



Appeal Decision

Site visit made on 21 August 2019

by J E Jolly BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State for Communities

Decision date: 4th October 2019

Appeal Ref: APP/Q3820/W/19/3230825

15-21 Greensleeves Retirement Home, Perryfield Road, Southgate, Crawley RH11 8AA

- 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 Mr James Twocock against the decision of Crawley Borough Council.
 - The application Ref CR/2018/0706/FUL, dated 12 September 2018, was refused by notice dated 19 December 2018.
 - The development proposed is the erection of a part two storey/part single storey side and rear extensions, infill extension, part loft conversion to create second floor including raised roof levels, addition of dormers, lift shaft to rear, new external arrangement of windows and doors.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a part two storey/part single storey side and rear extension, infill extension, part loft conversion to create second floor including raised roof levels, addition of dormers, lift shaft to rear, new external arrangement of windows and doors at 15-21 Greensleeves Retirement Home, Perryfield Road, Southgate, Crawley RH11 8AA in accordance with the terms of the application, Ref 2018/0706/FUL, dated 12 September 2018, subject to the conditions set out in Annex A.

Procedural Matters

2. For clarity, I have used the description from the application form, excluding the reference to a previous application.
3. The second-floor window shown on Drawing Number 3032 06 07 D (proposed North and West elevations) is not consistent with Drawing Number 3032 06 04 C (proposed second floor plan). For the avoidance of doubt, I have considered the proposal in respect of this window shown on Drawing 3032 06 07D. I have also considered the proposal on the basis of the smaller ground floor window shown on the same elevational drawing.

Main Issue

4. The effect of the proposed development on the character and appearance of the area.

Reasons

Character and Appearance

5. The appeal site is a care home located on Perryfield Road, in the residential area of Southgate, Crawley.
6. Perryfield Road has a mix of architectural styles that include detached and semi-detached residential properties which are constructed of brick and tile.
7. In addition to this there are larger apartment blocks in the road, some of which have extended roof spaces. Behind the appeal property in Lyndhurst Close there is a development of 2-storey terraced homes at a distance not uncommon to most urban areas.
8. Greensleeves Care Home comprises of two large 2 storey buildings which appear to have been previously used as residential dwellings, one of which has two dormers, and are linked by a more modern single storey extension. There is also a single-storey office building and parking to the front of the home.
9. The proposal would create 13 new bedrooms and new facilities as part of a 1 and 2-storey side, loft and rear extension. The single storey link building would be demolished.
10. The ridge of the larger building would be raised to match the ridge of the smaller building and include 4 dormer windows. The smaller building would have a matching height side extension and dormer.
11. Parking would be increased from 13 to 16 spaces. The new car park would be landscaped with flower beds and the existing boundary wall and hedges retained.
12. To the rear the steel stairway would be removed, a new lift shaft would be provided as well as some new fenestration and doors.
13. As noted above, the appeal site is located in an area of varying architectural styles and building heights. The Council has raised no objection to the proposal to raise the ridgeline of the western side of the building given the prevailing scale of buildings in the area and I find no reason to take a different view.
14. One of the Council's principal concerns relate to the introduction of front dormers in the western side of the building. Whilst the Urban Design Supplementary Planning Document (2016) (the SPD) expresses a preference for dormer windows to be placed at the rear, it does acknowledge that this will be assessed based on local context. In this case, the building on the eastern side of the site already contains two front dormer windows and the introduction of modestly proportioned dormer windows on the building to the western side would not look out of place in that context. The dormers would be placed so as not to disrupt the hipped roofline of the westernmost building which would retain its individual character and balanced proportions.
15. The current arrangement would also be improved by the removal of the existing single storey link and the steel stairway to the rear. This would result in a more sympathetic composition to both the character of the building and surrounding area.

16. The mass and scale of the development would be increased. However, a sufficient gap between the two sections of the home would be maintained to reduce the bulk of the building and retain a sense of separation between the two principal elements of the building. In addition, the two-storey infill section would be set back considerably behind the front elevation of the easternmost building and the staggered building line would help to retain the distinctive character of each of the main sections.
17. Consequently, the overall scale is appropriate in the context of the prevailing pattern of development, the dormer windows would not look out of place when set against the existing buildings on site and the infill extension would be subservient to the principal component parts of the site. The use of a matching palette of materials would also assist in achieving a coherent design
18. Therefore, the proposal would not harm the visual appearance of the building or the character and appearance of the surrounding area. As such, it would accord with Policies CH2 and CH3 of the Crawley Borough Plan 2015, the Urban Design Supplementary Planning Document 2016 and Paragraph 127 of the National Planning Policy Framework which indicates that developments should be of high-quality design, have regard to massing and scale, and be sympathetic to the local character of the surrounding built environment.

Other Matters

19. Whilst I acknowledge concerns raised by the interested parties, on matters related to character and appearance, I have assessed these and found that in this case they do not justify dismissal of the appeal.

Conditions

20. I have considered the suggested conditions against Paragraph 55 of the National Planning Policy Framework and the national Planning Practice Guidance and imposed the following conditions; a standard time limit condition, a condition requiring that the development is carried out in accordance with the approved plans. This is in the interest of certainty. In order to protect the appearance of the area, I have also imposed a condition requiring the external materials used in the construction to match those of the existing building, and finally a condition related to the provision of car-parking, cycling and landscaping associated with the dwelling to ensure adequate provision in accordance with local parking standards, to avoid pressure for on-street parking in the area; and landscaping in the interests of the character and appearance of the area.

Conclusion

21. For the reasons given above the appeal should succeed and planning permission be granted, subject to the conditions in Annex A.

J E JOLLY

INSPECTOR

Annexe A:

- (i) The development hereby permitted shall begin not later than three years from the date of this decision.
- (ii) The development hereby permitted shall be carried out in accordance with the following approved plans; Drawing Number 3032-03-01 – Existing Site Plan, Drawing Number 3032-03-02 – Existing Ground Floor Plan, Drawing Number 3032-03-03 – Existing First Floor Plan, Drawing Number 3032-03-04 – Existing Second Floor Plan, Drawing Number 3032-03-05 – Existing Elevations, Drawing Number 3032-03-06 – Existing Roof Plan, Drawing Number 3032 06 01 D – Proposed Site Plan, Drawing Number 3032 06 02 C – Proposed Ground Floor Plan, Drawing Number 3032 06 03 C – Proposed First Floor Plan, Drawing Number 3032 06 04 C – Proposed Second Floor Plan, Drawing Number 3032 06 05 C – Proposed Roof Plan, Drawing Number 3032 06 06 C – Proposed South and East Elevations, Drawing Number 3032 06 07 D – Proposed North and West Elevations and Drawing Number 3032 06 08 B – Parking Layouts and Highways. Notwithstanding the above, the second-floor windows and ground floor windows on the west elevation shall be installed in accordance with the details shown on the Drawing Number 3032 06 07 D and not Drawing Number 3032 06 04 C
- (iii) The external surfaces of the extension hereby permitted shall be finished with materials to match those of the existing buildings.
- (iv) No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan 3032 06 08B.
- (v) No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plans.
- (vi) No part of the development shall be first occupied until soft-landscaping has been provided in accordance with the approved site plans. Any trees or plants which within a period of five years from the completion 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.

***** End of Conditions *****