

Miszewska, Arleta

From: Mitchell, Harry
Sent: 14 August 2023 11:32
To: Miszewska, Arleta
Subject: RE: APP/23/00193 Land rear of and 15A-15c South Street, Havant

Hello Arleta,

Thank you for sending across the response in relation to my comments.

My comments I feel are still applicable as they refer to HBC's design guide in relation to the proposals. I do not have anything further to add at this point.

Kind regards,

Harry Mitchell CMLI

Chartered Landscape Architect | M: 07883072179

Civil Engineering and Landscape Team, Havant Borough Council, Public Service Plaza, Havant, PO9 2AX



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From: Miszewska, Arleta <Arleta.Miszewska@havant.gov.uk>
Sent: 09 August 2023 11:43
To: Mitchell, Harry <harry.mitchell@havant.gov.uk>
Subject: RE: APP/23/00193 Land rear of and 15A-15c South Street, Havant

Hello Harry,

I hope you're well.

In response to your comments, below, the applicant has provided the attached response. Would you please let me have your comments on this by 31/08, please?

Kind regards,
Arleta

Arleta Miszewska

Principal Planning Officer | T: 07442800996

Development Management

Planning Services

Havant Borough Council, Public Service Plaza, Havant, PO9 2AX

Working pattern: Monday – Friday

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From: Mitchell, Harry <harry.mitchell@havant.gov.uk>

Sent: 29 June 2023 14:09

To: Miszewska, Arleta <Arleta.Miszewska@havant.gov.uk>

Subject: RE: APP/23/00193 Land rear of and 15A-15c South Street, Havant

Hello Arleta,

Again sorry this one was missed.

Planning Application APP/23/00193 Land rear of and 15A-15c South Street, Havant

Part demolition and part redevelopment of existing buildings and change of use from Class A2, B1(c) and B8 to C3 use with the construction of 7 town house dwellings and 10 apartments at land to the rear of 11, 13 and 15 South Street, Havant.

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

- The proposed site layout does not comply with HBC design guides on back-to-back distancing which states; 'Where windows of the new development and an existing dwelling occur back-to-back there should be a minimum of 20 metres separation, 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'. We have particular concerns with plots 6 – 8 which only have a 11.6m distance from 12 and 10a East street and given these are 3 storey units a distance of 24m is required.
- The proposed site sits within a conservation area and must adhere to the local architectural styling and material pallet to ensure the development does not impact on the character of the area.
- There is a poor provision of private amenity space for the majority of the site except for plot 8 and 6. HBC design guid states; 'All residents should have access to private amenity space whether that is the back garden of a house, a private shared space, or balcony of an apartment. As stated, the garden of a two storey home should be a minimum of 10 metres in length to provide appropriate daylight and to minimise overlooking, with an additional 4 metres for every storey added. Where ground floor apartments are being proposed the applicant should endeavour to provide private gardens for individuals where possible. When not possible communal gardens should be provided, with safe and convenient access for residents.'

Kind regards,

Harry Mitchell CMLI

Chartered Landscape Architect

Havant Borough Council

From: Miszewska, Arleta <Arleta.Miszewska@havant.gov.uk>

Sent: 29 June 2023 10:40

To: Mitchell, Harry <harry.mitchell@havant.gov.uk>

Subject: APP/23/00193 Land rear of and 15A-15c South Street, Havant

Hi Harry,

Sorry to be chasing again, but would you be able to give me an indication when can I expect comments on the above application as well, please?

Many thanks,
Arleta

Arleta Miszewska

Principal Planning Officer | T: 07442800996

Development Management

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