

Recommendation Report for Planning Permission for Works or Extension to a Dwelling

REF NO: AW/105/26/HH

LOCATION: 45 The Drive
Aldwick
PO21 4DS

PROPOSAL: Erection of front boundary wall and side fence, and extension to gravel driveway.
This application may affect the character and appearance of the Craigwell House,
Aldwick Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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RELEVANT SITE HISTORY

AW/40/26/T	Fell 1 No. Yew Dome (T3) and Leylandi Hedge (G1).	Refused 30-04-26
AW/93/25/HH	External and internal alterations, including installation of solar panels, heat pump, alterations to fenestration and external facade. (This application may affect the character and appearance of the Craigwell House, Aldwick Conservation Area).	ApproveConditionally 09-06-25

REPRESENTATIONS

Aldwick Parish Council - No objection.

Arun Conservation Area Advisory Panel (ACAAP) - The special character of this part of The Drive derives from a strong sense of spaciousness with buildings set well back from the roadway with mature trees and plants, low boundary walls and open front garden areas. There is a semi-rural ambience. In the opinion of the Panel, the introduction of high boundary walling and inappropriately designed gate as proposed in the application will detract from this special character and hence also that of the conservation area.

One Letter of objection received from a nearby occupier quoting technical errors on plans.

OFFICER COMMENTS:

Following the comments received, the applicant submitted revised plans. The amendments fixed technical errors, removed the proposed aluminium car port, gates and the front boundary wall was reduced in height.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Within an area with potentially high groundwater levels.

Conservation Area.

Pagham Harbour Zone B.

Tree Preservation Order (TPO Ref Number BOGNOR NO.2).

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
HERDM3	HER DM3 Conservation Areas
HERSP1	HER SP1 The Historic Environment

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

SPD13	Arun District Design Guide (SPD) January 2021
SPD10	Aldwick Parish Design Statement

CONCLUSIONS

BACKGROUND

The site lies within the Aldwick Craigweil House Conservation Area. The site is also subject to two Article 4 Directions which remove certain Permitted Development Rights. These relate to the enclosure of verge areas through the erection of gates, fences, walls and similar means of enclosure, and restrictions on the provision of hard surfacing within front gardens.

DESIGN AND VISUAL AMENITY

The site is a detached dwelling. Permission is sought for the erection of a front boundary wall, the installation of a side boundary timber fence, and the extension of the existing gravel driveway.

The proposed front boundary wall would be positioned along the southern frontage of the site. It would comprise an approximately 8.8m long section, interrupted by a driveway opening, followed by a further section measuring approximately 3.3m in length. The wall would be constructed of brickwork, with a maximum height of approximately 1.2m. Six brick piers with pier caps are proposed, reaching a maximum height of approximately 1.5m.

A timber fence is also proposed along the eastern side boundary. The fence would measure approximately 10m in length and have a maximum height of approximately 1.8m. It would adjoin the proposed front boundary wall and would be similar in appearance and design to the existing boundary

treatment on the eastern side of the site.

Given its position adjacent to the highway, the wall, and to a lesser extent the side fence, would be visible within the street scene. The surrounding area is characterised predominantly by soft landscaping, hedges and lower boundary treatments, although there are examples of boundary walls within the locality. Following concerns regarding the potential cumulative impact of taller enclosure features on the character of the Conservation Area, the proposal was amended to provide a significantly reduced front boundary treatment. The revised wall would be appropriately scaled and designed, and would appear sympathetic to the host dwelling and surrounding streetscape without appearing visually dominant.

The proposal also includes alterations to the existing driveway arrangement. Existing raised garden areas and wall features would be removed to facilitate the extension of the gravel driveway across a greater proportion of the front garden. A new retaining wall, approximately 0.6m in height, is also proposed. Due to the presence of the new front boundary wall, these alterations would have limited visibility from the public realm and are relatively modest in scale. As such they would be acceptable.

It is acknowledged that the Article 4 Direction seeks to restrict the loss of front garden areas to hard surfacing and so the reduction in soft landscaping is negative. However, the extent of the works is limited and, on balance, the impact would not be sufficient to justify the refusal of planning permission.

On balance, the proposal would not result in any harm to the character or appearance of the dwelling, street scene or wider area, and as such, the proposed development would be in accordance with Arun Local Plan (ALP) policy D DM1.

RESIDENTIAL AMENITY

Given the nature and siting of the proposals, the fence does not result in any material harm to the residential amenity of neighbouring occupiers. The fencing does not give rise to overlooking, loss of privacy, overbearing or overshadowing impacts on neighbouring properties. The development would not result in harm to neighbouring amenity, in accordance with ALP policy D DM1 and the Arun Design Guide (ADG).

HERITAGE

The site is located within the Aldwick Craigweil House Conservation Area, which is characterised by a low-density pattern of development comprising predominantly one and two-storey dwellings set within spacious plots. The area's distinctive character is reinforced by the limited presence of on-street parking, together with open and landscaped verges that contribute to a strong sense of spaciousness. The environment of The Drive at the eastern end opens up and the trees become more dispersed and the grass verges widen. This part of the Conservation Area also has historic significance, as King George V recuperated at Craigweil House in 1929 following a serious illness.

Policy HE5 of the NPPF (2026) requires applicants to describe the significance of heritage assets affected by development. The applicant has submitted a Heritage statement, which adequately addresses this requirement.

The revised scheme has been verbally discussed with the Council's Conservation Officer, who raised no objection stating the proposal will have no effect on the significance of the heritage asset. The proposed wall is of a sympathetic design and is comparable in scale and appearance to existing boundary treatments found within The Drive. As such, it would not contribute to the gradual erosion of the Conservation Area's special character through the introduction of inappropriate enclosure features. The proposal would not result in harm to the character or appearance of the conservation area and would preserve its significance, in accordance with ALP policies HER SP1 and HER DM3 and the NPPF.

SUMMARY

The proposed development is in accordance with relevant development plan policies and as such is recommended for approval subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is not CIL liable.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby approved shall be carried out in accordance with the following approved plans and documents:
 - Location Plan
 - Elevations Dwg no. 234/09 REV E
 - Block Plan and Garden Plan Dwg no. 234/08 REV E
 Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Arun Local Plan policy D DM1.
- 3 Based on the information available, this permission is exempt from the requirement to provide

a biodiversity gain plan under Paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990. The following exemption applies:

This planning permission is for development which is a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 4 **INFORMATIVE:** Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.