

REFERENCE NO: CR/2024/0057/FUL

LOCATION: [76 GALES DRIVE, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: ERECTION OF TWO STOREY REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION

TARGET DECISION DATE: 29 March 2024

CASE OFFICER: Mr R. McCardle

APPLICANT'S NAME: Mr M Amer

AGENT'S NAME: Mr M Amer

PLANS & DRAWINGS CONSIDERED:-

| Drawing Number | Revision | Drawing Title |
|----------------|----------|----------------------------------------------------------------------------|
| CBC 001 | | Location Plan |
| RDS/3720/001 | G | Existing & Proposed First Floor Plan |
| RDS/3720/002 | G | Existing & Proposed Elevations |
| RDS/3720/001 | G | Comparison of Previously Approved and Currently Proposed Ground Floor Plan |
| RDS/3720/001 | G | Existing & Proposed Ground Floor Plans |

CONSULTEE NOTIFICATIONS & RESPONSES:-

None.

NEIGHBOUR NOTIFICATIONS:-

56 Ridgeside.
Three Bridges Junior School.
74 Gales Drive.

RESPONSES RECEIVED:-

None received.

REASON FOR REPORTING TO COMMITTEE:-

The applicant is related to a Crawley Borough Council employee.

THE APPLICATION SITE:-

1.1 The application site contains a two storey, detached house located on the south side of Gales Drive within the residential neighbourhood of Three Bridges. The house is finished in a buff yellow brick with a red pantile roof and has feature chimneys on each side gable. It has white UPVC fenestration and a simple flat roof canopy over the front door. The house is set back from the road to the front by

approximately 16 metres and is bounded by a timber fence and hedges/shrubs. It is on a modest plot. The property has no off-street parking.

- 1.2 No. 74 Gales Drive lies to the west and is an end terrace house. The rear wall of No. 76 is set back five metres from the rear wall of No. 74. To the east and south is Three Bridges Primary School, with No. 76 originally built as the caretaker's house for the school. A vehicular access to the school lies to the east of No. 76. Terraced houses in Ridgeside lie to the south-west.

THE PROPOSED DEVELOPMENT:-

- 2.1 Householder planning permission is sought for the construction of a part two storey / part single storey rear and side extension. Although this is a freestanding householder application, planning permission CR/2023/0220/FUL was granted in November 2023 for a similar extension that the current application effectively amends.
- 2.2 The proposal is for an extension with a stepped rear elevation projecting to a maximum depth of 5.5m from the original rear wall on its east side and reducing to 4m on the west side. The extension would have a width of 11.5m at ground floor level and 6.5m at first floor level, and a height of 7.2m to match the existing roof ridge. The two-storey element would have a hipped roof with mono-pitch roofs over the single-storey sections. The extension would sit between 1.3m and 2.8m from the boundary with No. 74 Gales Drive, due to an angled boundary line. Internally the extension would provide kitchen and dining areas, a utility room and WC at ground floor, with an additional bedroom and ensuite at first floor.
- 2.3 In terms of amendments to the previously approved scheme, the current proposal seeks to extend the single-storey section on the south-eastern corner of the building outwards to meet the previously approved central projection (depth 5.5m). The depth of the side extension would be reduced by pulling it southwards away from the existing chimney. The maximum rear projection of the proposed extension would be 5.5m deep x 11.5m, as per the extant approved scheme.
- 2.4 No other changes to the previously approved scheme are proposed. Members should note that the previous planning permission remains extant and that the applicant would retain the option to construct that scheme, regardless of the decision taken on this current application.

PLANNING HISTORY:-

- 3.1 The only previous relevant application is:

CR/2023/0220/FUL – Construction of a part two storey / part single storey rear and side extension – approved 15/11/23.

PLANNING POLICY:-

- 4.1 The following policies are relevant to the determination of this application:

National Planning Policy Framework (September 2023)

- Section 2 (Presumption in favour of sustainable development). Paragraph 11 states at the heart of the framework is a presumption in favour of sustainable development.
- Section 12 (Achieving well-designed places) Paragraph 126 states the creation of high quality, beautiful and sustainable 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.

