

Julie Grieves

From: Martyn White
Sent: 05 January 2012 10:31
To: Planning.Responses
Cc: Katherine Rawlins
Subject: AW/262/11
Application Number: AW/262/11

Address: 9 Kingsway, Bognor Regis

Description: New driveway, hardstanding and landscaping

Case Officer: Katherine Rawlins

Comment

The application before me, like the previous one, is a retrospective planning application and concerns the provision of a replacement hardstanding to the front of a property within the Craigweil House Conservation Area. An application is required in this instance due to the adoption of an Article 4 Direction which removed the permitted development rights for hardstandings in the Conservation Area.

The aims and intentions of this Article 4 Direction is to enable the Council to retain control over the development of hardstanding so that it does not detract from the character or appearance of the Conservation Area. Each proposal for hardstanding will therefore be considered on its own merits.

The current application is a revision of a previous one which was refused by the LPA. It was considered that an excessive amount of the front garden had been covered by the hardstanding. In addition, it was felt that the proposal failed to provide sufficient relief in the form of green areas which resulted in a harsh hard landscaped form of development. Consequently as a result, it was thought to be detrimental to the character and appearance of the Conservation Area.

The applicant has made an attempt to increase the amount of soft landscaping whilst at the same time reducing the amount of hard landscaping. The area of soft landscaping in application AW/155/11 covered an area of approximately 55 square metres, whilst in the current proposal it is approximately 90 square metres. This is an increase of some 35 square metres, which equates to increase from 24% coverage to 40%.

Whilst this increase in soft landscaping is supported, the proposal should be accompanied by a landscaping and planting scheme so that it helps to minimise its impact on the area. In addition it would also increase the amount of vegetation present in the locality.

Therefore, if this application is to be approved, information regarding the provision of a landscaping/planting scheme should be required by condition so that its impact can be minimised.

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