



Appeal Decision

Site visit made on 10 April 2025

by Philip Willmer BSc Dip Arch RIBA

an Inspector appointed by the Secretary of State

Decision date: 8 May 2025

Appeal Ref: APP/Q3820/D/25/3360540

11 Woolborough Road, Northgate, Crawley, West Sussex, RH10 8EZ.

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs E Suszek against the decision of Crawley Borough Council.
 - The application Ref is CR/2024/0474/FUL.
 - The development proposed is a detached garage with existing access and vehicular cross over retained.
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Decision

1. The appeal is allowed and planning permission is granted for a detached garage with existing access and vehicular cross over retained at 11 Woolborough Road, Northgate, Crawley, West Sussex, RH10 8EZ in accordance with the terms of the application, Ref CR/2024/0474/FUL, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 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.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans, drawings: 24_010sk1, sk2 and 24_010_PL_00105/01.

Main Issue

2. I consider the main issue to be the effect of the proposed garage on the architectural integrity of the host property and the character and appearance of the street scene.

Reasons

3. The appeal property, 11 Woolborough Road (No11) is a detached bungalow. It is located on a corner plot at the junction of Woolborough Road and Cobbles Crescent. The area is characterised by detached dwellings set back from the highway with areas of hardstanding for off street parking in front. Detached garages are not generally a feature of the surrounding residential development.

4. No11 has a small rear garden but a large private amenity space to the front and south side of the dwelling. This includes an area of hardstanding for off-street parking provision along with a large unattractive utilitarian garden shed.
5. The appellant proposes, following the removal of the existing shed and low retaining wall the construction of detached double garage. The garage would be sited towards the south-western corner of the front garden area behind a new Hornbeam hedge to the street frontage.
6. The proposed garage has been designed to match the style, form and the finish the existing bungalow and is of a simple pleasing and well-mannered design. I agree that given its siting on this corner plot it would be prominent in the street scene of both roads. I also appreciate that it would be an uncharacteristic feature in the immediate area.
7. Nevertheless, given its elegant pyramidal roof design I consider that the proposed garage would be an appropriate and attractive town scape feature on this prominent corner at the junction of Wooborough Road and Cobbles Crescent. Furthermore, it would replace the large unattractive utilitarian garden shed.
8. I conclude in respect of the main issue that the proposed garage would neither detract from the architectural integrity of the host property or cause harm to the character and appearance of the street scene. The development would therefore accord with the objectives of the National Planning Policy Framework, Policies CL2 and DD1 of the Crawley Borough Local Plan 2023-2040 (Adopted October 2024), the Urban Design Supplementary Planning Document (Adopted 2016) as they relate to, amongst other things, the need for development to be of good design that relates appropriately to the parent dwelling and the character of the neighbourhood.

Conditions

9. I have, in the interests of both precision and enforceability, considered the conditions suggested by the Council in light of the advice in the Framework and the Planning Practice Guidance.
10. I shall include a condition about the materials to be used in the construction of the external surfaces of the building.
11. In the interests of certainty, I shall also impose a condition requiring the development to be undertaken in accordance with the approved plans.

Conclusions

12. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Philip Willmer

INSPECTOR