Crawley Borough Local Plan (2015-2030)

- 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): New development proposals will be required to respond to and reinforce locally distinctive patterns of development and landscape character, consider flexible development forms that can respond to changing social, technological and economic conditions and provide diversity and choice through a mix of compatible development and uses that work together to create viable places that respond to local needs.
- Policy CH3 (Normal Requirements of All New Development): states all proposals for development in Crawley will be of a high quality in terms of urban and architectural design and relate sympathetically to their surroundings in terms of scale, density, height, massing, orientation, layout, details and materials. Development must 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.
- Policy ENV6 (Sustainable Design and Construction): All development, including the alteration and extension of existing buildings, should consider how it may achieve the sustainability objectives in relation to carbon.
- Policy IN4 (Car and Cycle Parking Standards): requires proposals to provide the appropriate amount of car and cycle parking to meet its needs when it is assessed against the Borough Council's car and cycling standards. These standards are contained within the Urban Design SPD.

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
- Policy ST2: Car and Cycle Parking Standards

Urban Design Supplementary Planning Document

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 two storey extension should not encroach into an area measured by drawing a 60 degree angle from the nearest edge of a neighbours' 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'.*

The SPD also includes Crawley's parking standards. The minimum parking standard for a house of this size in this location is 2-3 car parking spaces. The minimum dimensions set out in 'Manual for Streets' for perpendicular car parking spaces are: 2.4 metres in width by 4.8 metres in length.

PLANNING CONSIDERATIONS:-

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

- Scale, design and visual amenity
- Residential amenity
- Highways and parking
- Water neutrality.

Scale, design and visual amenity

5.2 The site is located on the south side of Gales Drive, immediately adjacent to Three Bridges Primary School. The house is set back from the highway kerb by approximately 16 metres. The staggered building line means that No. 76 is set back five metres from the terraced No. 74 to the west. No.76 is a two-storey detached house of a characteristically simple design with buff yellow bricks and a pantile roof over. It has two chimneys, white UPVC fenestration, and a simple flat roofed canopy over the front door. The two-storey terrace to the east is constructed with an orange/brown brick.

5.3 The NPPF and both adopted and emerging Local Plan policies seek sympathetic, high-quality designs relating well to their surroundings in terms of scale, height, massing, layout, details, and materials. The Urban Design SPD requires extensions to relate appropriately to the house's character and style, dimensions, materials and finishes, and the character of the street scene. Brick detailing and fenestration should also contribute to the appearance of a house and any development should reflect the existing house by ensuring that new window apertures are of a matching size and situated in line with existing ones. Furthermore, rear extensions should be kept relatively small as compared to the size of the main building and the gardens in which they stand to avoid overshadowing and a dominating appearance. The originally approved extension would have variations in height and

projection from the existing house, and would be a substantial and fairly bulky addition in terms of massing. That scheme, due to these varied heights and projections, represented a somewhat unsympathetic addition to the house. However, it was considered (by both officers and Members) that the very limited visibility and visual impact of that extension (due to its screening by the existing house, sitting back from the highway and being bordered by the school grounds) mitigated any visual harm this would cause.

- 5.4 The current scheme, while enlarging the extension to the rear slightly, reduces the size of the previously approved side extension. It roughly retains the cumulative overall massing of the original scheme, but over a different footprint. Whilst still awkwardly designed, the proposed amendments would simplify the arrangement of the extension in terms of rationalising roof forms and levelling off the rear ground floor elevation by incorporating the small projecting WC element within the wider structure. This results in a slightly simpler roof form wrapping around the building at ground floor level rather than a combination of differing roof slopes and projections, and would therefore present a slightly cleaner, less contrived form of development than previously approved. The side element of the extension would also be pulled away from the existing chimney, better retaining the character and appearance of that feature. It is considered that this proposal would represent a betterment over the original approved scheme in terms of design and impact upon visual amenity.

