



Appeal Decision

Site visit made on 19 December 2017

by AJ Steen BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 10th January 2018

Appeal Ref: APP/Q3820/W/17/3179545
20 Tushmore Lane, Crawley RH10 8JJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Ms L Joyce of KFL Developments Ltd against the decision of Crawley Borough Council.
 - The application Ref CR/2017/0188/FUL, dated 27 February 2017, was refused by notice dated 16 May 2017.
 - The development proposed is the erection of a bungalow with a new access to the existing house.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are:
 - the effect of the proposed bungalow on the character and appearance of the existing building and surrounding area;
 - whether prospective occupiers would enjoy satisfactory living conditions, having particular regard to the suitability of the internal spaces; and
 - the effect of the proposed bungalow on the living conditions of neighbouring occupiers of 18 Tushmore Lane with particular regard to outlook and light.

Reasons

Character and appearance

3. Tushmore Lane comprises a mix of styles and designs of houses, although those on the side of the lane of no. 20 are predominantly two storey houses and those opposite are chalet bungalows. No. 20 has been extended with a single storey, flat roofed extension to the side and slightly forward of the front of the house. Although the neighbouring house is also closer to the road than no. 20, the position of the extension means that it is prominent in the street scene.
4. The proposed new dwelling would be located approximately in the position of the existing extension. It would be a modest bungalow with a pitched roof, but of a simple and bland design. It would clearly be a separate dwelling, detached

from the existing and with a pitched roof, that would be more prominent in the street scene than the existing extension, and would be considerably smaller than other dwellings in the vicinity. As a result, it would appear incongruous in this location.

5. For these reasons, I conclude that the proposed bungalow would harm the character and appearance of the surrounding area. As such, it would be contrary to Policies CH2, CH3 and H1 of the Crawley Borough Local Plan (LP) and the National Planning Policy Framework (the Framework) that seek new dwellings of high quality design that respond to locally distinctive patterns of development.

Living conditions of prospective occupiers

6. The Nationally Described Space Standard is incorporated into local policy at Policy CH5 of the LP. This requires that a 1 bedroom 2 person dwelling should be a minimum of 50m² gross internal area. It is common ground between the parties that the proposed dwelling would not meet this standard.
7. The proposed dwelling would comprise a double bedroom, bathroom and open plan kitchen and lounge as well as a large rear garden and two parking spaces. The kitchen and lounge area would be excessively small and would not meet the needs of a two person household. I accept that the remainder of the accommodation would provide generous amounts of space, particularly the bedroom and garden, but this would not outweigh the inadequate living conditions provided by the kitchen and lounge area.
8. I note that only a small increase in the depth of the building would mean that it would comply with the Nationally Described Space Standard. However, this is not shown on the plans in front of me and I need to consider the development as proposed. The garden of the existing dwelling would be significantly reduced in size. Nevertheless, this is a large garden at present and the resulting garden would remain sufficient to provide for the needs of occupiers of that dwelling.
9. I conclude that the proposed dwelling would not meet the Nationally Described Space Standard, including only a small open plan kitchen and lounge, such that the proposed bungalow would not provide adequate living conditions for prospective occupiers. As such, the proposed dwelling would not comply with Policies CH3 and CH5 of the LP and the Framework insofar as they seek to provide good quality living conditions for future occupants of buildings, including meeting the Nationally Described Space Standards.

Living conditions of neighbouring occupiers

10. The proposed dwelling would be in a similar position to the existing extension, close to the mutual boundary with 18 Tushmore Lane. That dwelling is angled such that the rear windows of that property would face the proposed dwelling at an oblique angle.
11. Nevertheless, the bungalow would be low building with shallow pitched roof and a short gap to the boundary. Consequently, although it would be visible from that property, it would not be prominent and would not result in any material amount of overshadowing of the neighbouring property. This would ensure that it would not be overbearing on the living conditions of occupiers of that property, nor would it result in material loss of daylight or sunlight.

12. For these reasons, I conclude that the proposed development would not materially harm the living conditions of occupiers of 18 Tushmore Lane by reason of outlook or light. As such, the proposed dwelling would comply with Policy CH3 of the LP and the Framework insofar as they seek to provide good quality living conditions for occupants of neighbouring buildings.

Conclusion

13. Although the proposed bungalow would not cause material harm to the living conditions of neighbouring occupiers, it would not provide adequate living conditions for prospective occupiers and would harm the character and appearance of the area. Therefore, on balance I conclude that the proposed development would not accord with the development plan. Thus, having had regard to all other matters raised the appeal should be dismissed.

AJ Steen

INSPECTOR