

REFERENCE NO: CR/2023/0317/FUL

LOCATION: [23 MAIDEN LANE, LANGLEY GREEN, CRAWLEY](#)
WARD: Langley Green & Tushmore
PROPOSAL: RETROSPECTIVE APPLICATION FOR SINGLE STOREY REAR EXTENSION AND PROPOSED CHANGE OF USE TO 7 PERSON HMO

TARGET DECISION DATE: 25 July 2023

CASE OFFICER: Mr R. McCardle

APPLICANT'S NAME: Beaman Estates Ltd

AGENT'S NAME: Squires Planning

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
EFP/23013-1		Location And Block Plans
EFP/23013-2		Existing And Proposed Elevations
EFP/23013-3		Existing And Proposed Floor Plans

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--|-------------------------------------|
| 1. | CBC Housing Strategic Service | Comments provided. |
| 2. | CBC Environmental Health Officer | No comments. |
| 3. | CBC Refuse & Recycling Team | No response received. |
| 4. | CBC Energy Efficiency & Sustainability | No response received. |
| 5. | WSCC Highways | No objection subject to conditions. |
| 6. | Thames Water | No comments. |
| 7. | Southern Water Ltd | No comments. |
| 8. | Natural England | No objection. |

NEIGHBOUR NOTIFICATIONS:-

23 Coney Close
4 and 6 Goldfinch Close
64 Hare Lane
21, 25 and 32 Maiden Lane
7 Martin Close
24 Plover Close
16 Robin Close
38 Stagelands
2 Swallow Road.

RESPONSES RECEIVED:-

45 letters of objection have been received from 23 addresses, raising the following summarised points:

- Highway safety and amenity.
- Local parking pressure.

- Crossover is wider than others in the area.
- Future management of the proposed HMO.
- Noise and disturbance.
- Noise, disturbance, and mess during construction.
- Potential for anti-social behaviour.
- Loss of privacy and overlooking.
- Overshadowing.
- Character and appearance.
- Loss of a family dwelling.
- Local drainage issues.
- Water neutrality.
- Waste disposal and potential for smells.

REASON FOR REPORTING TO COMMITTEE:-

More than four representations contrary to the officer recommendation have been received.

THE APPLICATION SITE:-

- 1.1 No.23 Maiden Lane is an end-of-terrace house situated within the defined built-up area. It is of a simple design typical to the local area with facing brick elevations and concrete tile roof. The building is set back from the road and features a front garden area and enclosed rear garden.
- 1.2 The local area comprises dwellings of similar scale and design, either semi-detached or within short terraces, also generally set back from the road behind a grassed verge. Frontage parking is a fairly common feature within the street scene. It is noted that on-street parking is in high demand and over-subscribed at peak hours. A vehicular crossover has recently been constructed to the front of the site.
- 1.3 The site lies within the Sussex North Water Resource Zone.

THE PROPOSED DEVELOPMENT:-

- 2.1 This application seeks retrospective planning permission for the erection of a single-storey rear extension. Planning permission is also sought for a proposed change of use to a seven person House in Multiple Occupation (HMO) (sui generis).
- 2.2 The rear extension has been constructed from blockwork. It requires rendering to be complete externally. It projects 3m from the rear elevation and is 8.3m wide x 2.9m tall with a flat roof. It features two sets of French doors on the rear elevation and a single window on the southern flank elevation. Internally it is proposed to use this space to provide a bedroom and part of the communal lounge/diner/kitchen. (Committee members should be aware that the extension would have constituted permitted development had it been constructed in brickwork to match the existing dwelling, and only requires a planning application due to the use of render on the external surfaces).
- 2.3 The application is also to change the use of the building from a single dwelling (Use Class C3) to a seven-bed House in Multiple Occupation (sui generis). Along with internal conversion works, there would be three bedrooms, a bathroom, and a communal lounge/diner/kitchen at ground floor, with four bedrooms and two shower/WC rooms at first floor level. Refuse/recycling and cycle storage locations are shown to the side/rear of the building.
- 2.4 As part of the works, it is proposed to provide four vehicle parking spaces on the site frontage. This would be permitted development if any hardstanding provided drains to a porous location within the site. A vehicular crossover has already been installed in association with this parking area. It must be noted that planning permission was not required for that element. Technical specifications and construction standards for the access are the responsibility of West Sussex County Council Highways, and it does not form part of this application.

