

REFERENCE NO: CR/2018/0557/FUL

LOCATION: [27 CRABBET ROAD, THREE BRIDGES, CRAWLEY](#)
WARD: Three Bridges
PROPOSAL: ERECTION OF 2NO. ONE BEDROOM FLATS (AMENDED PLANS RECEIVED).

TARGET DECISION DATE: 19 October 2018

CASE OFFICER: Ms Z. Brown

APPLICANTS NAME: Independent Town Planning Services
AGENTS NAME:

PLANS & DRAWINGS CONSIDERED:

KP1, Proposed floorplans and elevations
KP2, Block plan
KP3, Site location plan

PLANS & DRAWINGS CONSIDERED:

KP1 Rev 2, Proposed floorplans and elevations
KP2 Rev D, Block plan
KP3 Rev 2, Site location plan

CONSULTEE NOTIFICATIONS & RESPONSES:-

1.	WSCC Highways	Conditional.
2.	Thames Water	No comments received
3.	Sussex Building Control Partnership	No comments received.
4.	CBC Refuse & Recycling	Comments.
5.	Southern Water Ltd	No objection.
6.	CBC Energy Efficiency and Sustainability	Conditional.

NEIGHBOUR NOTIFICATIONS:-

46, 48, 50, 51, 53, 55 and 57 Mill Road;
25 Crabbet Road.

RESPONSES RECEIVED:-

Five letters of representation were received objecting to the proposal on the following grounds:

- Impact on local traffic and access to driveway at No. 53 Mill Road, and parking in the vicinity of the site
- The proposed building will block sunlight to dwellings on the western side of Mill Road, and properties to the south of the application site.
- Will cause overlooking on the properties on the western side of Mill Road
- The design is out of keeping with the character of the area and streetscene

- It was highlighted that the site sits on the edge of flood zone 2, however the site is in fact 40m from the floodzone, as a result a Flood Risk Assessment is not required.
- It was also highlighted that there are two trees on the site. It is of note that neither have Tree Protection Orders.

Following the amended plans being received the neighbouring properties were re-consulted between the period of 19/10/2018 – 02/11/2018.

THE APPLICATION SITE:-

- 1.1 The application site relates to an area of garden which belongs to 27 Crabbet Road, located on the western side of Mill Road between Nos. 46 and 48 Mill Road, within the neighbourhood of Three Bridges. The garden of 27 Crabbet Road is an L-shape, and has access on to Mill Road. The application site measures 179 sqm, and is within a residential area predominantly consisting of pairs of semi-detached houses. The site is currently grassed and there is a slight level change of approximately 0.3m between the southern element of the garden and the application site.
- 1.2 During the course of the application the red line of the site was amended slightly to include approximately 11sqm more of the garden of 27 Crabbet Road, in order to provide adequate private outdoor amenity space for the future occupants of the proposed flats. This increased the site area to 190sqm.
- 1.3 There is an established character along the western side of the street, which comprises of two storey dwellings, with hipped and gabled roofs of regular heights and proportions, and on the eastern side pitched roofs with front projecting porches. The properties are evenly spaced along the road, and sited in a staggered row which responds to the curve of Mill Road. There is a two storey block of flats on the corner of Mill Road and Crabbet Road.
- 1.4 The site lies within the built up area boundary, there are no other site constraints, however the site does lie north of the Hazelwick Road Conservation area, and to the east lies a strip of Structural Landscaping along Hazelwick Avenue.

