

REFERENCE NO: CR/2018/0298/FUL

LOCATION: [3 MOUNT CLOSE, POUND HILL, CRAWLEY](#)

WARD: Pound Hill South and Worth

PROPOSAL: ERECTION OF A TWO STOREY REAR EXTENSION (AMENDED PLANS RECEIVED)

TARGET DECISION DATE: 11 June 2018

CASE OFFICER: Ms K. Ingram

APPLICANTS NAME: Mr & Mrs Finnimore

AGENTS NAME: Mr Gavin Sargent

PLANS & DRAWINGS CONSIDERED:

1753.LP01, Location plan
1753.S01, Existing block/roof plan
1753.PL01, Proposed block/roof plan
1753.S02, Existing floor plans
1753.S05, Existing elevations
1753.PL02, Proposed floor plans
1753.PL05, Proposed elevation plans
1753.PL06, Section plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

- | | | |
|----|--------------------------------------|---------------------------------|
| 1. | National Air Traffic Services (NATS) | No objection |
| 2. | CBC Urban Design | Comments received, no objection |

NEIGHBOUR NOTIFICATIONS:-

1, 2, 4, 32 and 1A (Karanga), Mount Close;
19 Crawley Lane.

REASON FOR REPORTING TO COMMITTEE:-

The application was called into the Planning Committee by Cllr A. Belben because he considers that the proposed extension would be out of character with the property by way of its size and style and would have a detrimental impact on the character of the Mount Close Area of Special Local Character

RESPONSES RECEIVED:-

1 letter of objection was received during the initial notification period raising the following concerns:

- The two storey extension is out of keeping with the 'Arts and Crafts' designed cottages built circa 1940

- The two storey extension is contrary to advice in the Supplementary Planning Documentation which states that extensions should relate to the parent dwelling's character and scale
- The extension will adversely impact on the light at the east end of No. 4 and this will be magnified by the fact No.4 is downhill from the application site
- There is no indication as to whether the guttering will be connected to the existing soakaways or if new soakaways will be constructed. There is a real risk of the surface water flowing downhill into the garden of No.4

Following receipt of amended plans the application was renotified. 1 letter was received objecting to the scheme on the following grounds:

- The application site is 0.43m higher than No.4 Mount Close. Therefore the extension should be reduced by a further 0.23 metres.
- An important design feature of the cottages in the Area of Special Local Character is the low eaves line just above the windows at ground floor level. In the proposal the eaves are much higher and the character of the cottage is completely lost. The side extension built at No.5 copied the low eaves height which is more appropriate
- The approximate floor area of the existing cottage is 74.3sqm and the new footprint is 107 sqm. The volume increase is probably approaching 100%, with the high eaves height increasing overshadowing and over dominance. This is contrary to the Urban Design SPD which states that 'overshadowing and domination of neighbour houses and gardens can be avoided by keeping rear extensions relatively small compared with the size of the main building'
- This will probably lead to the total loss of character of the Arts and Crafts cottages in the locality by incremental change

THE APPLICATION SITE:-

- 1.1 The application site is located on the southern side of Mount Close and is occupied by a chalet style dwelling built in the 1930s. It has a gabled porch, a half hipped roof with a low eaves height, external materials of white painted brick with brick plinth below ground floor level, diamond lighted lead windows with brick external window sills and a centrally placed gabled front and rear dormer. The dwelling has a detached side garage on the north-west side boundary with No.4 Mount Close.
- 1.2 The dwelling is set in a substantially sized plot with a large front and rear garden laid to lawn with a front driveway. There are a number of trees in the rear garden and a thick hedge along the front boundary. There is an upward slope across the site from north-west to south east (front to rear). The rear boundary of the site abuts a narrow strip of amenity land which is alongside Crawley Lane. The site is located in the Mount Close Area of Special Local Character (ASLC) as designated by Policy CH14 of the Crawley Local Plan.
- 1.3 All of the properties in Mount Close are within the ASLC. Mount Close is a triangular shaped 'loop' road. Most of the dwellings in the western side of Mount Close (Nos. 1-11 and Nos. 41, 42, 43, 32 and 33) are chalet cottages built probably around the 1930s in a traditional Arts and Crafts style. The dwellings in the eastern side of Mount Close (Nos. 12-30 and 34-40) are more modern 1 ½ to 2 storey detached dwellings built from the 1950s onwards. There is a significant upwards slope across Mount Close from north west to south east.