PLANNING HISTORY:-

3.1 None.

PLANNING POLICY:-

4.1 National Planning Policy Framework December 2023

4.2 The following sections are relevant:

- 2. (Achieving sustainable development): para. 11 sets out the presumption in favour of sustainable development, but para. 12 notes that this presumption does not change the statutory status of the development plan as the starting point for decision-making.
- 5. (Delivering a sufficient supply of homes): this section aims to ensure that sufficient new homes come forward to meet Government targets, and that such homes should include a variety of types and tenures.
- 8. (Promoting healthy and safe communities): para. 96 states that *“planning policies should aim to achieve healthy, inclusive and safe places and beautiful buildings.”*
- 9. Promoting sustainable transport): aims to ensure that all new development is properly connected to its surroundings and appropriately served by a range of transport options.
- 11. (Making effective use of land): para. 123 sets out that land should be effectively used to deliver homes and other uses *“while safeguarding and improving the environment.”*
- 12. (Achieving well-designed and beautiful places): para. 131 sets out that *“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.”* Para. 135 then sets out that planning decisions should ensure that developments (amongst others):
 - a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
 - d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.*
- 15. (Conserving and enhancing the natural environment): aims to ensure all new development contributes positively to the natural environment in terms of habitats, biodiversity, use of resources, and minimising the impacts of pollution.

4.3 Crawley Borough Local Plan (2015-2030)

- 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.
- 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.
- 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. Trees that contribute positively to the area should be retained and

given space to reach maturity. 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.

- CH5 (Standards for all new dwellings): sets the minimum floorspace standards for new residential development, including a requirement that single bedrooms are a minimum of 7.5sqm.
- H1 (Housing provision): sets out the Council's approach to securing sufficient land to meet its identified housing targets.
- H3 (Future housing mix): development should provide a mix of dwelling types and sizes to address the nature of local housing needs and market demand. The appropriate mix of house types and sizes for each site will depend upon the size and characteristics of the site and the viability of the scheme. However, consideration should be given to the evidence established in the Strategic Housing Market Assessment and its updates for market housing needs and demand in Crawley.
- H6 (Houses in multiple occupation):

Proposals for the development and change of use of an existing property to a House in Multiple Occupation will normally be permitted provided that:

- i) The location, design and layout of the development is appropriate for the proposed occupiers;*
- ii) The proposal, by virtue of its intensity of occupation and activity or due to its cumulative impact in the area, would have no adverse impact upon the character of the area and the amenity and privacy of neighbouring properties;*
- iii) Development can meet its operational needs (e.g. parking, servicing) including Crawley Borough Council's adopted HMO Standards.*

- ENV6 (Sustainable design and construction): requires all homes to meet the strengthened Building Regulations to improve carbon efficiency.
- 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.

4.4 Emerging Crawley Borough Local Plan 2023-2040

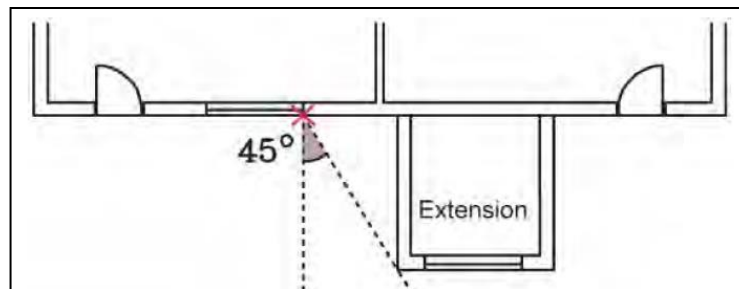
4.5 Following the close of the Local Plan Examination Hearings, receipt of the Inspectors' Post-Hearing letter (dated 31 January 2024) and the publication of the Main Modifications for formal public consultation, the emerging Crawley Borough Local Plan 2023-2040 has reached a very advanced stage. Due 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:

- SD1 (Presumption in favour of sustainable development)
- CL2 (Making successful places – principles of good urban design)
- CL4 (Compact development – layout, scale and appearance)
- DD1 (Normal requirements for all new development)
- DD2 (Inclusive design)
- DD3 (Standards for all new dwellings)
- H1 (Housing provision)
- H4 (Future housing mix)
- H9 (Houses in multiple occupation)
- GI3 (Biodiversity and Net Gain)
- ST2 (Car and cycle parking standards)

4.6 Urban Design SPD (October 2016)

- Para. 2.1: *All development should respond to and reinforce locally distinctive patterns of development and landscape character.*

- Para. 2.13: *Buildings, structures and surfaces within the urban realm should work harmoniously together and complement each other. All new elements within the urban realm should consider the scale and materiality within their immediate context, as well as the overall character of their setting.*
- Para. 2.15: *... developments in Crawley are encouraged to take into consideration the scale and massing of their immediate surroundings.*
- Para. 3.28: *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.*
- Para. 3.30: *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 (see Figure 16):*



- Para. 3.56: *The scale, massing and form of the development should relate to the surrounding area. The openings on the façades should reflect the local vernacular in proportions and a balance should be achieved between solid walls and window/door apertures. The roof design should be considered during the initial design stage and not left to the end to be resolved.*

4.7 Standards for Houses in Multiple Occupation (June 2019)

- 4.8 This document sets the minimum required standards for an HMO to be issued a licence by the Council and provides a useful guideline for the determination of applications. It is referred to as a supporting document for the Local Plan (Appendix C: Supporting Guidance Documents) and therefore carries weight in terms of decision-making.
- 4.9 In respect of minimum room sizes, it states that single bedrooms must be a minimum of 6.51sqm and double bedrooms a minimum of 10.22sqm.

PLANNING CONSIDERATIONS:-

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

- Principle of development
- Scale, design, and visual amenity
- Residential amenity
- Parking and highways
- Water neutrality
- Other matters.

Principle of development

- 5.2 The application site is within the defined built-up area boundary where the principle of residential development and extensions to existing properties is generally acceptable subject to consideration of the amenity impacts as set out in the paragraphs below.
- 5.3 The Local Plan states that houses in multiple occupation provide a much needed source of housing for Crawley and the principle of the change of use is therefore considered acceptable. The change of

use of an existing house (Use Class C3) for use as a House in Multiple Occupation for up to six people can be carried out under permitted development rights and does not require a planning application. This creates a fallback position that, should this application be refused, the property could be used as a six person HMO, with one fewer occupant than currently proposed.

Scale, design and visual amenity

- 5.4 While local objections are noted, the rear extension is considered to be acceptable in terms of scale and design. It is considered that it sits comfortably on the rear elevation of the property without being overly large or out of scale with the original building. Due to its position to the rear, it is not prominent within public views and therefore has little impact upon the character or appearance of the street. Use of render on the external elevations would not be harmful to the character of the property or surrounding area.
- 5.5 The fact that the extension could be permitted development (subject to use of matching external materials) also gives weight to it being acceptable because, due to the legislation broadly allowing for such extensions, the Government has given tacit approval to developments of this scale and form. Rear extension of a similar scale are evident on many neighbouring properties. The rear extension, as constructed, meets the requirements of permitted development rights in terms of its height, width, and rear projection. However, Class A (permitted development rights for extensions and alterations to dwellinghouses) requires that the external surfaces of any extension are constructed using materials to match the existing dwelling, and it therefore requires planning permission solely because the external surfaces are to be rendered and render is not a finishing material already present on the existing building. Should the applicant elect to use brick, however, (such as brick slips or facing brick) this would be a matching material and the extension would therefore be permitted development.
- 5.6 This creates a fallback position where, if this application for retrospective planning permission for the extension were to be refused, the applicant could change the external materials and retain the extension under permitted development rights. Officers consider that this forms a reasonable fallback position that should be given some weight when considering the current application.
- 5.7 Conversion of the front garden to a parking area would have some impact on visual amenity, as it would remove an area of soft landscaping and replace it with hardstanding and parked cars. However, it should be noted that works to install hardstanding to the front of a dwelling can also fall within the scope of permitted development. There are other properties nearby that have converted their front gardens to parking areas and this would not be a feature wholly out of keeping with the street-scene. It is also noted that on-street parking is a prominent feature of the local area and views along the road are already largely dominated by parked vehicles; provision of the proposed parking area would not worsen this situation to a degree that planning permission could be justifiably refused. Conditions below secure details of a soft landscaping scheme that could provide some planting within the frontage area to help soften the appearance of the development. Therefore, while there would be some impact on visual amenity, it is considered that such impact would not be unacceptably harmful to the extent that it would justify a reason for refusal.
- 5.8 Use of the property as an HMO would have limited physical impact on the character and appearance of the area in terms of built form. There would be some, limited change to the character of the property in terms of levels of activity (comings and goings, vehicle movements, etc.) but this would not have a physical impact and would be marginal over the use of the property as a six-bed HMO under permitted development rights.