THE PROPOSED DEVELOPMENT:-

- 2.1 Planning permission is sought for the erection of a two storey block of flats, comprising of 2no. 1 bedroom flats, arranged on the ground and first floor. The building would be an L-shape with a two-storey front projection with hipped roof. A porch would be positioned on the front elevation of the building, providing access to the ground floor flat, a second porch would be positioned on the northern elevation of the building providing access to the first floor flat.
- 2.2 Vehicular access to the flats would be from Mill Road. Two parking spaces would be provided in front of the building. To the rear, two private gardens would be provided for the future occupants.
- 2.3 Two new trees are proposed on the south-east corner of the site.
- 2.4 During the course of the application amended plans were received. The red line of the site was amended slightly to the west so that private gardens could be provided for the future occupants. The first floor window on the northern elevation was also amended to obscure glazed to ensure there is no overlooking on the occupants of the neighbouring property. Refuse and recycling storage was also shown on the block plan.
- 2.5 The applicant has submitted the following documents with the application:
 - Design and Access Statement
 - Supporting letter dated 08/10/2018.
 - Sustainability Statement October 2018

PLANNING HISTORY:-

3.1 CR/2017/0447/FUL – CONSTRUCTION OF A SINGLE STOREY DETACHED TWO BEDROOM BUNGALOW. Refused.

Reasons:

1. The proposed dwelling, by virtue of its size, design and relationship with site boundaries together with the pattern and character of the surrounding development, is considered to represent a cramped and an unsympathetic form of development out of character with the locality and harmful to the Mill Road streetscene. The scheme would be contrary to Policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030 and the advice in the Urban Design SPD.
2. The proposed development, by virtue of its siting, bulk and scale, would have an adverse impact upon the amenities enjoyed by the occupants of No. 27 Crabbet Road due to the resultant overbearing impact, loss of outlook and reduction in private garden area contrary to Policy CH3 of the Crawley Local Plan (2015-2030), the guidance contained within Urban Design Supplementary Planning Document (2016) and the relevant paragraphs of the National Planning Policy Framework (2012).
3. By virtue of the layout of the proposed dwelling, internal space standards and external private amenity space, the scheme would result in a cramped internal layout and provide inadequate living accommodation to the detriment of future inhabitants. The application is therefore contrary to policy CH5 of the Crawley Borough Local Plan 2015-2030 and the Nationally Described Space Standards 2015.

The application site was larger than the current application measuring 233 sqm, and extended across the rear garden of No. 27 Crabbet Road. As a result it significantly reduced the garden area of No. 27 Crabbet Road. The proposed design of the dwelling was also not considered to relate well to the character of the locality, and was an unsympathetic form of development on the site.

3.2 CR/2010/0341/FUL: ERECTION OF A NEW TWO BED DETACHED DWELLING & CONSTRUCTION OF A HARD STANDING AREA (AMENDED PLANS RECEIVED): Refused and dismissed at appeal.

Reasons:

1. The proposed dwelling by virtue of its siting, form and design would have an adverse impact on the street scene of Mill Road. This would be contrary to policies GD1, GD2 and H22 of the adopted Crawley Borough Local Plan 2000 and EN5 of the Core Strategy of the Local Development Framework 2008.
2. The proposed dwelling, by virtue of its siting, massing, scale, form and relationship to boundaries, would result in a cramped form of development on the site which would harm of the character of the area contrary to PPS3 and policies GD1, GD2 and H22 of the Crawley Borough Local Plan 2000 and policies EN5, H4 and H6 of the Core Strategy of the Local Development Framework 2008.
3. The proposed dwelling would have a detrimental effect on the amenities of the neighbouring residents, particularly no.27 Crabbet Road by virtue of its overbearing relationship due to the size, siting and proximity to its boundaries with neighbouring dwellings. This would be contrary to: Supplementary Planning Guidance Note 4 - 'Private Outdoor Space'; policy GD1 of the adopted Crawley Borough Local Plan 2000; and, policies H4 and H6 of the Core Strategy of the Local Development Framework 2008.
4. An agreement is not in place to ensure that the appropriate infrastructure provisions to support the development and the development is therefore contrary to 'saved' policies GD3, GD35 and GD36 of the Crawley Borough Local Plan 2000 and contrary to policy ICS2 of the Crawley Borough Core Strategy of the Local Development Framework 2008 and the 'Planning Obligations and S106 Agreements' Supplementary Planning Document.