Residential amenity

- 5.5 Policy CH3 (Normal Requirements of All New Development) of the Local Plan states that all proposals for development will be required to provide and retain a good standard of amenity for all nearby and future occupants of the land and buildings. The adopted Urban Design SPD requires two storey developments to be kept relatively small, compared to the main house and the gardens in which they stand, to avoid overshadowing and a dominating appearance.
- 5.6 The neighbouring property most affected by the proposed development would be 74 Gales Drive, which lies to the west of the application site. The proposed rear extension would be positioned approximately 1.3 metres away from the shared boundary with No.74 at its closest point. At ground floor level, it would project four metres beyond the existing house at No. 76, which itself is set back five metres from No. 74. The proposed toilet and utility room would extend out a further 1.5 metres, but would be approximately 6.5 metres from the boundary. At first floor level, the extension would be a further 3.5 metres away from the side boundary with No. 74. The two storey element would have a hipped roof over and, as with the main single storey part, would project out by four metres. The occupants and owner of No. 74 objected to the previous application, but have not commented on the current one.
- 5.7 The nearest door and window at ground floor level of No. 74 serve a garage. There are central French doors serving a dining area and, to the west, a window serving the living room. Although the house at No. 76 is set back from No. 74 by five metres, its side gable has little impact upon the outlook from the ground floor habitable room windows of No. 74. It does, however, dominate views east from outside the house in the rear garden and causes some loss of light early in the morning. The proposed extension would project further beyond the rear wall of No. 76 and would be visible over the boundary fence from the rear windows and rear garden of No. 74.
- 5.8 The Urban Design SPD states that a single storey extension should not encroach into the area measured at 45 degrees from the nearest window and that a two-storey extension should not encroach into the area measured at 60 degrees. The existing house at No. 76 would probably cut a 45 degree from the nearest habitable room window at No. 74 and would certainly cut the 60 degree line. The single storey extension proposed would significantly exceed the 45 degree line. However, the single storey element would be approximately eight metres away from the window at its closest point. The test is designed to address overshadowing and overbearing impact. Officers do not consider that, at eight metres away, the single storey element would cause those impact upon habitable rooms at No. 74. The two storey element would be further away. Applying the 60 degree line test to that part would create minimal additional impact, since the house at No. 76 already cuts into that line. The two storey element would impact on angled views from the rear windows of No. 74 to the south-east. The impact on general outlook would be fairly limited though, due to the angle of view and the existing visibility of school buildings in that direction.

- 5.9 In terms of the previously approved scheme, the additional utility room element to the rear proposed in the current application would be located on the opposite side of the proposed extension to No. 74. It would not raise any new or additional amenity issue compared to the approved scheme.
- 5.10 The most significant impact upon No. 74 would probably be upon its rear garden. The extension would be clearly visible from parts of the rear garden and, due to its height, bulk, massing and awkward design, it would have some adverse impact. Early in the morning, the extension could cause limited overshadowing to the southern part of the garden. Its main impact though would be visual. The changes to the previously approved scheme are not considered to raise new amenity issues in relation to No. 74.
- 5.11 To the east and south of the site is Three Bridges Primary School. Houses in Ridgeside lie to the south. The houses in Ridgeside are a minimum of 28 metres away. This distance exceeds the required 21 metre distance to avoid overlooking. There is also tree screening between the rear of No. 76 and the nearest house in Ridgeside. Consequently, it is not considered that any adverse impact upon houses in Ridgeside would result. The extension would be clearly visible from the school site, particularly the parking area and vehicular access to the west side. However, it would not have any impact upon the operation of the school or cause any significant overbearing, overshadowing or privacy concerns.
- 5.12 The amended extension would further reduce the garden area to the rear of No. 76, which Planning Committee members previously expressed some concern about. The reduction from the previously approved scheme would be fairly marginal though and the overall garden area would remain usable, despite its length not meeting the Council's required standard. The minor additional loss of rear garden area compared to the approved scheme is therefore not considered to be sufficient justification to refuse this application.

Highways and parking

- 5.13 The proposed extension would not increase the number of bedrooms from the existing three. The Council's minimum parking standard for a three bedroom house in this location is 2-3 off street parking spaces. However, the house currently has no off-street parking spaces. Whilst this does not meet the adopted standard, it is as the house was originally built. Given that the proposed development would not create any additional bedrooms, it is considered that the existing on-street parking arrangements are acceptable.

Water neutrality

- 5.14 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 extension would be a substantial addition to the house. Its design is somewhat disjointed and awkward, although a slight improvement on the previously approved scheme in design terms, and the extension would have some adverse impact upon the rear garden of No. 74 Gales Drive. However, on balance, given the limited impact of the extension upon the streetscene and upon habitable rooms at No. 74 Gales Drive, officers consider the proposal to be satisfactory and do not feel that a refusal could be sustained at appeal. The proposal is acceptable in parking terms and the extension would be water neutral. The proposal is therefore considered to comply with policies within the adopted and draft Local Plans, the Urban Design Supplementary Planning Document (2016) and the relevant paragraphs of the NPPF.

RECOMMENDATION RE: CR/2024/0057/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 roofs of the part single storey/part two storey extension hereby permitted shall match in colour, texture and bonding those of the existing house and the extension shall have windows with white frames and white eaves and fascias.
REASON: In the interests of visual amenity in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030 and Policy DD1 of the Draft Crawley Borough Local Plan 2023-2040.
4. No windows shall be constructed in the first floor side elevation of the extension hereby permitted which adjoins the side boundary with No. 74 Gales Drive without the prior permission of the Local Planning Authority on an application in that behalf.
REASON: To protect the amenities and privacy of the adjoining house and garden in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030 and Policy DD1 of the Draft 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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