

Consultee Comments for Planning Application APP/24/00968

Application Summary

Application Number: APP/24/00968

Address: Beachlands, 5 Sea Front, Hayling Island

Proposal: Full planning application for the development of 4 no. commercial units (E Use) and 32 no. residential units (C3 Use) over 4 floors with associated open space, public realm enhancements, demolition of the existing Beachlands Amusement Arcade Buildings and dwelling and associated works

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Landscape Architect

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/24/00968 Beachlands, 5 Sea Front, Hayling Island

Full planning application for the development of 4 no. commercial units (E Use) and 32 no. residential units (C3 Use) over 4 floors with associated open space, public realm enhancements, demolition of the existing Beachlands Amusement Arcade Buildings and dwelling and associated works.

From a landscape perspective we have the following comments:

- This application appears to be an interesting proposal, which could provide positive commercial amenities for residents and tourist and also provide much needed public realm improvements to Hayling island.
- HBC design guides states; In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply: Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance e.g. a separation distance of 24 metres is required between the new three storey building and existing two storey dwelling. As such the proposed 3.5 storey units must have a minimum separation of 26m.
- We welcome the inclusion of an access ramp down to the beach. Hand rails will be required to assist those with mobility issues and balustrades will be required to mitigate any drops. Surface treatment will also require appropriate PTV.
- We would recommend the use of soft landscaping to the frontage of the development to soften the frontage and also to add vegetation to a overly hard landscaped area.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council