The Planning Inspector concluded that the proposal would result in a departure from the style and proportions from the established character of surrounding houses, and would appear as an intrusive and incursion to the present arrangement of houses, detracting from the character and appearance of the area. The proposal would also adversely affect the living conditions of the occupants of No. 27 Crabbet Road, and the proposal would harmfully undermine the strategy contained in the SPD for improvements to transport infrastructure and services and open space, sport and recreation facilities made necessary by development.

It is of note that the application site was significantly larger than the current application, and extended across the rear garden of No. 27 Crabbet Road, significantly reducing the garden area.

3.3 CR/2005/0502/FUL: ERECTION OF 1 X 2 BEDROOM DWELLING: Refused

1. The proposed dwelling by virtue of its design, width, roof shape, and siting would have an adverse impact on the streetscene of Mill Road. This would be contrary to policies GD1, GD2, H5 and H22 of the adopted Crawley Borough Local Plan 2000.
2. In the opinion of the Local Planning Authority the proposed dwelling would have a detrimental effect on the amenities of the neighbouring residents, in terms of privacy through overlooking and the size and siting of the dwelling in proximity to its boundaries. This would be contrary to policies GD1 and H5 of the adopted Crawley Borough Local Plan 2000.
3. It is considered that the proposal would not provide a satisfactory environment for those who will occupy the development due to the inadequate provision of private outdoor amenity space, the relationship of the dwelling to other properties and the quantum of the internal space. This would be contrary to policies GD1, H5 and H20 of the adopted Crawley Borough Local Plan 2000.

The proposed dwelling was not considered to relate well to the character of the other dwellings in the streetscene. It would be set forward of No. 46 Mill Road and would appear overly dominant.

PLANNING POLICY:-

4.1 National Planning Policy Framework (2018):

The National Planning Policy Framework (NPPF) published in 2018 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

- Section 2 – Sustainable Development – This section states that achieving sustainable development means that the planning system has three overarching objectives: an economic objective – to help build a strong, responsive and competitive economy, a social objective- to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and an environmental objective to contribute to protecting and enhancing our natural, built and historic environment. This includes making effective use of land and helping to improve biodiversity.
- Section 5 – Delivering a sufficient supply of homes. To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- Section 9 – Promoting sustainable transport – this section states that opportunities to promote walking, cycling and public transport use should be pursued.
- Section 11 – Making effective use of land – this section promotes an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use of possible of previously-developed or ‘brownfield’ land.

- Section 12 – Achieving well-designed places. The creation of high quality 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.

4.2 Crawley Borough Local Plan (2015-2030) (adopted 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 CH1: Neighbourhood Principle will be protected and enhanced by maintaining the neighbourhood structure of the town with a clear pattern of land uses and arrangement of open spaces and landscape features.
- Policy CH2: Principles of Good Urban Design seeks to assist in the creation, retention or enhancement of successful places. Development proposals will be required among others to respond to and reinforce locally distinctive patterns of development and landscape character and protect and/or enhance heritage assets and create continuous frontages onto streets and spaces enclosed by development which clearly defines private and public areas.
- 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 design; provide and retain a good standard of amenity for all nearby and future occupants of land and buildings; be able to meet its own operational requirements necessary for the safe and proper use of the site; retain existing individual or groups of trees; incorporate “Secure by Design” principles and demonstrate how the Building for Life 12 criteria would be delivered. Development proposals must adhere to any relevant supplementary planning guidance produced by the council.
- Policy CH4: Comprehensive Development and Efficient use of land requires all development proposals to use land efficiently and not unduly restrict the development potential of adjoining land, nor prejudice the proper planning and phasing of development over a wider area.
- Policy CH5: Standards for all New Dwellings states that new dwellings must create a safe, comfortable and sustainable living environment and sets out minimum sizes for each dwelling, which is based on the Nationally Described Space Standards.
- Policy CH6: Tree Planting and Replacement Standards. Landscape proposals for residential development should contribute to the character and appearance of the town by including at least one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. Where development proposals would result in the loss of trees, applicants must identify which trees are to be removed and replaced in order to mitigate for the visual impact resulting from the loss of the tree canopies.
- Policy H1: Housing Provision. The council will positively consider proposals for the provision of housing to meet local housing needs.
- Policy H3: Future Housing Mix. All housing 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.

