

Policy C1- Development within Conservation Areas

Planning permission for development proposals within and adjacent to Conservation Areas will not be granted unless:-

- (a) The proposal would preserve or enhance the buildings, related spaces, the streetscene and other features that contribute to the character or appearance of the area;
- (b) There is a high standard of design and detailing which reflects the surrounding architectural style, scale, massing, boundary treatment and site coverage;
- (c) Trees, gardens, spaces between buildings and other open spaces (and particularly parks and gardens in Conservation Areas) which contribute to the character of the area should not be lost;
- (d) High quality/traditional materials and finishes that are sensitive to neighbouring properties must be employed;
- (e) The layout and arrangements of the building(s) should follow the pattern of existing development and plot widths;
- (f) The character and amenity of the area would be safeguarded following the accordance of the development with suitable car parking and access requirements.

We will expect all planning applications to be accompanied by sufficient information to allow a full assessment of the proposal to be made and will refuse planning permission if such information is not provided.

Other Useful Publications

The following Planning Advice Leaflets are also available on request from the Planning Offices at Aquila House or you can download them from the planning pages at www.hastings.gov.uk/planning:

- Your Planning Application:
- Pre-application Advice
- The Decision Making Process
- Comments and Objections
- General Advice and Information

Regeneration, Homes and Communities

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Minicom: 01424 781755
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Large print and audio versions of this leaflet are available. Call 01424 451090.

RevDec2011

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VEHICLE HARDSTANDINGS & ACCESSSES

Regeneration & Planning



Regeneration, Homes and Communities
www.hastings.gov.uk/planning



New or Replacement Hardstanding

If you live in a single family dwellinghouse, planning permission will be required to construct or replace whole or part of a hard standing, driveway, patio or path, in the following circumstances:

- Where the hard surface would be situated on land between a wall forming the principal (front) elevation of the dwelling and a highway and the area of ground covered by the hard surface, or the area of hard surface replaced would exceed 5 square metres, unless:
 - The hard surface shall be made of porous materials or
 - Provision shall be made to direct any surface water run-off from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling.
- If there are significant changes in levels.
- If the hard surface is not to be used for domestic purposes.
- If you want to make a new or wider access for your driveway on to a classified road.
- It is within the curtilage of a listed building.

Lowering Kerbs

You will need to arrange for the kerb to be lowered, and Highway Authority will be required to do this. For help or advice in this respect you will need to contact East Sussex County Council's Highway Department:

Telephone: 0345 6080 193

Highways Offices: The Broyle, Ringmer, Lewes BN8 5NP

Email: highways@eastsussex.gov.uk

Website: www.eastsussex.gov.uk

Retaining Walls

If the work will involve retaining walls of over 1.5m in height you will also need to get permission under the Hastings Borough Council Retaining Wall Act 1988. For help or advice in this respect you will need to contact Rother and Hastings Building Control Partnership:

Building Control: 01424 787680

Planning Offices: Town Hall, Bexhill on Sea TN39 3JX

Email: building_control@rother.gov.uk

Website: www.rother.gov.uk

Conservation Areas & Listed Buildings

If you live in a Conservation Area you will need Conservation Area Consent for the demolition of any boundary walls, fences, gates or other means of enclosure which is more than one metre high adjacent to a highway, which includes public footpaths, or is more than two metres high in any other case.

If your house is listed you may need separate Listed Building Consent for the works. You can write to the Planning Department for application advice. Contact details are on the back of this leaflet.

Flats

If you live in a flat you will need planning permission to create a hard surface.

Covenants

It is possible that there may be "covenants" (or agreements) affecting your property which could prevent you from creating a hardstanding. You need to check your deeds for this.

Good Practice

This advice is not intended to cover Conservation Areas or Listed Buildings. In either of these cases, you can gain written advice from the Planning Department. Contact details are on the back of this leaflet.

Design: It may seem simpler to demolish the whole of the boundary wall to create an access, and to surface the whole of the front garden. However in most cases it looks better if:

- As much of the front garden wall as possible is retained and new piers created (of course you must ensure that there is still clear visibility for vehicles leaving the site).
- Gates are retained or installed wherever possible.
- Areas of planting and soft landscaping are retained around the hardstanding.
- Care is taken over the choice of surfacing materials to make sure they are appropriate for the location and where possible blend with the materials on the house or any boundary walls.
- If a sandstone boundary wall is being removed consideration is given to the reuse of the materials on the site. Sandstone walls are a particular feature of the town, and the stone is not now readily available.

Technical Requirements: You need to ensure that surface water does not run off the hardstanding onto the highway.

Permeable materials allow rainwater to drain naturally into the ground, but you need to make sure that any loose gravel does not spread onto the highway.

A hardstanding should normally be at least 4.8m deep to make sure any vehicle parked on it does not overhang the footpath. Where the hardstanding is in front of a garage door, extra room will be needed to allow the garage door to be opened while the car is parked, clear of the footway.

Relevant Planning Policies

POLICY DG1 - Development Form

In determining planning applications, the Council will have regard to the following considerations:

- (a) The full and efficient use of land;
- (b) Sympathy with the appearance and character of the area and suitability in scale, massing, design, appearance, materials, layout and siting, both in itself and in relation to nearby buildings (including parts of buildings), spaces and views;
- (c) Respect for site levels and characteristics, potential for development and inclusion of good quality hard and soft landscaping, including the retention of trees or other features of importance;
- (d) Adequate space for private and public use (including children's playspace) and visual amenity;
- (e) Suitable layout and design features to ensure personal and general safety and security;
- (f) Protection of living conditions of existing and future occupants from, for example, noise, dominance and loss of outlook, light and privacy;
- (g) Sufficient information to ensure full assessment of the likely effects of the proposal; and
- (h) Safety and convenience on the public highway.