

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 09 October 2019 09:24
To: Planning Scanning
Subject: FW: AW/250/19/HH

From: Martyn White [REDACTED]
Sent: 08 October 2019 17:29
To: Planning.Responses [REDACTED]
Subject: AW/250/19/HH

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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 the information provided as part of the application (estate agents details) it would appear that the majority of the front garden area was laid to lawn. Such a feature would help to green the conservation area.

In this instance, the application is to replace a large part of the grassed area with gravel hardstanding and occasional palm trees and associated shrubs. This will create a more tropical feel to the amenity space.

It is considered that the use of gravel as a material for the hardstanding is acceptable as it is appropriate for the character of the area. It will also reflect a number of other drives in the locality.

There is some concern regarding the size of the garden to be covered by the parking area, as it could result in the front garden looking more like a residential car park as opposed to amenity space. It might be that if a carefully landscaped plan is prepared that the impact of the parked cars could be reduced, whilst ensuring that the 'green' character is maintained. Whilst an indicative sketch has been provided, you may wish to have further information regarding the planting scheme in order to provide certainty as to what will actually be installed.

However, on balance, it is considered that the concept of a larger drive is considered to be acceptable, and 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).

Martyn White | Principal Conservation Officer, Planning Policy, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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