- Policy H4: Affordable and Low Cost Housing. 40% affordable housing will be required from all residential developments. The council will expect a minimum of 70% of the affordable housing to be Affordable Rent or Social rent where other forms of subsidy exist, and up to 30% intermediate rent. For sites of 5 dwellings or less or sites less than 0.2ha in size, a commuted sum towards off-site affordable housing provision will be sought.
- Policy ENV6: Sustainable Design and Construction. In order to maximise carbon efficiency, all homes will be required to meet the strengthened on-site energy performance standards of Building Regulations, and any subsequent increased requirements.
- Policy ENV9: Tackling Water Stress. New dwellings should where viable and technically feasible, meet the Building Regulations optional requirement for tighter water efficiency.
- Policy IN1: Infrastructure Provision. Development will be permitted where it is supported by the necessary infrastructure both on and off site to avoid any significant cumulative effects on the existing infrastructure services. The council will seek to implement a Community Infrastructure Levy (CIL) through the relevant processes. The rate will be set following the adoption of the Charging Schedule.
- Policy IN2: Strategic Delivery of Telecommunications Infrastructure states that all proposals for residential, employment and commercial development of one unit or more must be designed to be connected to high quality communications infrastructure to ensure that fibre optic or other cabling does not need to be retrofitted.
- Policy IN3: Development and Requirements for Sustainable Transport. Development should be concentrated in locations where sustainable travel patterns can be achieved through the use of the existing transport network, including public transport routes and the cycling and walking network.
- Policy 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.

Supplementary Planning Documents

The Supplementary Planning Documents are non-statutory documents which supplement the policies of the Local Plan. Those applicable to this application are:

4.3 Urban Design SPD 2016:

The SPD includes further design guidance and examples on residential development and sets out further guidance on minimum rear window to window distances (21 metres for two storeys) and outdoor amenity space standards: for a dwelling for 4 occupants the external private amenity space standards are 75 sqm.

It also includes the Crawley Borough Parking Standards which are minimum standards based on likely demand in terms of car ownership, taking into account the accessibility of the area by modes of transport other than the car. The minimum standards are 1.2 spaces for 1 bed dwellings. Regarding cycle parking it is stated that: *'All cycle parking must be sheltered and secure and in accordance with local guidance and best practice design. For one bed dwellings 1 cycle parking space should be provided and 1 space per 8 dwellings for visitors will be required'*.

4.4 Green Infrastructure SPD 2016:

This SPD provides clear guidance on how to meet the requirements of Local Plan Policies in relation to Crawley's Green Infrastructure assets. It provides further guidance on Policy CH6: Tree Planting and Replacement Standards.

4.5 Planning and Climate Change SPD 2016:

This SPD includes further guidance on sustainability policies within the Local Plan (Policies ENV6, ENV7, ENV8, ENV9 and IN3).

4.6 Affordable Housing SPD 2017

The Council has recently adopted the Supplementary Planning Document which provides guidance, examples of good practice and the expectations of the Council in relation to the interpretation of the Local Plan policy requirements for the provision of affordable housing (Policies H3 and H4).

PLANNING CONSIDERATIONS:-

5.1 The existing use of the site is residential curtilage for No. 27 Crabbet Road. The site is within walking distance of Three Bridges Station, and a number of local facilities including schools, doctor's surgeries and Three Bridges shopping parade. The proposal represents the intensification of the residential use of a site, located within the built up area. In principle it is considered acceptable in planning policy terms, subject to addressing the more detailed matters considered below.

