

MID SUSSEX DISTRICT COUNCIL

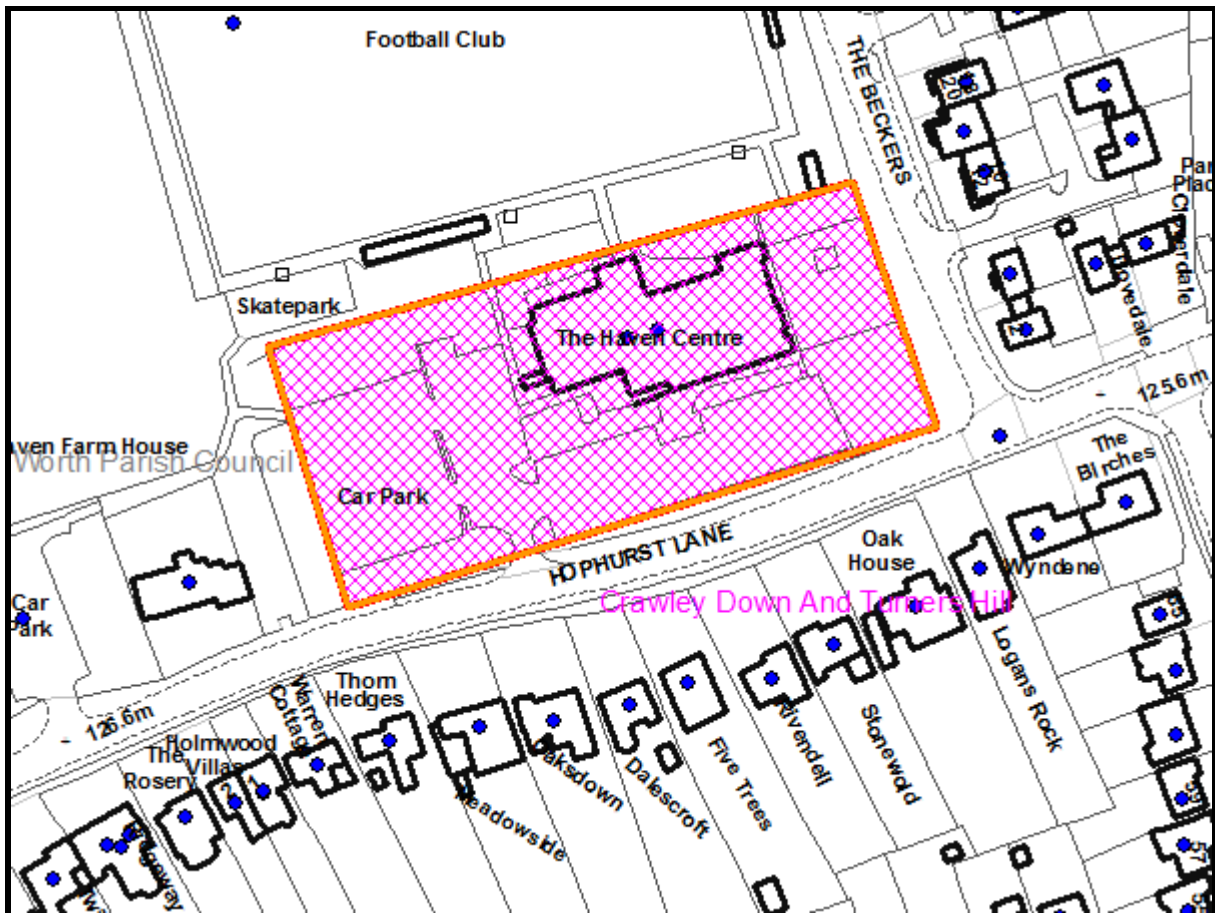
Planning Committee

28 NOV 2019

RECOMMENDED FOR PERMISSION

Worth Parish Council

DM/19/2807



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**THE HAVEN CENTRE HOPHURST LANE CRAWLEY DOWN CRAWLEY
CHANGING 2 DOUBLE GLAZED UNITS FROM FIRE EXITS TO ONE
DOUBLE GLAZED WINDOW UNIT AND ONE DOUBLE GLAZED
ENTRANCE UNIT.
MRS LANCASTER**

POLICY: Areas of Special Control for Adverts / Ashdown Forest SPA/SAC / Countryside Area of Dev. Restraint / Classified Roads - 20m buffer / Methane Gas Safeguarding / Planning Agreement / Planning Obligation / Aerodrome Safeguarding (CAA) / SWT Bat Survey /

ODPM CODE: Minor Other

8 WEEK DATE: 29th November 2019

WARD MEMBERS: Cllr Phillip Coote / Cllr Ian Gibson / Cllr Roger Webb /

CASE OFFICER: Hamish Evans

PURPOSE OF REPORT

To consider the recommendation of the Divisional Lead Planning and Economy on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

Planning permission is sought for the replacement of two double glazed doors with one double glazed window and one double glazed door at the Haven Centre Hophurst Lane Crawley Down RH10 4LJ.

The application is before committee as the application site is located on land owned by Mid Sussex District Council.

The application must be determined in accordance with the development plan unless material planning considerations indicate otherwise. The development plan in this part of the Mid Sussex comprises of the Crawley Down Neighbourhood Plan (2016) and Mid Sussex District Plan (2018).