THE PROPOSED DEVELOPMENT:-

- 2.1 The application is seeking planning permission for the erection of a two storey rear extension. It would measure 8m wide x 3.6m deep with an eaves height of 4m and a ridge height of 6.9m (set

down 0.2m from the main ridge) and would be flush with the north western side elevation. The roof would comprise two half-hipped gables with a dropped flat 'valley' roof between. The extension would comprise materials of painted brick work, a brick plinth and plain clay roof tiles to match existing. The extension would accommodate an extended living area and two bedrooms with a gross internal floor area of approximately 60sqm.

- 2.2 Amended plans have been submitted during assessment of the application. The depth was reduced from 4m, the height reduced from 7.1m and the eaves height reduced from 4.5m. Stacked brick brackets under the eaves of the extension were added to match the existing detailing and a vertical line of inset brick detailing was added at the join of rear wall of the dwelling and the extension on the side elevation

PLANNING HISTORY:-

- 3.1 CR/377/1971 – Erection of 2no. 4 bedroomed houses with garages at rear – refused.

PLANNING POLICY:-

National Planning Policy Framework (2012):

- 4.1 The relevant policies include:
- Paragraph 14 (Presumption in favour of sustainable development). The National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
 - Paragraph 17 (Core planning principles). Development should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
 - Chapter 7 (Requiring good design). The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
 - Paragraphs 131 and 132 (Conserving and enhancing the historic environment). In determining planning applications, local planning authorities should take account of sustaining and enhancing the significance of heritage assets, the positive contribution they can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness. As heritage assets are irreplaceable any harm or loss should require clear justification.

Crawley Borough Local Plan (2015-2030)

- 4.2 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, the Council will take a positive approach to approving development which is sustainable.
 - Policy CH2: Principles of Good Urban Design seeks new development proposals to respond to and reinforce locally distinctive patterns of development and landscape character.
 - 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 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 CH14 (Areas of Special Local Character) states that all development should respect or preserve the character of the area and be designed with regard to the existing character and appearance. Development should be of an appropriate scale, design and massing and should not result in a significant adverse impact on the locality and its surrounds or vistas.

Urban Design Supplementary Planning Document (adopted October 2016)

- 4.3 This is a non-statutory document which contains more detailed guidelines on standards for the design of buildings and public works and development in Conservation Areas and Areas of Special Local Character. In regards to this application it states that:

Part 3 – Householder Development

- 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 (3.5)
- Development should incorporate materials and colours that match the existing dwelling (3.9)
- Overshadowing or dominating neighbour's houses and gardens can be avoided by keeping rear extensions relatively small as compared to the size of the main buildings and gardens in which they stand (3.22)
- A rear extension should retain a minimum garden depth of 10.5m measured to the rear boundary (3.28)
- A two storey extension on a detached dwelling should not encroach into an area measured by drawing a 60 degree angle (perpendicular to the window) from the nearest edge of the neighbour's closest window (3.31)

Part 4 - Mount Close Area of Special Local Character

- The dwellings are mostly detached Arts and Crafts style cottages of one and two storeys in height, though the eastern part was developed in the fifties and sixties. They sit centrally in their plots and have large front and back gardens with heavy planting and landscaping along the front of the plots. There are lots of large trees in the street. There are no pavements along the road except for wide grass verges and the driveways leading to each property. Cars are predominantly parked within the properties which creates a clutter free feel to the streets. Recommendations for development are:
 - avoid infill development,
 - protect grass verges, trees and hedges, and
 - maintain the spacious feel.

