interests of amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030 and Policy DD1 of the emerging Crawley Borough Local Plan 2023-2040.

NPPF Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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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