In terms of policy the site falls within the countryside.

The proposed development complies with policy DP26 of the Mid Sussex District Plan, the Crawley Down Neighbourhood Plan and the relevant requirements of the National Planning Policy Framework. The application is therefore recommended for approval subject to the conditions listed in Appendix A.

RECOMMENDATION

It is recommended that planning permission be approved subject to the conditions outlined at Appendix A.

SUMMARY OF REPRESENTATIONS

No third party letters of representation have been received in respect of this application.

SUMMARY OF CONSULTATIONS (full comments in appendices)

Worth Parish Council comments

No objection.

INTRODUCTION

Planning permission is sought for the replacement of two double glazed doors with one double glazed window and one double glazed door at the Haven Centre Hophurst Lane Crawley Down RH10 4LJ.

RELEVANT PLANNING HISTORY

No relevant planning history.

SITE AND SURROUNDINGS

The application site is located north of Hophurst Lane in Crawley Down and runs adjacent to the Crawley Down built up area boundary. It is currently a community centre which is served by a large car park and sited in a predominantly residential area with a mixture of external materials used in the dwellings and a mixture of building designs. The building itself is two storey and the external materials used in the walls a bare brown brick and the roof is brown concrete tiles. There are a mix of white and brown uPVC window frames and doors.

The site falls within the countryside.

APPLICATION DETAILS

The application seeks planning permission for the replacement of two double glazed doors with one double glazed window and one double glazed door at the Haven Centre Hophurst Lane Crawley Down RH10 4LJ. The application is before committee as the application site is located on land owned by Mid Sussex District Council.

The proposed window and door are to be the same size as the existing doors. As such they will measure some 2.9 metres in width and 2.0 metres in height. The proposed window and door frames are to be constructed of aluminium.

LIST OF POLICIES

Mid Sussex District Plan

DP26 - Character and Design

Crawley Down Neighbourhood Plan

The Crawley Down Neighbourhood Plan was made in 28th January 2016, therefore it carries full weight. There are no policies considered relevant to this application.

National Planning Policy Framework February 2019

ASSESSMENT

The main issues are considered to be the design and scale of the scheme and the resulting impact on the character and appearance of the area.

Scale, design and character impact

District Plan policy DP26 in part states:

"All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

- *is of high quality design and layout and includes appropriate landscaping and greenspace;*
- *contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;*
- *protects open spaces, trees and gardens that contribute to the character of the area;*
- *protects valued townscapes and the separate identity and character of towns and villages;*
- *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);*
- *creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;*
- *incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;*
- *positively addresses sustainability considerations in the layout and the building design;*
- *take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;*
- *optimises the potential of the site to accommodate development."*

Given that the proposed window and door are located in the same position and are the same size as the existing doors it is considered that they are of an appropriate size and scale that is in keeping with the character of the existing site and wider

street scene. Due to the mix in materials used within the existing site and wider street scene it is considered that the proposed materials will be in keeping with the wider street scene and existing building. In accordance with the above assessment the proposal would be of an appropriate design, size and scale that is both in keeping with the character of the wider street scene and the existing site in accordance with above mentioned part of policy DP26 of the Mid Sussex District Plan.

Neighbouring Amenities

DP26 in part states:

"does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);"

The building is set back from the main highway and is screened by an existing hedge row and trees. As such the proposed window and door would not have any direct views into any neighbouring properties amenity space. The resulting relationship between the proposal and any neighbouring properties are not considered to cause a significantly detrimental impact in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook and are considered to comply with the above mentioned part of policy DP26.

CONCLUSION

The proposal would be of an appropriate design, size and scale that is in keeping with the character of the wider street scene and is not considered to cause a significantly detrimental impact in terms of overlooking, loss of privacy, reduction in sunlight and daylight and a loss of outlook. As such the proposed development complies with DP26 of the Mid Sussex District Plan, the Crawley Down Neighbourhood Plan and the relevant policies within the NPPF.

The application is therefore recommended for approval subject to the conditions listed in Appendix A.

APPENDIX A – RECOMMENDED 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 and Country Planning Act 1990.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans referred to in consideration of this application".

Reason: For the avoidance of doubt and in the interest of proper planning.

3. No external materials shall be used other than those specified on the approved plans and application form without the prior approval of the Local Planning Authority.

Reason: To protect the appearance of the building and the area and to accord with Policy DP26 of the Mid Sussex District Plan 2014 - 2031.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Your attention is drawn to the requirements of the Environmental Protection Act 1990 with regard to your duty of care not to cause the neighbours of the site a nuisance.

Accordingly, you are requested that:

- Hours of construction/demolition on site are restricted only to: Mondays to Fridays 0800 - 1800 hrs; Saturdays 0900 - 1300 hrs; No construction/demolition work on Sundays or Public Holidays.
- Measures shall be implemented to prevent dust generated on site from crossing the site boundary during the demolition/construction phase of the development.
- No burning of materials shall take place on site at any time.

If you require any further information on these issues, please contact Environmental Protection on 01444 477292.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Block Plan	-	-	19.09.2019
Location Plan	-	-	19.09.2019
Existing and Proposed Elevations	-	-	20.09.2019

APPENDIX B – CONSULTATIONS

Worth Parish Council

No objection.