



Appeal Decision

Site visit made on 20 April 2022

by Stewart Glassar BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 April 2022

Appeal Ref: APP/Q3820/D/22/3291402

52 Kingscote Hill, Gossops Green, Crawley RH11 8QA

- 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 & Mrs Hussain against the decision of Crawley Borough Council.
 - The application Ref CR/2021/0777/FUL, dated 22 October 2021, was refused by notice dated 5 January 2022.
 - The development proposed is the erection of tiled/pitched roof to replace existing porch flat roof.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of tiled/pitched roof to replace existing porch flat roof at 52 Kingscote Hill, Gossops Green, Crawley RH11 8QA in accordance with the terms of the application, Ref CR/2021/0777/FUL, dated 22 October 2021, subject to the conditions in the attached schedule.

Main Issue

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

Reasons

3. The appeal site is a detached two storey dwelling located within a residential area. There is a variety in housing types and styles although the palette of materials used provides a degree of homogeneity. Properties are generally set in from their front boundaries and have open frontages. This together with the grassed verges, planting in front gardens and street trees gives the area an open, verdant and spacious character.
4. The proposed roof would have a pitched design, creating a small front gable above the front door, that would be finished with hanging tiles. Gables and hanging tiles are a feature of many properties in the vicinity, including the appeal property. The footprint of the porch would not be altered, and the pitch of the new roof would be below first-floor windowsill level. Overall, its size, design and materials would ensure that the proposed roof would integrate with the existing dwelling and be a subservient feature of the property.
5. Whilst a number of properties in the vicinity have flat roof porches, there are other properties which have had front extensions and alterations that have incorporated mono-pitch roofs. This reinforces the variety of built form along Kingscote Hill. Furthermore, the appeal property, like some but not all

dwelling on Kingscote Hill is detached and incorporates a rounded bay window and is thus a further demonstration that there is not complete uniformity in the street. Importantly, the appeal property is set noticeably further back from the public footpath than its immediate neighbours in Kingscote Hill. Accordingly, these variations would enable a pitched roof porch to be introduced to this property without it disrupting the overall character of the street scene.

6. All of the above would ensure that the proposed roof would accord with the appearance of the existing dwelling; would respect the spacious character of the area and not be overly prominent within the street scene or compete visually with the designs or appearances of the neighbouring properties. Therefore, I find that the proposal would not harm the character and appearance of either the dwelling or the wider area.
7. Accordingly, the proposal would accord with Policies CH2 and CH3 of the Crawley Borough Local Plan 2015 – 2030 and the Council's 'Urban Design' Supplementary Planning Document, 2016 which, amongst other things, seek to ensure that development in general is well designed and that works to the front of houses in particular are subservient and in keeping with the character of the area and property.
8. The proposal would also accord with the National Planning Policy Framework which aims to achieve well-designed places.

Other Matters

9. The proposed porch roof would not result in an increase in water usage and accordingly would be water neutral. As such, it would not affect water abstraction in the Sussex North Water Resource Zone upon the Arun Valley's protected Special Area of Conservation, Special Protection Area and Ramsar sites and thus not conflict with the obligations under the Conservation of Habitats and Species Regulations 2017.

Conditions

10. In addition to the standard time limit condition, a condition is required in the interests of certainty that lists the approved plans. A condition is also necessary to ensure the external materials match the existing building and thus protect the character and appearance of both the dwelling and the wider area.

Conclusion

11. For the reasons given above, having considered the development plan as a whole, along with all other relevant material considerations, I conclude that the appeal should be allowed subject to the conditions below.

Stewart Glassar

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Site/Block Plan & Location Plan – WPD9721/A/01 Rev B
 - Proposed Ground Floor Plan & Roof Plan – WPD9721/A/12 Rev B
 - Proposed Elevations – WPD9721/A/13 Rev B
- 3) The external materials used in the development hereby permitted shall match those of the existing building.

END