



Appeal Decision

Site visit made on 16 December 2020

by C J Leigh BSc(Hons) MPhil MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 February 2021

Appeal Ref: APP/Q3820/D/20/3258642

Sunny Glen, Balcombe Road, Pound Hill, Crawley, RH10 3NL

- 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 Makeem Asif against the decision of Crawley Borough Council.
 - The application Ref CR/2020/0295/FUL, dated 1 June 2020, was refused by notice dated 5 August 2020.
 - The development proposed is a two storey side extension and single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two storey side extension and single storey rear extension at Sunny Glen, Balcombe Road, Pound Hill, Crawley, RH10 3NL in accordance with the terms of the application Ref CR/2020/0295/FUL, dated 1 June 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.
 - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: 01 0, 02 B, 03 B, 04 B & 10 0.

Main issue

2. The main issue is the effect of the proposed development on the character and appearance of the surrounding area.

Reasons

3. The appeal property is a detached house lying on the outskirts of Pound Hill. It sits in a large plot that is well-screened by hedging and trees on all boundaries, with an open field to the north, woodland to the east, and other similarly large houses on large plots to the south. The house is set back from the road. These features all create a good degree of seclusion and spaciousness to the house, though some views of the house are possible from public viewpoints.
 4. I saw at my site visit there is no cohesive architecture or form to houses in the area, with the large houses to the south a mix of styles whilst smaller houses to the west are similarly diverse. The existing property of Sunny Glen has a robust appearance deriving from its solid brick form, but the quality of the building is diminished by a large and cumbersome 2-storey flat-roofed addition.
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5. The proposed development would see the replacement of the existing 2 storey addition, with the new extension being wider and projecting further to the rear at ground floor. There would be an appreciable width to this side extension, but its impact is mitigated by the set-back in the front elevation and stepping down in roof heights, both of which would make the extension recede from the main element of the house. The existing property is asymmetric in appearance, and the extended house would remain of that general form, with the size of the extensions to the side and rear not appearing excessive.
6. The extended house would be visible from the road where it would be seen as a substantial house in a large plot. This would not be imposing to the area and would fit into the diverse character of the area. Policies CH2 and CH3 of the Crawley Borough Local Plan 2015-2030 require new development to be of a good quality of design, including responding to local patterns of development, and to the significance and distinctiveness of a site and the wider area. The Council's Urban Design Supplementary Planning Document (2016) also sets out the principles of good design for new development. The proposals the subject of this appeal would be consistent with the objectives of these policies and guidance, and so would not harm the character and appearance of the area.
7. The distance retained to boundaries ensures there would not be any harmful impact on the living conditions of adjoining occupiers. The property is within the Gatwick Safeguarded Land, protected by Policy GAT2 of the Local Plan for potential expansion of the airport. This Policy states that minor development within this area will normally be acceptable in principle.
8. The appeal is therefore allowed. I have attached the suggested condition requiring matching materials, to achieve a satisfactory appearance to the development. I have also attached the suggested condition specifying the relevant drawings as this provides certainty.

C J Leigh

INSPECTOR