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

- The design and appearance of the proposal and its impact on the street scene and character of the area
- The impact upon neighbouring properties and occupants amenities
- The adequacy of accommodation and amenity space for future occupiers
- Impact on highways and parking provision
- Trees and landscaping
- Sustainability
- Provision of infrastructure contributions
- Provision of Affordable and Low Cost Housing

The design and appearance of the proposal and its impact on the street scene and character of the area

5.3 The application site is located on the western side of Mill Road, and forms part of the rear garden of 27 Crabbet Road. The surrounding area is residential in character, with semi-detached properties along Mill Road and Crabbet Road, and a two storey block of flats to the north of the application site.

5.4 The proposal includes the erection of a two storey building, comprised of 2no. 1 bedroom flats, fronting Mill Road. On the western side of Mill Road the residential properties are arranged in a staggered line. The properties to the south 44-46 Mill Road are set approximately 7m from the edge of the highway, and Nos. 40 and 42 Mill Road are set forward, approximately 5m from the edge of the highway. The block of flats to the north of the application site are set 2.4m forward of 44-46 Mill Road.

5.5 The proposed two storey building would be set in line with the front elevation of 48-50 Mill Road. The main element of the building would be set in line with the front elevation of 44-46 Mill Road, with the two storey front projecting 2m forward. It is considered that given the staggered building line of surrounding properties the proposed positioning is acceptable and would not detrimentally impact the character of the area or appearance of the streetscene.

5.6 The proposed building would be brick built, with detailing around the window and doors. There would be a two storey hipped roof projection on the front elevation of the building. Although dwellings within the immediate vicinity do not have two storey front projections, the design feature is not considered to be incongruous and would not detrimentally impact the appearance of the streetscene or the

character of the area. Similarly the roof design of the main building would be in keeping with the hipped roofs of the properties on the western side of Mill Road.

- 5.7 The proposal would have appropriately proportioned and positioned white uPVC windows and doors, which would match the dwellings in the immediate vicinity.
- 5.8 Overall the proposal is considered to be of an appropriate layout, design and scale and would relate well to the differing styles and character of properties on Mill Road. As a result it is considered to accord Policy CH2 and CH3 of the Crawley Borough Local Plan which required proposal to respond to local distinctive patterns of development and be of high quality design.

The impact upon neighbouring properties and occupants amenities

- 5.9 The properties most likely to be impacted by the proposal would be No. 46 Mill Road to the south, Nos. 48-50 Mill Road to the north, and No. 27 Crabbet Road to the west.
- 5.10 The proposed building would be located 1m from the southern boundary of the site shared with No. 46 Mill Road, and there would be a gap of 3.6m between the proposed building and No. 46, which is in accordance with the Urban Design SPD guidance which states that a gap of 2m should be retained between an extension and a neighbouring property. The proposal would be positioned in line with the front elevation of No. 46 Mill Road. In regards to overlooking, a high level obscure glazed first floor window is proposed on the southern side elevation, as a result there is not considered to be any impact of overlooking or loss of privacy on the amenity enjoyed by the occupants of this neighbouring property.
- 5.11 In regards to the impact on Nos. 48-50 Mill Road located to the north, the proposed building would be positioned 3.4m from the northern boundary of the site, and there would be a gap of 8m between the northern elevation of the proposed building and neighbouring property 48-50 Mill Road, which is in accordance with the Urban Design SPD guidance. The proposed building is not considered to cause any overbearing impact, however would cause some shading on the amenity areas on the southern side of the building. Despite this it is considered on balance that given the separation distance the overall impact would be limited. Nos. 48-50 has a first floor side window facing the application site. There are two windows proposed on the northern side elevation of the dwelling, however the first floor window is proposed to be obscure glazed, as a result there is not considered to be any overlooking or loss of privacy.
- 5.12 The proposed building would be located within the garden of No. 27 Crabbet Road. A garden area of 135sqm would still be retained for No. 27 Crabbet Road, which is in accordance within the minimum external private amenity space standards for dwellings of 5-6 occupants which is 90sqm. As a result there would still be adequate outdoor amenity space provided. The proposed building would be located approximately 2m from the western boundary of the site, and the site steps down to the east. Although there would be some overbearing impact on the garden area of No. 27 Crabbet Road, it is not considered to significantly detrimentally impact the amenity enjoyed by the occupants. This is helped by the slight level changes between the garden area of No. 27 and the application site. Two windows are proposed on the ground floor western elevation of the building, these are not considered to have any detrimental impact on the amenity enjoyed by the occupants. One obscure glazed window is proposed at first floor level, however, as it is obscure glazed, it is not considered to have any impact of overlooking or loss of privacy.
- 5.13 In regards to the impact on the garden area of No. 27 Crabbet Road, the proposed building would cause some shading to the southern end of the garden, as there would be only a 2m gap between the building and the site boundary. It is not considered that the building would significantly impact

