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The application relates to the provision of hardstanding to the front of a property located within the Craigweil House Conservation Area. The conservation area follows the boundary and layout of the estate as prepared by the architect, J. Auty. Most of the estate still bears the sense of being laid out as one unified piece, the street landscape and tree framework intending to create the rather "Arcadian" setting for house designs that would echo after the arts and craft and Tudoresque, and the 1930's aspirations - "a house in the country by the sea".

Whilst, the estate has developed over 70 years so that there is a strong mixture of styles and ages of properties, there is generally a low-density character in the estate.

Houses are set back from the verges throughout Kingsway with spacing between properties both at ground and first floor levels providing a sense of spaciousness.

In this particular instance, the application is to replace an existing tarmac drive with one constructed from block pavements. It is thought that the area covered by the application will match that of the existing. The use of tarmac within the conservation area is harmful, and its loss will have a positive impact upon the character of the local area. It is considered the replacement pavements are more acceptable in comparison.

An indicative example of the pavements is provided as part of the application. The staggered bond indicated within the picture is acceptable and should be followed if the development is granted permission.

It is recommended that, if minded to approve the application, details of the paving should be submitted to the LPA and the bonding agreed.

The application is considered to not cause harm to the significance of the heritage assets or their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments

You will also need to take into account the contents of section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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