

REFERENCE NO: CR/2024/0064/FUL

LOCATION: [1 WOODLANDS, POUND HILL, CRAWLEY](#)
WARD: Pound Hill North & Forge Wood
PROPOSAL: RETROSPECTIVE PERMISSION FOR CREATION OF DORMER ON REAR ELEVATION

TARGET DECISION DATE: 29 April 2024

CASE OFFICER: Mrs K. Palmer

APPLICANT'S NAME: Dr Uddin
AGENT'S NAME: Commercial Drawing Service

PLANS & DRAWINGS CONSIDERED:-

Drawing Number	Revision	Drawing Title
WDL 2024 002		Existing First Floor Plan
WDL 2024 003		Existing Elevations
WDL 2024 004		Existing Second Floor Plan
WDL 2024 005		Existing Roof Plan
WDL 2024 009	B	Existing Block Plan
WDL 2024 010		Site Location Plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

1. National Air Traffic Services (NATS) - no objection

NEIGHBOUR NOTIFICATIONS:-

66, 68, 70 and 72 Worth Park Avenue
3 Woodlands
50 and 52 Milton Mount Avenue.

RESPONSES RECEIVED:-

Several objections have been received from two neighbouring houses on the following grounds:

- Loss of privacy from the dormer.
- Materials do not match the existing property or the street.
- Design is out of keeping with the design of the dwelling.
- Dormer extension can be seen from the streetscene and is an intrusive eyesore. It looks like a shipping container.
- It is higher than the original roof and it drains over the ridge to the front.
- This is another retrospective application and, if granted, this makes the planning system a joke.

THE APPLICATION SITE:-

- 1.1 The application site is located on the west side of Woodlands and is occupied by a two storey detached house under a dual pitched roof. There is an attached side garage on the northern elevation, projecting 1m forward of the front elevation of the dwelling, and the roof extends over the main entrance to enclose a porch.

- 1.2 The site also has an attached side garage built along the southern side boundary of the site. The garage is flush with the dwelling's front elevation. There is a long outbuilding adjoining the rear elevation of the garage also built along southern property boundary. The site is of hardstanding at the front and laid to lawn at the rear. There is a slope downwards on the site from west to east (front to rear).
- 1.3 To the south of the site are the rear gardens of Nos. 66-72 Worth Park Avenue. To the north of the site is No. 3 Woodlands. Woodlands is characterised by two storey detached dwellings and front curtilages open to the street. There is a general uniformity in materials in the area comprising predominantly traditional materials of brickwork and red/brown tiled gabled roofs, with limited use of render or tile hung panels on some houses. Some of the buildings have been altered over time and have front extensions or two storey side extensions in matching materials. This provides some variation in the character of individual houses without harming the overall streetscene.

THE DEVELOPMENT:-

- 2.1 Retrospective planning permission is sought for a loft conversion with rear dormer to form habitable space. The dormer measures 8.3m in width, 2.3m in height with a 3.5m maximum projection from the original roof ridge. The dormer has a flat roof with one full-height window and two full height wider glazed doors with Juliet balconies on the rear elevation. It is set in from both flank elevations by 0.3m, set up from the eaves of the roof by 0.2m and is the same height as the ridge of the original roof. Internally, the space provides a bedroom with en-suite bathroom and a walk-in wardrobe.
- 2.2 The dormer elevations have been entirely clad in a dark grey timber type cladding with dark grey trim.
- 2.3 The dormer that has been constructed does not comply with the permitted development rights. These rights grant planning permission for development, including house extensions, subject to various limits and conditions. The dormer erected is not in accordance with the permitted development rights and this current application has been submitted to regularise the situation.

PLANNING HISTORY:-

- 3.1 There have been previous applications on this site, including one in 2023:
 - CR/2023/0146/FUL - ERECTION OF SINGLE STOREY REAR EXTENSION AND RETROSPECTIVE PERMISSION FOR A HIPPED ROOF OVER THE EXISTING SINGLE STOREY GARAGE CONVERSION AND FENESTRATION ALTERATIONS TO GROUND FLOOR FRONT ELEVATION. RAISED PLATFORM TO WEST OF REAR EXTENSION. Permitted.
 - CR/2017/0543/FUL - ERECTION OF A PART SINGLE PART 2 STOREY REAR EXTENSION, ERECTION OF A PITCH ROOF ON GARAGE AND CONVERSION TO HABITABLE ACCOMMODATION AND CHANGES TO EXTERNAL MATERIALS ON FRONT FACADE AND ROOFING. Permitted.
 - CR/1995/0332/FUL - ERECTION OF SIDE EXTENSION AT FIRST FLOOR LEVEL. Refused.
 - CR/173/1979 – ERECTION OF ONE DOUBLE GARAGE. Permitted.