amenity enjoyed by the occupants of No. 27 though. The garden of No. 27 Crabbet Road is fairly wide at 8.6m and is south facing. The occupants of the dwelling would still have a clear outlook southwards from their rear windows. As a result, it is considered, on balance, that the impact on the amenity of occupants of No. 27 Crabbet would be limited.

- 5.14 Concerns were raised over the potential impact of loss of privacy on the occupants of properties on the eastern side of Mill Road. There would be a gap of 19.4m between the proposed front windows of the building and No. 53 Mill Road opposite. This is considered to be in accordance with the Urban Design SPD guidance and there is not considered to be an impact of overlooking or loss of privacy on these neighbours.
- 5.15 Overall the proposed development has been designed to minimise the impact on neighbouring properties, and ensure there is no significant impact of overlooking, loss of privacy or overbearing impact. As a result the proposal would therefore accord with the relevant Local Plan Policies, the Urban Design SPD (2016) and the NPPF (2018).

The acceptability of the proposed development for future occupiers

- 5.16 Policy CH5 of the Crawley Borough Local Plan states that all dwellings/flats must create a safe, comfortable and sustainable living environment, and sets out the minimum sizes for dwellings which are based on the Nationally Described Space Standards. Both flats would meet the minimum internal space standards for a 1 bedroom, 2 occupant, 1 storey dwelling which is 50sqm, and would therefore accord with Policy CH5. It is acknowledged that a number of the windows on the building would be obscure glazed and the first floor flat would also have several high level windows. Although it is not ideal for the kitchen of the first floor flat to be obscure glazed, given its size, adequate light would still be provided. Similarly although it would be preferred that the lounge of the first floor flat was dual aspect, the proposed high level window on the southern elevation would still provide adequate light into the dining area.
- 5.17 In regards to external private amenity space, the Urban Design SPD recommends that 5sqm of useable external private amenity space is provided for a 1 or 2 person flat. Both flats would have a small private garden area measuring 15sqm (ground floor flat) and 22sqm (first floor flat) to the rear of the building, which would be in accordance with this guidance.
- 5.18 Two parking spaces would be provided on site, which is in accordance with the Crawley Borough Parking Standards for 1 bedroom dwellings. There is currently no designated area for secure covered cycle storage, however it is considered appropriate to attach a condition to secure this prior to occupation. Separate refuse and recycling storage for each flat would be provided on the southern and northern sides of the building.
- 5.19 Overall the proposal is considered to accord with the space standards outlined in Policy CH5 and IN4 of the Crawley Borough Local Plan (2015-2030).

Impact on parking and highways

- 5.20 Vehicular access to the site would be on the eastern side via the existing dropped kerb and cross over. West Sussex County Council Highways have commented that, given the small scale of the proposed residential development, the access is acceptable.
- 5.21 It has been highlighted that as the site is only accessible from Mill Road, it is essential that a comprehensive construction management plan would be sought to reduce the impact and disturbance on surrounding residential properties. It is considered appropriate to request this via a condition.

- 5.22 The parking arrangements for No. 27 Crabbet Road would remain unchanged as the property has vehicular access from Crabbet Road and there is a driveway in front of the property.
- 5.23 Two parking spaces would be provided on the site which would be in accordance with the Crawley Borough Parking Standards contained within the Urban Design SPD (2016), and Policy IN4 of the Crawley Borough Local Plan.