Residential amenity

- 5.9 The proposed HMO would meet the Council's minimum requirements in terms of internal floorspace as set out within the adopted Standards for Housing in Multiple Occupation (June 2019). The applicant has been requested to reduce the level of accommodation down to six bedrooms in order to provide additional communal living space. The applicant has declined to do so and the application must be considered as it stands. As the rooms/accommodation would meet the Council's adopted standards, officers do not feel that there is justification to press the applicant further or to refuse planning permission on these grounds.

- 5.10 All of the proposed bedrooms would meet the minimum required internal floorspace and dimension requirements and would be capable of accommodating a bed and other furniture while maintaining sufficient circulation space to provide an acceptable standard of amenity for occupants. Each bedroom would feature a window and would therefore be properly served with natural light, although with limited outlook in some instances. Similarly, the communal lounge/diner/kitchen area would also meet minimum requirements for communal space necessary to appropriately serve a seven-person HMO.
- 5.11 The garden area remaining following erection of the rear extension is approximately 9m long x 11m wide. It is considered that this would be sufficient to provide a usable private amenity space for occupants of the HMO.
- 5.12 Objections have been received in regards the impact of the development upon privacy, amenity, and loss of light to neighbouring properties; these are appreciated and understood. At this point, however, it should again be reiterated that the dimensions of the extension accord with the requirements of permitted development rights for rear extensions, and it would therefore be very difficult for the Council to justifiably refuse retrospective permission on the basis of the size of the extension or the amenity impacts arising therefrom.
- 5.13 Due to the scale and position of the extension it is not considered to give rise to unacceptable impact upon the amenity of neighbouring residents such that retrospective planning permission could or should be refused. There is slight impingement upon the 45 degree line from the closest rear ground floor window at the adjoining property (No.21), but this is not significant and not of such impact as to justify a refusal on this basis. Similarly, due to the position of the extension to the south of No.21, there would be some minor overshadowing / loss of light to the closest ground floor window and within the garden of that property, but not to a degree that would cause harm and justify a refusal. It is noted again that the dimensions of the extension accords with permitted development requirements.
- 5.14 The position of windows within the extension would not give rise to an unacceptable degree of additional overlooking beyond that already associated with residential use of the property; any views of the neighbouring properties from ground floor level would be either at oblique angles or with intervening 1.8m tall garden fences, as is evident within the site visit photos. Use of the property as an HMO would not, in itself, give rise to any additional overlooking beyond that associated with normal residential use.
- 5.15 The intensification of the residential use of the property by its conversion to a HMO may give rise to some degree of increased noise, disturbance, and general levels of activity compared to use as a single-family dwelling (more independent comings and goings, more frequent vehicle movements, etc.). However, residential use is not in itself an inherently noisy/disturbance creating use and there is no evidence to suggest that the property would be used in a manner incompatible with the quiet residential enjoyment of neighbouring properties and the local area, or that the proposed use would be so intense as to unacceptably alter the character of the area in this respect. Any issues of unacceptable noise or anti-social behaviour could be addressed through other legislative frameworks (environmental health, police, etc.) if or when they arose.
- 5.16 Therefore, while local concern is noted, the proposals are considered to be acceptable in regards their impact on local residential amenity.

Parking and highways

- 5.17 The proposed development would include four off-street parking spaces to the front of the dwelling. This would comply with the Crawley Parking Standards requirement for 3.5 parking spaces for a 7 person HMO within the adopted Urban Design SPD and would therefore be acceptable.
- 5.18 NPPF paragraph 115 states that *“development should only be refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”* West Sussex County Council Highways, the local highway authority, have no objection subject to the recommended conditions. It can therefore be concluded that there would be no unacceptably severe highway operation or safety issues arising from this development.

