

Planning Statement

Applicant and Address

Kieran Widdows

44a Appledore Gardens, Lindfield, Haywards Heath, RH16 2EU

1. Introduction

This planning statement has been prepared in support of a householder application for the construction of a permeable driveway at 44a Appledore Gardens, Lindfield. The proposal involves the replacement of the front garden with permeable block paving edging and 20mm permeable shingle, alongside the creation of an L-shaped planted border to retain greenery. The works are intended to create off-street parking for two vehicles and are designed in accordance with sustainable drainage principles.

2. Site and Surroundings

The application site comprises a single residential property located in a residential area of Lindfield. The property is not listed, and there are no trees within the immediate curtilage that would be affected by the proposed works. The front garden area is currently underutilised and contains a broken brick wall which detracts from the appearance of the street scene. The existing parking arrangement results in residents parking fully on the pavement, restricting access for pedestrians and posing a safety concern.

3. Proposed Development

- Removal of the existing front garden surface and broken brick wall;
- Installation of permeable block paving edging with 20mm permeable shingle covering an area of just over 50 square metres;
- Retention of a substantial L-shaped planted border to preserve visual greenery and contribute to biodiversity;
- Erection of a new 1-metre-high fence in keeping with neighbouring boundary treatments;
- Provision for two off-street parking spaces;
- Reference to a future application for a vehicle crossover (dropped kerb), which will be submitted following the outcome of this planning application.

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4. Design and Access Considerations

The proposed works have been designed with regard to the surrounding street character and the needs of residents. The use of permeable materials will ensure compliance with sustainable drainage requirements, helping to prevent surface water runoff.

The design respects the residential character of Appledore Gardens and will enhance the appearance of the site by removing the existing broken wall and replacing it with a modest and well-maintained fence. The retention of a planted border ensures that the development maintains a green aspect and integrates with the local environment.

5. Policy Context

The proposal aligns with national and local planning policies, particularly those that promote sustainable development, climate resilience, and improved residential amenity. Relevant policy support includes:

- National Planning Policy Framework (NPPF): Encourages developments that make effective use of land and promote sustainable drainage.
- General Permitted Development Order (GPDO): The use of permeable surfaces for front garden parking is supported under Class F of Part 1, Schedule 2 of the GPDO.
- Local Development Plan Policies: Typically support improvements to residential properties where they are sympathetic to the character of the area and do not result in harm to the local environment or highway safety.

By removing the need to park fully on the pavement and reducing on-street congestion, the proposal contributes to highway safety and improved pedestrian access, both of which are key planning objectives.

6. Conclusion

The proposed works at 44a Appledore Gardens represent a well-considered improvement to the property that will benefit both the applicant and the wider street environment. The development is modest in scale, sustainable in design, and sensitive to its surroundings. Planning permission is therefore respectfully requested to allow the driveway works to proceed, with a separate application for a dropped kerb to follow if

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approved.