Crawley ASEQs Heritage Assessment Review (Alan Baxter, April 2010)

- 4.4 Heritage Consultant Alan Baxter reviewed Crawley's Conservation Areas and Areas of Special Local Character (then known as Areas of Special Environmental Quality) in 2010 which was used as evidence in the formulation of the current Crawley Local Plan. In regards to Mount Close the review states the following:
- Mount Close and Barnwood Close have a very coherent character deriving from the fact that they were developed at the same time (with the exception of the eastern part of Mount Close). They contain picturesque detached houses and garages constructed in the Arts & Crafts style, probably in the 1930s, with traditional materials and detailing including half-hipped roofs, gabled dormer windows and prominent porches. As the drawings illustrate the buildings are set far back from the road and are very well-spaced. Thick front hedges create a sense of privacy and numerous mature trees and wide grass verges without pavements add to the landscape character. The Closes are set either side of a scheduled moat, a historic landscape feature now heavily wooded. Although the architecture is of interest it is not sufficient to merit conservation area designation and its status as an ASEQ is appropriate.

PLANNING CONSIDERATIONS:-

5.1 The key issues in the determination of this application are as follows:

- Impact on the visual amenities of the site and streetscene and character of the Area of Special Local Character (ASLC)
- Impact on amenity of neighbouring properties
- Highways and Parking
- Impact on Trees

Impact on the visual amenities of the site and streetscene and character of the Area of Special Local Character (ASLC)

5.2 The application site, and other properties in Mount Close, have deep landscaped gardens to the front with thick front hedges, partially screening views of the dwellings which are well set back from the road.

5.3 The extension would be at the rear of the dwelling and would therefore retain the 1 ½ storey scale and character of the front elevation including the Arts and Crafts architectural details, porch and front dormer. It is acknowledged that the two storey design of the extension would not match the 1 ½ storey design of the main dwelling or the other dwellings in the western side of the ASLC. However, the first floor accommodation would be within in the roof space and a lower eaves line has been introduced which is lower than the eaves height of a more standard sized two storey extension and closer to the eaves of the existing building. The ridge would be 0.2m below the main ridge height and would contribute to the overall subservience of the extension. The bulk of the roof would be reduced by the double gable roof form and the half hips which would match the style of the main roof.

5.4 External materials would comprise white painted brick and a brick plinth and plain clay roof tiles, all to match existing. The rear dormer would be repositioned on the eastern side of the roof. Architectural details would be copied such as the brick cills, exposed rafter feet, bonnet hip tiles and roof overhang to the sides. There would be diamond leaded lights at first floor level and Georgian French doors on the ground floor that would open onto an extended raised patio area. Architectural details were added during assessment of the application comprising matching Arts and Crafts styled stacked brick under-eaves brackets to match and a vertical line of inset brick detailing at the join of the extension with the rear elevation of the house, to allow the historic scale and evolution of the dwelling to be interpreted.

5.5 The existing internal floor area of the dwelling is approximately 100sqm and would be increased by a further 60sqm. Whilst this is a significant percentage increase, the site is set within a large plot and a garden length of 34m would be retained. The extension would extend across no more than two –thirds of the dwelling and is considered to be proportionate.

5.6 Due to the general upward slope in the land in Mount Close to the south east, views of the side extension could be obtained from the north-west. The dwelling is well set back from both Crawley Lane and Mount Close and public views of the extension be further restricted by the screening provided by existing vegetation to front and rear, and the garage to the side of the existing building. The spacious and landscaped setting of the cottage, which is identified as a significant characteristic of the ASLC would not therefore be adversely affected by the rear extension.

- 5.7 To conclude, although the extension would not match the 1 ½ storey scale of the dwelling and surrounding dwellings, it is considered that due to the siting of the extension to the rear, its design, detailing, and overall scale would appropriately relate to the building and its setting. The significant characteristics of the Mount Close Area of Special Local Character, comprising the traditional styles and materials of the dwellings and their spacious and landscaped settings, would be retained, as a result of this application. It is therefore considered that the application would have an acceptable impact on the visual amenities of the site, and the streetscene and would preserve the character of the Mount Close ASLC in accordance with Policies CH2, CH3 and CH14 of the Crawley Local Plan and the relevant provisions of the Urban Design SPD.