- 5.19 A crossover licence has been issued by WSCC, but a subsequent construction licence has not been issued. This requires a retrospective application to the County Highways team, but would be a matter for the applicant to resolve with WSCC outside of the planning process. The width of the crossover in relation to the width of other crossovers within the area is not a material planning consideration. A condition is however recommended to control the construction of the hardstanding to the front of the house to ensure it does not result in unacceptable surface water run-off.
- 5.20 Therefore, while local objections about parking pressure are noted, there is no evidence to suggest that the development would cause harm to the operation of, or the safety of the highway to justify a refusal of permission in this instance.

Water neutrality

- 5.21 Crawley is situated in an area of serious water stress, as identified by the Environment Agency. The application site is supplied with water by Southern Water from its Sussex North Water Resource Zone (SNWRZ). This supply is sourced from abstraction points in the Arun Valley, which includes locations such as Amberley Wild Brooks Site of Special Scientific Interest (SSSI), Pulborough Brooks SSSI and Arun Valley Special Protection Area/Special Area of Conservation and Ramsar site.
- 5.22 On 14 September 2021, the Council received a Position Statement from Natural England. The Natural England position is that it cannot be concluded that the existing abstraction within the SNWRZ is not having an impact on the Arun Valley sites. It advises that developments within this zone must not add to this impact. Under the Conservation of Habitats and Species Regulations 2017, Crawley Borough Council is the Competent Authority and has a duty to consider the impact of development on protected species and habitats. These Regulations and the Natural England Position Statement require, as a matter of law, applications for planning permission in the SNWRZ to demonstrate that they do not increase pressure on water resources and that they are “water neutral.” As a consequence, all applications that may affect water consumption need to be ‘screened’ to identify whether the proposed development, individually or in combination with other projects, will result in a significant effect on the Arun Valley sites.
- 5.23 The applicant has submitted evidence to allow the Council to make a judgement, as the competent authority, as to whether there could be any potential significant impacts of the development on the Arun Valley sites, by way of an ‘Appropriate Assessment’. In accordance with the Natural England Position Statement, to meet this test, the development must demonstrate that it is water neutral. The definition of water neutrality is the use of water in the supply area before the development being the same or lower after the development is in place.
- 5.24 The proposed change of use would increase the number of bedrooms – and occupants – from five to seven. The submitted Water Neutrality Statement sets out that mitigation measures will be implemented to offset this increase, including the installation of dual flush toilets, efficient taps, an efficient dishwasher, and replacing baths with showers. Flow rates and water volumes of the fixtures and fittings have been provided, and the mitigation measures would see an overall post-conversion saving of 317 litres per day over the existing site circumstances. The development would therefore be water neutral.
- 5.25 Natural England agrees with the applicants’ and officers’ conclusions that the development would be water neutral. An Appropriate Assessment undertaken by the Council confirms this.
- 5.26 The application has therefore demonstrated that the development would be water neutral, subject to the implementation of the agreed water related fixtures and fittings. This can be secured by condition.

Other matters

- 5.27 It is noted that several objections refer to the fact that the extension has been applied for retrospectively. While unfortunate, it is not unlawful to submit a planning application for a development retrospectively and it does not affect the way in which the application is considered on its own individual merits.

- 5.28 Management of the HMO and the potential for anti-social behaviour from its occupants have also been raised as concerns by local residents. However, as above, there is no evidence that the HMO residential occupation of the house by seven people would give rise to unacceptable amenity impacts to the degree that they would justify a reason for refusal. If there are anti-social behaviour issues, as with any other residential use including a single dwelling house, these would be addressed through appropriate other legislation. Therefore, while local concern is noted and understood, there is no reasonable basis on which to refuse the application for these reasons.
- 5.29 While local objectors are correct that the change of use would result in the loss of a family dwelling the building would provide an alternative form of residential accommodation, catering to a different demographic. Adopted local and national planning policies and guidance require the Council to provide a variety of housing types to ensure all members of the community can be catered for and, in this regard, the provision of an HMO would be in accordance with policy.
- 5.30 The site is not within a flood zone and neither Thames Water nor Southern Water have raised objection to the scheme in terms of drainage impacts.

