

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

REF NO: AW/307/21/HH

LOCATION: 11 The Drive
Aldwick
PO21 4DU

PROPOSAL: Resurface front driveway, install an additional soakaway and replace the cement edging blocks. (This application may affect the character and appearance of the Craigwell House, Aldwick Conservation Area)

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks to resurface front driveway, install an additional soakaway and replace the cement edging blocks. (This application may affect the character and appearance of the Craigwell House, Aldwick Conservation Area).
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RELEVANT SITE HISTORY

AW/114/20/TC	Fell 1 No. Fir tree within the Craigwell House, Aldwick Conservation area.	No Objection 22-06-20
AW/166/19/TC	Fell 1 No. Bay tree and cut back overhang over driveway and reduce crown by 1.5m to 1 No. Pittosporum tree within the Craigwell House, Aldwick Conservation area.	No Objection 02-07-19
AW/154/19/TC	Crown reduction 3m & crown lift for road clearance of 4m to 1 No. Holm Oak tree. Crown reduction 1m to 1 No. Beech tree and Crown reduction of 2.5m to 1 No. Mimosa tree within the Craigwell House, Aldwick Conservation area.	No Objection 21-06-19
AW/179/13/	Rear dormer extension, new rooflights, recladding of front dormer and repositioning of front entrance door - This application affects the character & appearance of the Craigwell House Conservation Area	ApproveConditionally 28-10-13
AW/170/16/TC	Fell 2 No. Apple trees, reduce Holm Oak crown by 3m & crown lift for road clearance of 4m, reduce crown by up	No Objection 14-07-16

to 1m to 1 No. Beech tree, reduce crown by 2.5m to 1
No. Mimosa tree within the Craigweil House
Conservation Area.

AW/121/13/T	Crown reduce by 2m and crown lift to 4m to 1 No Holm Oak tree, crown reduce up to 1m to 1 No Beech tree, crown reduce by of 1m to 3 No Apple trees and crown lift lower branches to a height of 3m to 1 No Mimosa tree	ApproveConditionally 15-07-13
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REPRESENTATIONS

Aldwick Parish Council - No Objection.

No representation received from nearby occupiers.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

No comments received from the ADC Tree Officer.

POLICY CONTEXT

Built-Up Area Boundary
Conservation Area
Tree Preservation Orders
Article 4
Pagham Harbour Zone B
2km Buffer for Site of Special Scientific Interest

DEVELOPMENT PLAN POLICIES

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

DDM1	D DM1 Aspects of form and design quality
DSP1	D SP1 Design
HERDM3	HER DM3 Conservation Areas

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

SUPPLEMENTARY POLICY GUIDANCE:

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

CONCLUSIONS

PRINCIPLE

The key policies considered are D DM1, T SP1 and HER DM3 of the Arun Local Plan.

Policy D DM1 sets out 13 design aspects of which applications should be assessed against. These include: Character, Appearance, Impact, Innovation, Adaptability, Crime Prevention, Trees, Public realm, Layout, Public Art, Density and Scale.

Policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network.

Aldwick does not have a Neighbourhood Plan but does have a Parish Design Statement with the property located within Area 2, Craigwell House Conservation Area.

DESIGN AND VISUAL AMENITY

The proposal seeks to resurface the front driveway, install an additional soakaway and replace the cement edging blocks.

The existing front tarmac driveway area will be resurfaced with a 'Permeable Tarmacadam Wearing Course' surface. It will retain its grass borders with planting adjacent to the front and side boundaries and will install granite setts to the driveway boundary. The new soakaway will be sited to the west of the tarmac driveway area. The materials integrate with existing property so is acceptable.

The colour of the proposed new surface of Permeable Tarmacadam Wearing Course will be conditioned as a black colour unless details are submitted seeking approval for another colour.

Due to the siting of works to front driveway it will be highly visible from street scene. However the existing boundary wall to the front reduces the impact on street scene. Surrounding properties have a mixture of tarmac driveways with soft landscaping so the proposals are in-keeping and are not considered to result in adverse harm to street scene or surrounding character of area so complies with policy D DM1 of the Arun Local Plan and the Aldwick Parish Design Statement.

RESIDENTIAL AMENITY

Due to the nature of the development there is no harm to neighbouring amenity so is in accordance with D DM1 of the Arun Local Plan.

ARTICLE 4

Craigwell House Conservation Area is subject to an Article 4 Direction, which was adopted by the Council on the 30th November 2010. The Article 4 Direction brings under the control of the Local Planning Authority the development of verges and the extent to which hardstandings may be undertaken to the front gardens of properties within the Conservation Area. This means where hardstandings are proposed, this cannot be undertaken under "Permitted Development" and a planning application is required. The proposal complies with this.

DRAINAGE

Due to new resurfacing there will be an impact on drainage. However the proposed new additional soakaway and grass borders will help to mitigate adverse impacts on drainage.

PARKING

There is no change to proposed parking availability on site. There seems to be 2 spaces remaining to

front driveway area so complies with policy T SP1 of the Arun Local Plan and ADC Parking Standards.

HERITAGE ASSETS

The site falls within the Craigweil House Conservation Area.

Para 194 of the NPPF requires the LPA to identify the significance of the heritage asset affected by a proposed development. The heritage assets in this case are of some significance.

Para 195 requires the LPA consider the significance of the impact upon that heritage asset. Due to the siting to front the driveway will be visible from street scene however the proposal has limited impact on the significance of the heritage assets. The driveway resurfacing and additional soakaway are therefore considered to have no harm to the significance of the asset and preserve the appearance of the Conservation Area in accordance with HER DM3 of the Arun Local Plan.

SUMMARY

The proposed development is accords with relevant development policies and is recommended for approval subject to the following conditions and informatives.

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

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.

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:

Location Plan
Block Plan
Proposed Site Plan

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 The proposed surfacing of 'Permeable Tarmacadam Wearing Course' will be black unless details are submitted in writing seeking approval for another colour.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 4 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. 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.