

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

REF NO: AW/90/26/HH

LOCATION: 27 Kingsway
Aldwick
PO21 4DH

PROPOSAL: Extension of the existing driveway and new front boundary fence and gates. This application may affect the character and appearance of the Craigweil House, Aldwick Conservation Area.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
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RELEVANT SITE HISTORY

AW/14/26/HH	Extension of the existing driveway and new front boundary fence and gates. (This application may affect the character and appearance of the Craigweil House, Aldwick Conservation Area).	Withdrawn 17-03-26
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REPRESENTATIONS

Aldwick Parish Council - No objection.

Arun Conservation Area Advisor Panel - No objection on the basis that there appear to be similar front boundary fencing within the vicinity. The extent of such fences is limited and does not yet unduly impact on the general feeling of openness on the estate. The Panel would have preferred the use of appropriate boundary planting rather than solid fencing, or a combination of both.

No representations received from nearby occupiers.

CONSULTATION RESPONSES RECEIVED:

None.

POLICY CONTEXT

Built-Up Area Boundary.
Within an area with potentially high ground water.
Craigweil House Conservation Area.

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**DESIGN AND VISUAL AMENITY**

The site is a detached house at 27 Kingsway. This application seeks planning permission for the construction of a new boundary fence, entrance gates, and an extension to an existing driveway. The site is located within Area 2 of the Aldwick Parish Design Statement (APDS) and therefore, the proposal must also be assessed against the design guidance relating to boundary treatments.

The proposed development is sited within a residential area with front boundary treatments of varying design and materials. The area was designed as an open plan estate and retains an open character with wide grass verges. However, within the vicinity there are front boundary treatments in a variety of forms such as brick walls, close boarded and ranch style fencing, and some open frontages. The proposed design would be in keeping with the established varying character of the area and mixed front boundary treatment street scene.

Along the front boundary there would be a pedestrian gate with a width of 0.9m adjacent to a double vehicle access gate with a width of 3m. Both gates would be 1.2m high. The proposed front boundary fence would be 1.2m high with a 300mm trellis panel above, resulting in a total height of 1.5m. The fence would extend 16.1m along the southern front boundary of the host dwelling, with a total width of 20m.

The proposed front boundary fence would be finished with horizontal slat wooden fence panels, with the pedestrian and vehicle gates to match in terms of height, design, materials, and appearance. The existing driveway would be extended in the front of the host dwelling by approximately 2.6m in depth and approximately 10.3m in width, integrating with the existing driveway. The extended area would be finished with brick paving to match existing surface.

The proposal would be visible from the street scene. However, whilst the proposed new boundary fence and entrance gate would enclose the site and as such, would impact on the visual openness of the street scene, similar front boundary treatments are already present along the street, including to the neighbour to the south of the application site. As a result, the proposal would not appear out of place and would integrate well within the existing character of the area. The proposal would not therefore result in demonstrable harm to the visual amenity or the character of the area and is in accordance with Arun Local Plan policy D DM1, the Arun Design Guide (ADG) and APDS.

NEIGHBOURING RESIDENTIAL AMENITY

The proposed new boundary fencing and gates would be set back from the road by approximately 3.7m, along the front (southern) boundary of the host dwelling. The proposed fencing would abut the existing front boundary treatment of the neighbouring properties. The proposed extension to the existing driveway

would be set back a minimum of 9.9m from the front southern boundary and set in 2.3m from the side eastern boundary.

The proposed new fencing, gates and extension to existing driveway would not result in harm to neighbouring amenity. Given the nature of the proposal, which comprises boundary treatments and hardstanding only, there would be no adverse overbearing, overlooking, or overshadowing, and is in accordance with Arun Local Plan policy D DM1 and the ADG.

HERITAGE

The application site is located within the Craigweil House Conservation Area and as a result the proposal needs consideration under Arun Local Plan policies HER DM3 and HER SP1 and the National Planning Framework (NPPF).

Paragraph 207 of the NPPF (2024), states when determining any planning applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail submitted should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. A heritage statement was submitted with the application outlining the mitigation measures proposed to avoid harm to the host dwelling and surrounding area with the use materials that reflect other examples of boundary treatment along Kingsway and no proposed changes along the verge, therefore maintaining the character of the street scene.

Paragraph 212 outlines that when considering the impact of a proposed development the local planning authority must consider the level of harm associated with the proposal and decide whether there is any harm and if so, whether this is 'less than substantial harm' or 'substantial harm'.

Verbal comments has been received from the Conservation Officer during the course of this application. No objection was raised, with the Conservation Officer advising that the proposed fence and gates are acceptable and would not be harmful given the wider context. It was noted that planting along the front of the proposed fence would be beneficial in softening its appearance, with native species being the preferred choice. On balance, the proposal would have a neutral impact on the character and appearance of the conservation area.

The proposed new boundary fence and gates and an extension to an existing driveway would be appropriately sited within the host dwelling's curtilage and would be suitable in design, form, scale, colour, and appearance. Given existing surrounding front fence and gate boundary treatments the proposal would not result in harm to the character or setting of the conservation area, or the local listed building or structure of character. Therefore, the proposal would be in accordance with Arun Local Plan policies HER DM3 and HER SP1, and the NPPF.

SUMMARY

The proposed development is in accordance with relevant development plan 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

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:

- Site, Block and Location Plan.
- Proposed & Existing Boundary Elevations.

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 NPPF.