

Delegated Decision

Sign off Sheet

Ref. No:	DM/25/0581	Case Officer:	Catherine Cardin
Application Type:	Householder Application		
Proposal:	Proposed garage conversion.		
Site:	6 Acorn Avenue, Crawley Down, Crawley, West Sussex, RH10 4AL, , ,		
Validation Date	6 Mar 2025	Overall Expiry Date:	31 Mar 2025
Pre-Commencement Conditions Required:		Pre-Com Conditions Date Agreed:	
Recommendation:	Permission	Recommendation Date:	30 Apr 2025
Target Date:	1 May 2025	Recommending Officer Signature:	<i>Catherine Cardin</i>

Date Legal Agreement Completed: (if applicable)		No of Representations:	1
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Signed and Agreed By:	<i>Stephen Ashdown</i>	Date:	30 Apr 2025
Comments:			

MID SUSSEX DISTRICT COUNCIL

DM/25/0581

**6 Acorn Avenue, Crawley Down, Crawley, West Sussex, RH10 4AL, ,
Proposed garage conversion.
Mr Rowley**

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTEES

None received.

PARISH COUNCIL OBSERVATIONS

Defer to Officer.

INTRODUCTION

Planning permission is sought to convert the existing garage.

RELEVANT PLANNING HISTORY

27.09.2013 - Outline application with all matters reserved for up to 51 dwellings of which up to 30% will be affordable with associated landscaping, open space, and up to 119 car parking spaces. Appeal allowed.

DM/15/1298- Reserved matters application for the approval of access, appearance, landscaping, layout and scale following approval of appeal reference AP/14/0027 (planning reference 13/03312/OUT) for up to 51 dwellings of which up to 30% will be affordable with associated landscaping, open space, and 136 car parking spaces. Permission.

SITE AND SURROUNDINGS

6 Acorn Avenue is a detached two-storey dwelling. It is constructed of red brick, with a plain tile roof and white uPVC windows. The dwelling has a detached single garage to the eastern side of the dwelling.

The application site lies within the built-up area of Crawley Down. The site lies within a modern housing development. Neighbouring properties are located to the south, west and east, with highway to the north.

APPLICATION DETAILS

Planning permission is sought to convert the existing garage and to use it as a gym. It is proposed to replace the existing garage door and install a door and window on the front elevation. It is also proposed to install a roof light on the rear elevation. All proposed materials would match the existing.

LEGAL FRAMEWORK AND LIST OF POLICIES

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Using this as the starting point the development plan for this part of Mid Sussex consists of the District Plan, Site Allocation Development Plan Document (DPD) and Crawley Down Neighbourhood Plan.

National policy (which is contained in the National Planning Policy Framework and National Planning Policy Guidance) does not form part of the development plan, but is an important material consideration.

Mid Sussex District Plan

The District Plan was adopted at Full Council on 28th March 2018.

Relevant policies:

DP21 - Transport

DP26 - Character and Design

Site Allocations DPD

The SADPD was adopted on 29th June 2022. It allocates sufficient housing and employment land to meet identified needs to 2031.

There are no relevant policies.

Neighbourhood Plan

Crawley Down Neighbourhood Plan made in 2016.

Relevant policies:

CDNP04.3 - Loss of existing car parking

Other Material Considerations

Mid Sussex District Plan 2021 - 2039 - Submission Draft (Regulation 19)

The District Council is reviewing and updating the District Plan. Upon adoption, the new District Plan 2021 - 2039 will replace the current District Plan 2014-2031 and its policies will have full weight. In accordance with the NPPF, Local Planning Authorities may give weight to relevant policies of the emerging plan according to the stage of preparation; the extent to which there are unresolved objections to the relevant policies; and the degree of consistency of the relevant policies in the emerging plan to the NPPF. The draft District Plan 2021-2039 (Regulation 19) is currently at Examination and the stage 1 hearings were concluded on the 31st October 2024. There are unresolved objections to some of the Policies in the draft District Plan and as such, only minimal weight can be given to the Plan and this planning application has been assessed against the policies of the adopted District Plan.

Relevant policies:

DPS2 - Sustainable Design and Construction

DPS6 - Health and Wellbeing

DPB1 - Character and Design

DPT4 - Parking and Electric Vehicle Charging Infrastructure

Mid Sussex Design Guide Supplementary Planning Document (SPD)

The Council has adopted a 'Mid Sussex Design Guide' SPD that aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable. The Design Guide was adopted by Council on 4th November 2020 as an SPD for use in the consideration and determination of planning applications. The SPD is a material consideration in the determination of planning applications.