CONCLUSIONS:-

- 6.1 This application seeks retrospective planning permission for the erection of a single-storey rear extension, and planning permission for conversion of the property from a single dwelling to a House in Multiple Occupation for a total of seven people. It is considered that the development would not give rise to any unacceptable impacts upon local visual or residential amenity, highway safety and amenity, or water use. It is also noted that there is a viable fallback position which could see the extension retained and use as a six-bed HMO under permitted development rights. Local objections are noted but are not considered to contain or amount to a reason for refusal.
- 6.2 Taking the above into account it is recommended that the application be approved.

RECOMMENDATION RE: CR/2023/0317/FUL

PERMIT subject to the following conditions:

1. 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.
2. The House in Multiple Occupation hereby permitted shall be occupied by no more than seven residents at any one time.
REASON: To accord with the terms of the application, to ensure an acceptable standard of living for future occupants and to ensure that no over intensive use of the House in Multiple Occupation or related harmful impact upon neighbouring amenity occurs, in accordance with Policies CH3 and H6 of the Crawley Borough Local Plan 2015-2030 and Policy DD1 and H9 of the Draft Crawley Borough Local Plan 2023-2040.
3. The House in Multiple Occupation hereby approved shall not be brought into use until the water efficient fixtures and fittings set out in the Motion TN01 - Water Neutrality Statement submitted on 27 October 2023 have been installed and made fully operational. These fixtures and fittings shall thereafter remain in perpetuity or be replaced by fixtures and fittings of the same or improved levels of water efficiency.
REASON: Taking account of the Natural England Position Statement on water neutrality received on 14 September 2021, to ensure that the development is water neutral and does not cause an adverse impact upon protected habitats in the Arun Valley, including the Amberley Wild Brooks Site of Special Scientific Interest (SSSI), the Pulborough Brooks SSSI and the Arun Valley Special Protection Area/Special Area of Conservation and Ramsar sites, in breach of the Conservation of Species and Habitats Regulations 2017, and in accordance with Policy ENV2 of the Crawley Borough Local Plan 2015-2030 and Policies GI2 and SDC4 of the Draft Crawley Borough Local Plan 2023-2040 .

4. The House in Multiple Occupation hereby approved shall not be occupied until the car parking hardstanding has been constructed in accordance with the details shown on the Proposed Block Plan (drawing EFP/23013-1). The hard surface shall be made of porous materials or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the building. No surface water shall run off to the public highway or public sewer. The parking spaces shall thereafter be retained at all times for use by residents of No. 23 Maiden Lane.

REASON: As development without the provision of suitable vehicle parking spaces would be harmful to highway safety and amenity, and in accordance with Policy IN4 of the Crawley Borough Local Plan 2015-2030, Policy ST2 of the Draft Crawley Borough Local Plan 2023-2040 and the parking standards set out in the Urban Design Supplementary Planning Document.

5. No part of the development shall be first occupied until covered and secure parking for seven cycles has been provided in accordance with the Planning Statement dated 6 June 2023. The cycle parking shall thereafter be retained for use by occupants of the House in Multiple Occupation.

REASON: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies, and in accordance with Policy IN4 of the Crawley Borough Local Plan 2015 - 2030 and Policy ST2 of the Draft Borough Local Plan 2023 - 2040.

INFORMATIVES

1. The applicant is advised to consider the installation of an electric vehicle charging space.
2. The applicant is advised that in addition to obtaining planning permission that they must also obtain formal approval from the highway authority to carry out the site access works on the public highway. The granting of planning permission does not guarantee that a vehicle crossover licence shall be granted.

Additional information about the licence application process can be found at the following web page:
<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/>

Online applications can be made at the link below, alternatively please call 01243 642105.

<https://www.westsussex.gov.uk/roads-and-travel/highway-licences/dropped-kerbs-or-crossovers-for-driveways-licence/vehicle-crossover-dropped-kerb-construction-applicationform/>

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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Town Hall, The Boulevard,
Crawley, West Sussex,
RH10 1UZ
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