Trees and landscaping

- 5.24 There are two existing trees on the site which have been raised in comments from neighbouring properties. It has been confirmed by the agent in an email dated 02/11/2018 that, given the age and size of the existing trees, they will be replanted as part of the overall landscaping scheme.
- 5.25 Policy CH6 requires that landscape proposals for residential development should contribute to the character and appearance of the town by including at least one new tree for each new dwelling, of an appropriate species and planted in an appropriate location. There would be a requirement of two additional trees. The proposed block plan shows the two additional trees on the south-eastern corner of the site, as a result the proposal would accord with the requirements of Policy CH6.
- 5.26 In regards to the landscaping of the site, it is considered to attach a condition requesting a detailed soft and hard landscape plan is provided, including boundary treatments for the site and includes the location of the new and retained trees.

Sustainability

- 5.27 Policy ENV6 and ENV9 of the Crawley Borough Local Plan are relevant to this application. Policy ENV6 requires applicants to submit a Sustainability Statement which demonstrate how it will meet sustainability objectives both in its design and construction processes and also specifically to achieve BREEAM excellent for water and energy credits where viable. Policy ENV9 (Tackling Water Stress) requires all new dwellings to achieve the new 'optional' water efficiency standard introduced into Part G of the Building Regulations in 2015, subject to viability and technical feasibility.
- 5.28 A sustainability statement has been submitted as part of the application. The statement confirms that the development proposes some improvement on Building Regulation requirements, and indicates that further assurance regarding the level of performance being targeted can be provided by submitting summaries of the energy demand and CO₂ consumption at a later stage. It is considered appropriate to attach a condition to request this.
- 5.29 In regards to the water efficiency of the units and requirement of Policy ENV9 it is considered to attach a condition requesting additional information to be submitted.

Affordable housing and infrastructure contributions:

- 5.30 Crawley Borough Local Plan Policy H4 states that 40% affordable housing will be required from all residential developments and this is the amount of affordable housing that can be secured via any S106 agreement. It is accepted that on-site provision may not always be achievable on small developments of 5 dwellings or less. On this basis, the council will accept an off-site financial contribution. The required contribution is £14,420 and will be secured through a S106 Agreement.
- 5.31 Policy IN1 requires developments to make provision for their on and off site infrastructure needs and confirms that the Council will seek to implement a Community Infrastructure Levy (CIL). The Crawley CIL Charging Schedule is in effect from 17th of August 2016 and is also relevant to this application

since the proposal is creating new residential units. The charge will be calculated and a CIL Liability Notice will be issued following a grant of permission.

CONCLUSIONS:-

- 6.1 The application site is located within the Built Up Area boundary and would provide 2no. residential properties. The proposed building is considered to be of an acceptable scale, design and positioning, and would not appear overly prominent in the streetscene of Mill Road or detrimentally impact the visual amenity of the area. The development would meet the Nationally Described Internal Space Standards, and would meet the external private amenity space standards contained within the Urban Design SPD. Adequate on-site parking would also be provided, and two additional trees would be planted on site.
- 6.2 It is considered that there would be no significantly detrimental impact on the amenities enjoyed by the occupants of No. 46 Mill Road to the south, Nos. 48-50 Mill Road to the north or No. 27 Crabbet Road to the west, in terms of overbearing impact, overlooking or loss of light.
- 6.3 The proposal is considered to be of an appropriate scale, size, height and design and is considered to have addressed the reasons for refusal in CR/2017/0447/FUL, CR/2010/0341/FUL and CR/2005/0502/FUL. The proposed building would relate well with the design of properties within the immediate vicinity of the site, and would ensure that adequate amenity space is still provided for the occupants of No. 27 Crabbet Road, a contrast to the three previously refused applications. The proposed flats would also meet the Nationally Described Space Standards unlike the previous proposals.
- 6.4 As a result the proposal is considered to accord with the policies and objectives outlined in the Crawley Borough Local Plan (2015-2030), the Supplementary Planning Guidance notes and the NPPF (2018). It is therefore recommended to grant planning permission subject to the conclusion of a Section 106 Agreement to secure a financial contribution towards the provision of off-site affordable housing.

