

Reference 22/00029/FUL  
Alternative Reference PP-10534056  
Address Tanglewood, Woodside Road, Wootton Bridge, Ryde, Isle Of Wight PO33 4JR  
Proposal Demolition of dwelling; Proposed dwelling with detached garage (Revised Plans)  
Decision Granted  
Decision Issued Date Tue 08 Mar 2022

Applicant Name Mr & Mrs K Parnian

**Condition 10:**

***No external hard surfaces for the development hereby approved shall be constructed above base level until details of the materials to be used for external hard surfaces (including access roads, parking and turning areas) have been submitted to and approved in writing by the Local Planning Authority. The agreed hard surfaces shall be completed prior to the occupation of the dwellings hereby permitted. Development shall be carried out in accordance with the approved details.***

***Reason: In the interests of the amenities of the area and to comply with policy DM2 (Design Quality for New Development) of the Island Plan Core Strategy.***

**Client Response:**

The drive design is as specified in the Site Map document within the planning application. On entry from the road there is no kerb or raised levels. The drive is cross-shaped, to allow space for parking multiple cars simultaneously, as well as providing plenty of space for a turning circle, so that cars leave the site in forward gear.

The drive is made of gravel, constructed by excavating 150-200mm below the ground level and back-filled with crushed Type 1 material, then a thin layer of fine crushed limestone is overlaid on top of this to provide a smooth and level surface.

It is then covered by a thick layer of Geo textile material, to prevent plant growth. The cellular matt system is then laid on top, which will hold the gravel in place and reduces gravel migration. This is finally filled with 20mm Dry Gravel, which consists of crushed stone.

This will allow for the drive to flex with seasonal and water level change in the heavy clay. The use of limestone and gravel will also provide natural drainage for the drive by allowing the water to run through it.

For sustainability, any remaining concrete and hard based material left over from the build was crushed using a portable crusher, and used as surface gravel for the drive.

The drive edge is made up of Granite blocks positioned flat face down, and these protrude a few mm above the level of the gravel, to keep the gravel in place on the drive and prevent it from spreading across the lawn.

It is therefore felt that this Condition has been met, and it can be discharged (approved).

The road and the drive are shown in dotted lines: - - - - -