PLANNING POLICY:-

- 4.1 The following policies are relevant:

National Planning Policy Framework

- 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.

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 councils 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 DD1 Normal Requirements of All New Development
- Policy SDC1 Sustainable Design and Construction
- Policy SDC4 Water Neutrality
- Policy ST2 Car and Cycle Parking Standards

Supplementary Planning Documents (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:

- *'Development 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 development it is important to think about the impact the development may have on your neighbours and the wider area.'*
- *'Development should incorporate materials and colours that match the existing dwelling.'*
- *'Dormer windows will only be permitted where they can be inserted without damaging the character and appearance of the dwelling and the wider area. Dormers are best kept to the rear of the property and are not normally acceptable to the front.'*

- *'A dormer window should be kept well below the ridge line, smaller than the overall width of the roof and away from the edges. It is recommended that a dormer window be centred on the window lines below and that the dormer take up no more than half the width of the dwelling'.*
- *'Materials and detailing of dormers should be carefully designed to consider existing materials and scales of the dwelling and surrounding buildings. Dormers with flat roofs can often fit in well if they are clad in high quality materials and are designed and detailed with care'.*

It also includes Crawley Borough Parking Standards and as such the minimum parking standards for this application are 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:

- Design and visual impact
- Neighbouring amenity
- Parking
- Water neutrality.

Design and visual impact

5.2 The main considerations for this existing dormer extension are in regard to its siting, bulk, massing, design and materials, and the impact upon the appearance of the house and the wider area.

5.3 Policy CH3 (Normal Requirements of All New Development) of the Crawley Borough Local Plan states that all proposals for development are required to make a positive contribution to the area, be of a high quality of urban design. The Urban Design SPD gives clear and detailed guidance on dormers. It states that a dormer window should be kept well below the ridge line, smaller than the overall width of the roof and that it should be kept away from the edges of the roof. Dormer windows should be centred on the window lines below and should take up no more than half the width of the house. Materials and detailing should also be carefully designed and consider the existing materials and scale of the dwelling and surrounding buildings.

5.4 The original detached house featured a simple pitched roof with gables to either side. The size, bulk, massing and design of the dormer do not relate sympathetically to the original house. The dormer is a very bulky addition to the rear roof-slope. The original rear roof-slope is now dominated and almost obscured from view by the size and massing of the dormer. The dormer extends across almost the full width of the house. It is considered to dominate the individual dwelling and the roof-slopes when viewed in the wider context with surrounding properties.

5.5 The dormer extension does not comply with the Urban Design SPD guidance, because it occupies the majority of the rear roof-slope, including rising up to the main roof ridge. It is of a bulky, boxy design, wholly at odds with the character of this area. It does not relate appropriately to the house's original character and does not sit in harmony with the existing roof. The rear dormer causes a significant alteration to the appearance of the original house and results in an incongruous and prominent addition to the property.

5.6 There is no set down from the ridge and neighbours state that it is so high that it drains to the front. The two Juliet balconies and full height window unbalance the appearance of the dwelling from the rear, with the fenestration taking little reference from the windows below.

5.7 In terms of materials, the large rear dormer has been finished with dark grey faux timber style cladding/ composite boarding and trim. This material does not match in any respect either the red/brown tiles of the existing roof or the brown brickwork of the walls. The unsympathetic materials and their dark grey colour further emphasise the poor appearance of this overly bulky dormer.

5.8 The dormer is on the rear of the house. However, it is visible in angled views from Woodlands and can be viewed from between houses along Worth Part Avenue to the south. It is also clearly visible from the rear of houses in Worth Park Avenue and Woodlands, standing out as a conspicuous and inappropriate feature, with poor detailing or reference to the original dwelling.