Impact on neighbouring amenity

- 5.8 The property most impacted by this extension would be no.4 Mount Close to the north west which is a 1 ½ storey chalet style Arts and Crafts dwelling. The two storey rear extension would be visible from the rear patio area of No. 4 as it would protrude beyond the rear building line of No. 4 by 3.6m, would have an eaves height of 4m and a roof with a ridge height of 6.9m, sloping away from the side boundary. The application site is also at a slightly higher level than No. 4. However, the rear garden of No.4 is relatively open and wide and has an expansive outlook to the south west. No.3 and No.4 are angled away from each other and so the extension would be angled away from No.4 reducing its impact in terms of dominance. The extension would be 3.6m from the side boundary with No.4 and 6.15m from the rear elevation of No.4. The extension would not intersect an angle drawn at 60 degrees (perpendicular to the window) from the nearest edge of the closest window on the rear elevation of No.4, which is to a living area, indicating that it would have an acceptable impact on neighbouring amenity and would not be overbearing and cause a loss of outlook. The distance between the extension and the neighbours house and the orientation to No.4 would not result in a detrimental impact by way of overshadowing to this neighbouring property. It is therefore considered that the extension as proposed would not have a significant impact on the amenity of the occupants of No.4.
- 5.9 There would be no impact by way of being overdominant to nos. 1A and 2 Mount Close to the east, given the extension would be approximately 7.5m from the boundaries of those sites and 30m to the rear elevations of those houses.
- 5.10 The extension would have two rear bedroom windows. Views to No. 4 to the west and the rear garden of of Nos 1 and 1A Mount Close to the east would be at an oblique angle and would be screened by vegetation along the property boundaries. The rear elevation of the extension would be 34m away from the rear property boundary to Crawley Lane, 25m from the rear elevation of the dwelling at No.19 Crawley Lane and 35m to the rear of Nos. 1 and 1A Mount Close. As such it is considered that the application would have no adverse impact on neighbouring amenity by way of loss of privacy.
- 5.11 It is considered that the application would have an acceptable impact on neighbouring amenity and would accord with Policy CH3 of the Crawley Local Plan 2030 and the relevant provisions of the Urban Design SPD in this regard.

Highways and Parking

- 5.12 A 3 plus bedroom dwelling in this location is required to provide for 2-3 off street parking spaces. There is sufficient hardstanding on the site to accommodate this number of vehicles and the application complies with Policy CH3 in that it is able to meet the operational requirements necessary for the safe and proper use of the site in regards to parking provision.

Impact on Trees

- 5.13 The extension is not within any root protection zones of trees on or near the site, and would not have a harmful impact to the health and vitality of any trees in the vicinity of the application site.

CONCLUSIONS:-

- 6.1 Due to the siting at the rear, the design, detailing and overall scale of the extension, it is considered that it would be sympathetic to the scale and appearance of the existing building and would preserve the character and identified significance of the ASLC. The extension would have an acceptable impact on the amenities of neighbouring occupiers, would be able to accommodate the required number of off street parking spaces and would not have a detrimental impact on the health and vitality of the trees in the vicinity of the site. As such it would accord with Policies CH2, CH3 and CH14 of the Crawley Borough Local Plan 2030 and the relevant provisions of the Urban Design SPD and NPPF (2012).

RECOMMENDATION RE: CR/2017/1064/RG3

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 to be used in the development hereby permitted shall strictly accord with those indicated on the approved details associated with the application.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity and in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) no windows or other windows/dormers (other than those shown on the plans hereby approved) shall be formed in the side (north-western) elevation and roof slope of the extension facing No.4 Mount Close above ground floor level without the prior permission of the Local Planning Authority on an application in that behalf.
REASON: To protect the amenities of adjoining residential properties, in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

1. 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:

- Liaising with members, applicant and agent and discussing the proposal where considered appropriate and necessary in a timely manner during the course of the determination of the application.
- Seeking amended plans to address identified issues during the course of the application.

This decision has been taken in accordance with the requirement in the National Planning Policy Framework, as set out in article 35, of the Town and Country Planning (Development Management Procedure) Order 2015.



ArcGIS Web Map

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