

CRAWLEY BOROUGH COUNCIL
PLANNING COMMITTEE - 30 July 2018
REPORT NO: PES/283(d)

REFERENCE NO: CR/2018/0348/FUL

LOCATION: [28 KINGSCOTE HILL, GOSSOPS GREEN, CRAWLEY](#)

WARD: Gossops Green

PROPOSAL: ERECTION OF FIRST FLOOR SIDE EXTENSION

TARGET DECISION DATE: 22 June 2018

CASE OFFICER: Miss S. Hobden

APPLICANTS NAME: Mr I Siddiqui

AGENTS NAME: PA Design Services

PLANS & DRAWINGS CONSIDERED:

PA0297-01, Site Location, Block Plan & Existing & Proposed Floor Plans & Elevations

CONSULTEE NOTIFICATIONS & RESPONSES:-

Not applicable.

NEIGHBOUR NOTIFICATIONS:-

26, 30, 31, 32, 33 and 35 Kingscote Hill;
163 and 165 Buckswood Drive.

RESPONSES RECEIVED:-

6 responses from 4 households were received raising the following concerns:-

- The proposed first floor side extension would be overly dominant and cause a loss of light and outlook.
- The front porch would extend past the original building line spoiling the character of the street-scene.
- The property would appear over developed due to modifications that have already taken place as well as the proposed development.
- Overlooking/loss of privacy.
- The porch and side extension will aesthetically change the character of both houses.
- The first floor side extension would create a terracing effect by filling up the gaps between the properties.
- Impact on parking in the street.

REASON FOR REPORTING TO COMMITTEE:-

This application was considered by the Committee at the 2nd July 2018 meeting when it was resolved to defer the application for further consideration, in regards to the front roof light and use of the roof space, the

relationship between the site and the adjacent dwellings and the pitched roof over the single storey rear extension.

The application had been referred to the Committee due to the number of objections received and officer recommendation to permit.

THE APPLICATION SITE:-

- 1.1 The application site comprises a two storey, semi-detached dwelling located on the west side of Kingscote Hill. The dwelling is brick built with tile hanging at first floor level and a tiled roof with chimney, it has a converted garage with parking in front for two cars and pitched roof over the front door and bay window. The properties in this row have a staggered building line and land levels slope down to the south and rise to the north. The boundaries are marked by close board fencing. The dwelling has a single storey rear extension with flat roof and there is a shed in the rear garden.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for a first floor side extension. The proposed first floor extension would extend over part of the existing footprint of the converted garage and rear extension, it would be set back from the front elevation by 1.5m and have a width of 2.7m. It would also be set down from the ridge by 0.5m. The first floor rear element would extend 2.8m beyond the original rear elevation of the main house. This rear section would measure 3m in width and 7m in height and have a hipped roof. A small mono pitch roof at ground floor level would be constructed over the remaining single storey part of the existing rear extension.

Application amendments

- 2.2 The proposed development has been amended since originally submitted to reduce the first floor rear extension by 1.2 metres and omit the proposed front porch and pitched roof over the converted garage.
- 2.3 The latest plan amendments now show a section plan showing the loft space to be served by the roof light, a revised rear elevation to show the pitched roof over the remaining part of the single storey rear extension and a revised block plan.

PLANNING HISTORY:-

- 3.1 CR/173/61A – Amended layout plan and revised details of house types 305, 319 and 319A in respect of the proposed erection of 79 dwellinghouses and garages with vehicular access (Section no. 2) land on both sides of Buckswood Drive and adjacent to Crawley By-Pass, Gossops Green, Crawley – Permitted.

PLANNING POLICY:-

National Planning Policy Framework (2012)

- 4.1 Chapter 7 (Requiring good design), paragraph 56 indicates, 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.

Crawley Borough Local Plan 2015-2030

- 4.2 The development plan was adopted in December 2015. The relevant policies include:

- Policy SD1 (Presumption in favour of sustainable development) in line with the planned approach to Crawley as a new town, and the spatial patterns relating to the neighbourhood principles, when considering development proposals the council will take a positive approach to approving development which is sustainable.
- Policy CH2 (Principles of Good Urban Design) in order to assist in the creation, retention or enhancement of successful places.
- Policy CH3 (Normal requirements of all development) states all proposals for development in Crawley will be required to make positive contribution to the area; be of a high quality design, 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.

Supplementary Planning Documents

4.3 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:

- ‘*An extension with good design in mind will relate appropriately to the parent dwellings 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*’.
- ‘*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*’.
- ‘*As with front extensions, an extension on the side of a property will be prominent. The filling up of the gaps between houses by the construction of two storey side extensions can make detached, or semi-detached houses in a street look like terrace houses. A design solution that can be used to prevent the ‘terracing effect’ will leave a 2 metre setback between the side extension and the adjacent property or site boundary. Furthermore, where a side setback may not be suitable, it could be explored by setting the side extension in from the front elevation*’.