WSSC Guidance on Parking at New Developments - September 2020

National Planning Policy Framework (NPPF) (December 2024)

ASSESSMENT

It is considered that the main issues that need to be considered in the determination of this application are as follows;

- Design and Character
- Impact on Neighbouring Properties
- Parking provision
- Biodiversity Net Gain

Design and Character

Policy DP26 of the Mid Sussex District Plan states:

'All development and surrounding spaces, including alterations and extensions to existing buildings and replacement dwellings, will be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. All applicants will be required to demonstrate that development:

o is of high quality design and layout and includes appropriate landscaping and greenspace;
o contributes positively to, and clearly defines, public and private realms and should normally be designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;
o creates a sense of place while addressing the character and scale of the surrounding buildings and landscape;
o protects open spaces, trees and gardens that contribute to the character of the area;
o protects valued townscapes and the separate identity and character of towns and villages;
o does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policy DP29);
o creates a pedestrian-friendly layout that is safe, well connected, legible and accessible;
o incorporates well integrated parking that does not dominate the street environment, particularly where high density housing is proposed;
o positively addresses sustainability considerations in the layout and the building design; o take the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (300+ unit) schemes will also normally be expected to incorporate a mixed use element;
o optimises the potential of the site to accommodate development.'

The application site is situated within a recently constructed housing development. As such, houses within the area remain relatively unaltered and there are no visible extensions. In terms of design, it is considered that the proposed windows and door are consistent with the character of the existing dwelling. Furthermore, as the garage is set back from the frontage of the dwelling, it is considered that the proposal would not appear significantly harmful to the streetscene.

The works would not have a harmful impact on the character of the area, or the dwelling and therefore the proposal is considered to comply with policy DP26 of the Mid Sussex District Plan.

Impact on Neighbouring Properties

In terms of impact on neighbouring amenities, Policy DP26 of the District Plan states proposals should *'not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution'.*

No extensions are proposed and, as such, there would not be any loss of light or outlook to neighbouring properties. Regarding the neighbour at 9 Acorn Avenue, to the north of the application site, the development would be some 15 metres away and so would not be considered to cause any significant overlooking concerns caused by the proposed front window and door. Regarding the neighbour at 8

Hornbeam Place, the proposed rear roof window would be some 16 metres away, and so it is not considered that this would create any significant mutual overlooking concerns. Given the domestic nature of the proposed development, it is considered that there would not be any significant harm in terms of noise, air or light pollution.

The proposal thereby complies with policy DP26 of the District Plan.

Parking provision

Policy DP21 of the District Plan states that to meet the objectives of the West Sussex Transport Plan 2011- 2026, decisions on development proposals will take account of whether: *The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;*.

Policy CDNP04.3 of the Crawley Down Neighbourhood Plan relates to the loss of existing car parking and states that:

Subject to the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) developments within the defined village boundary which propose to remove recognised off-road parking spaces on a site will only be permitted where alternative provision is made which increases or maintains the number of accessible parking spaces available on or within the immediate vicinity of the site. In cases where planning permission is necessary for alterations and extensions to properties support will not be given for the conversion of garage space to habitable rooms/residential use unless there is adequate space to park cars off street in line with the parking standards in appendix 1.

It is noted that the proposal would result in the loss of one parking space associated with the dwelling. West Sussex County Council Parking Standards Guidance (2020) outlines the County Council's approach to parking at new developments to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport. It has been confirmed that the property currently has three bedrooms. West Sussex County Council Parking Standards Guidance (2020) outlines that for a 3-bedroom dwelling in this location that 2 parking spaces should be provided. There is an external parking space in front of the garage to accommodate two cars, which would remain. In addition, there are no restrictions on the surrounding roads that would prevent on road parking and the proposal would not result in the creation of any new bedrooms, which would increase parking demand. It is therefore considered that, in this instance, the proposal would be acceptable in terms of highways impact.

Therefore, the proposal is deemed to comply with policy DP21 of the Mid Sussex District Plan, policy CDNP04.3 of the Crawley Down Neighbourhood Plan and the WSCC Parking Standards Guidance.

Biodiversity Net Gain

Biodiversity net gain is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990. This is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. As a householder application this development is exempt from the requirement to provide biodiversity net gain.

PLANNING BALANCE AND CONCLUSION

In conclusion, the proposal is appropriate in terms of design and will not negatively impact on the host dwelling nor its immediate setting and will not harm neighbouring amenities. In conclusion, the proposal would accord with the requirements of policies DP21 and DP26 of the Mid Sussex District Plan and policy CDNP04.3 from the Crawley Down Neighbourhood Plan. The proposed development is therefore considered acceptable.

Decision: Permission

Case Officer: Catherine Cardin