- 5.9 The alterations are considered to constitute poor design and do not tie in well to the existing design of the house or with the design of other houses in locality. Cumulatively the scale, massing, design details, fenestration and pallet of materials of the rear dormer extension cause harm to the external appearance of this house, and its relationship to its adjoining neighbours, and overall spoiling the uniform roof scape and well-proportioned features and design detailing of the properties within the street scene.
- 5.10 To conclude, the rear dormer, due to its excessive size, its massing, its unsympathetic design and grey cladding, is considered to be an unacceptable and incongruous addition that is unsympathetic to the character and appearance of the house and the surrounding street/locality. The dormer is therefore contrary to policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030, Policies DD1 and CL2 of the Draft Crawley Borough Local Plan (2023-2040) and the guidance in the Urban Design SPD.

Neighbouring amenity

- 5.11 No. 3 Woodlands, to the north, is the closest neighbouring house. No. 3 Woodlands projects approximately 7.5 metres from the main rear elevation of No. 1. The dormer extension has a maximum projection of 3.5 metres from the rear ridge of the roof. The dormer does not project beyond the rear of No.3. The extensive windows would allow some views into the rear garden of No. 3, but views are already possible from first floor windows at No. 1 and the relationship in overlooking terms is typical of an urban area.
- 5.12 Nos. 68, 70 and 72 Worth Park Avenue lie to the south. They are situated at a 90 degree angle to No. 1 Woodlands. The closest rear elevation of these houses is around 30 metres from the dormer. The separation distance between the rear windows of these dwellings and the openings within the dormer is deemed significant enough so not to result in any significant loss of privacy or overlooking beyond would could be expected for houses at right angles to each other. The dormer is clearly visible from those houses though and the objections raised by occupants of these houses on visual impact grounds are noted and addressed above. Overall, it is considered that there is an acceptable impact in terms of amenity issues such on privacy, loss of light and overbearing impact.
- 5.13 Nos. 50 and 52 Milton Mount Avenue lie to the rear (west) of the site and are over 80 metres from the dormer. The impact upon the occupiers of these houses is therefore acceptable.

Parking

- 5.14 The proposal involves the creation of one additional bedroom, but does not impact the existing parking provision on site. The parking standards for a 3 plus bedroom dwelling in this location are 2-3 spaces. The existing driveway provides parking for two off-road spaces and there is also a garage. The parking arrangements are considered satisfactory and would accord with the guidance in the Urban Design Supplementary Planning Document for a dwelling of this size and location.

Water neutrality

- 5.15 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:-

- 5.16 It is considered that the rear dormer window extension with its unsympathetic materials is an incongruous addition to this property which appears as a prominent and bulky extension that detracts from the uniform roof scape of the area/street scene, causing harm to the appearance of the main

house, the street scene and the character of the area. The development therefore conflicts with Policies CH2 and CH3 of the Crawley Borough Local Plan (2015-2030), policies DD1 and CL2 of the Draft Crawley Borough Local Plan 2023-2040, the guidance contained within the Urban Design Supplementary Planning Document (2016) and the relevant paragraphs of the National Planning Policy Framework.

RECOMMENDATION RE: CR/2024/0064/FUL

REFUSE for the following reasons:

1. The rear dormer, by reason of its prominent siting, mass, bulk and unsympathetic design, has a harmful impact upon the character of the dwelling house, the street scene and the wider character of the area contrary to policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030, policies DD1 and CL2 of the Draft Crawley Borough Local Plan 2023-2040, the Urban Design Supplementary Planning Document and the relevant sections of the National Planning Policy Framework.
2. The use of materials that are completely out of keeping with the roof materials of the existing house and the roofs of other houses in the area, emphasises the bulk, massing and unacceptability of the design of the rear dormer and causes harm to the character of the dwelling house, the street scene and the wider character of the area, contrary to policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030, policies DD1 and CL2 of the Draft Crawley Borough Local Plan 2023-2040, the Urban Design Supplementary Planning Document and the relevant sections of the National Planning Policy Framework.

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.
- Informing the applicant of identified issues that are so fundamental that it would not be possible to negotiate a satisfactory way forward due to the harm that would be/has been caused.
- Providing advice on the refusal of the application to solutions that would provide a satisfactory way forward in any subsequently submitted 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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