PLANNING CONSIDERATIONS:-

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

- The impact on the design and character of the dwelling and the street-scene.
- The impact on neighbour amenity.
- The impact on parking arrangements.

The impact on the design and character of the dwelling and the street-scene.

5.2 The proposed first floor side extension would be sited on the northern side elevation of the dwelling over part of the existing footprint of the converted garage and rear extension. It would be set 0.5m below the existing roof ridge. It would leave a 0.9m gap to the side boundary and a 2.4 metre gap between the side extension wall and the neighbouring property to the north. The guidance contained within Urban Design SPD advises that two storey side extensions should leave a gap of at least 2 metres between the extension and the adjacent property or site boundary, the development achieves this and it is therefore considered that it would not create a ‘terracing effect’.

- 5.3 The proposed extension would be clearly visible within the street scene, however given the size and design, including the matching roof design and materials, it is considered that the proposed extension would not be an unsympathetic and disproportionate addition to the existing dwelling. In addition the extension would extend over part of the existing footprint of the single storey rear extension and would therefore retain an adequate rear garden area.
- 5.4 It is considered that the proposed first floor side extension would not cause harm to the appearance of the application site, the street scene or the surrounding area and would therefore comply with the relevant local plan policies, the design guidance contained within the Urban Design SPD and the relevant paragraphs of the NPPF in this regard.

The impact on neighbour amenity.

- 5.5 In terms of the impact on neighbour amenity, the main consideration is the impact on the occupiers of 26 Kingscote Hill located to the north and 30 Kingscote Hill to the south.
- 5.6 The proposed extension would be located approx. 2.4 metres away from the side elevation of the garage and approx. 3.4 metres away from the side elevation of the single storey side extension at no. 26. An objection was received in relation to loss of light, outlook and over dominance. Amendments were submitted to reduce the first floor rear element, and further revised plans have been received to address any discrepancies in respect of the block plan. A 60° angle measured from the nearest edge of the neighbour's first and ground floor windows, as now shown on the plans, indicates that the extension would not encroach into this area. Furthermore, no. 26 is situated on higher ground level and as such the extension is not considered to have an overshadowing or overbearing impact. The extension would also have a hipped roof to the rear that would pitch away from the neighbouring property thus reducing the loss of light. It is therefore considered the amended proposal would have an acceptable impact on the amenities enjoyed by the neighbour in terms of overshadowing/loss of outlook/loss of light.
- 5.7 In respect to no. 30 to the south of the application property, the proposal is not considered to have an impact on no. 30 as the extension would be located approx. 5 metres away from the shared boundary. Furthermore, the extension has been reduced in depth and would not encroach into the area measured 60° measured from the neighbours nearest window and door apertures and the proposed first floor side window has been moved to the rear elevation, consequently there would be no overlooking. However, a condition is recommended to remove the right to install any windows at first floor level on the northern and southern side elevations to protect neighbours' privacy.
- 5.8 The distance maintained between the rear windows of 163 Buckswood Drive and the rear facing window of the extension would measure approx. 22 metres. The guidance contained within Urban Design SPD advises that two storey extensions should maintain a minimum distance of 21 metres therefore, the proposal would not be considered to result in a harmful increase in the overlooking of these properties.
- 5.9 The proposal is therefore considered acceptable in this regard and would comply with the relevant local plan policies, the design guidance contained within the Urban Design SPD and the relevant paragraphs of the NPPF.

The impact on parking arrangements.

- 5.10 The application proposal would involve the creation of additional rooms at first floor level. The roof light would serve the loft area as illustrated on the section drawing on the revised plans.

The parking standards for a three plus bedroom dwelling is 2-3 off-street parking spaces. The application property currently has a hardstanding area to accommodate 2 vehicles therefore, the parking arrangements are considered to comply with the adopted parking standards for a dwelling of this size and in this location.

CONCLUSIONS:-

- 6.1 In conclusion, it is considered that the scale and design of the proposal is acceptable, would not have an adverse impact on the character and appearance of the dwelling and the street scene, the amenities enjoyed by the occupants of neighbouring properties and would comply with the adopted parking standards therefore, the proposed development is considered to accord with the policies outlined in the NPPF (2012), the Crawley Borough Local Plan (2015-2030) and the Urban Design SPD (2016).

RECOMMENDATION RE: CR/2018/0348/FUL

PERMIT subject to the following condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990.
2. The development hereby permitted shall not be carried out other than in accordance with the approved plans as listed below save as varied by the conditions hereafter:
(Drawing numbers to be added)
REASON: For the avoidance of doubt and in the interests of proper planning.
3. The materials and finishes of the external walls (and roof(s)) of the proposed first floor side extension hereby permitted shall match in colour and texture those of the existing building(s).
REASON: In the interests of amenity 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 openings (other than those shown on the plans hereby approved) shall be formed in the northern side and southern side elevations of the proposed first floor side extension, facing no.26 and no. 30 Kingscote Hill 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:

- Seeking amended plans/additional information 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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