RECOMMENDATION RE: CR/2018/0557/FUL

PERMIT subject to a Section 106 agreement to secure a financial contribution of £14,420 towards off-site provision of affordable housing and 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. No above ground development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority.
REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality in accordance with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
4. No above ground development shall be carried out unless detailed plans and particulars of the land levels and the finished floor levels of the dwellings have been submitted to and approved in writing by

the Local Planning Authority. The building shall be constructed in accordance with the approved levels.

REASON: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.

5. The first floor windows on the southern, northern and western elevations of the building shall at all times be glazed with obscured glass, and apart from any top-hung vent, be fixed to be permanently non-opening.
REASON: To protect the amenities and privacy of the adjoining properties in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
6. No windows (other than those shown on the plans hereby approved) shall be constructed in the southern, northern or western elevations of the building hereby permitted which joins the boundaries shared with No. 46 Mill Road, No. 48-50 Mill Road and No. 27 Crabbet Road without the prior permission of the Local Planning Authority on an application in that behalf.
REASON: To protect the amenities and privacy of the adjoining property in accordance with policy CH3 of the Crawley Borough Local Plan 2015-2030.
7. No part of the development shall be occupied until 1no. covered and secure cycle parking spaces for each flat have been fully provided and made available for use by residents. The cycle parking spaces shall be maintained as such thereafter.
REASON: To encourage sustainable travel options and in accordance with Policies IN3 and IN4 of the Crawley Borough Local Plan 2015 - 2030 and the parking standards set out in the Urban Design SPD 2016.
8. The development shall not be occupied until the parking spaces, shown on the submitted plans have been provided and constructed. These spaces shall thereafter be retained at all times for their designated purpose.
REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with Policies CH3 and IN4 of the Crawley Borough Local Plan 2015-2030 and the parking standards set out in the Urban Design SPD.
9. No development shall be commenced until such time as plans and details have been submitted to and approved in writing by the Local Planning Authority showing the site set up during construction. This shall include details for all temporary contractors' buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Such provision once approved and implemented shall be retained throughout the period of construction.
REASON: In the interests of highway safety and the amenities of the area and to accord with Policy CH3 of the Crawley Borough Local Plan 2015-2030.
10. No above ground development shall be carried out unless and until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, including boundary treatments. All planting including the two additional trees, seeding or turfing comprised in the approved details of landscaping (drawing ref KP2 Rev D) shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the occupation of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.
REASON: In the interests of amenity and of the environment of the development in accordance with policy CH3 and CH7 of the Crawley Borough Local Plan 2015 - 2030.
11. The residential units shall not be occupied until details have been submitted to the Local Planning Authority to demonstrate that each unit shall achieve a water efficiency standard by consuming no more than 110 litres per person per day maximum water consumption.
REASON: In the interests of sustainable design and efficient use of water resources in accordance with Policy ENV9 of the Crawley Borough Local Plan 2015-2030.

12. The residential units shall not be occupied until design-stage SAP calculation summaries for the development, detailing a level of environmental performance consistent with the submitted Sustainability Statement, have been submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of environmental sustainability, in accordance with policy ENV6 of the Crawley Borough Local Plan 2015-2030.
13. The dwellings hereby approved shall not be occupied until a scheme to provide superfast broadband to the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.
REASON: To help reduce social exclusion and to allow good access to services in accordance with Policies CH3 and IN2 of the Crawley Borough Local Plan 2015-2030.

INFORMATIVE

1. The water efficiency standard required under condition 11 is the 'optional requirement' detailed in Building Regulations Part G Approved Document (AD) Building Regulations (2015), at Appendix A, paragraph A1

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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