

Consultee Comments for Planning Application APP/23/00779

Application Summary

Application Number: APP/23/00779

Address: Creek Cottage, 41 Beach Road, Emsworth, PO10 7HR

Proposal: Demolition of existing dwelling and replacement with sustainable modern dwelling (Use Class C3), incorporating a studio, garaging, solar panels, landscaping and associated works.

Case Officer: Tina Pickup

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

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From a landscape perspective we have the following comments in relation to this application:

- We do not object to the principle of the redevelopment of this site, however the proposals must be in line with HBC policies and design guides.
- The proposed development sits on the shoreline of Chichester harbour AONB which is a nationally designated protected landscape and as such any proposals must not have a detrimental impact on the AONB.
- The proposed roof style and number of floors is not in keeping with the existing built form which consists of pitched roofed 1.5 storey dwellings and at present the design is deemed to be contrary to planning policy CS16 which states;

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Responds to, draws inspiration from and respects local context and: Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;

Furthermore HBC design guides states:

It is crucial that the design of new places is undertaken with a sound understanding of the local pattern of development. This understanding should inform the design of a proposal and reflect local character and distinctiveness, whilst allowing innovative design. Key features include the rhythm of facades; rhythm and pattern on the skyline through roof shapes and articulation;

repetition of elements and patterns in such items as bays, dormers, repeated gables and chimneys. Detailing is the finer level and the craftsmanship, building techniques, decoration, styles and lighting of a building or structure. Where streets and places have prevailing features these should be incorporated as much as possible in any new development in the area.

As such the design must be amended to be a pitched roof and the dwelling must not exceed 1.5 stories to ensure the development is not overly dominate and in keeping with policy and design guides.

- The proposed building line does not follow the common building line and need to be pulled back further north. For clarity HBC design guides stipulate that the building line is a line that defines the front of a main building. At present the building line appears to be taken from conservatories and single storey extensions from 74 Warblington Road and 50 Western Parade. This encroachment of the building line coupled with a 7m high building would be too dominant and the design must be amended.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council