Consultee Comments for Planning Application APP/23/00686

Application Summary

Application Number: APP/23/00686
Address: 174 Southwood Road, Hayling Island, PO11 9QL
Proposal: Demolition of existing two storey dwelling and erection of replacement three storey dwelling with raised decking, balconies and external staircase together with erection of office/store outbuilding.
Case Officer: Joseph Toole

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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Demolition of existing two storey dwelling and erection of replacement three storey dwelling with raised decking, balconies and external staircase together with erection of office/store outbuilding.

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

- The proposed 3 storey building is deemed to be too tall in comparison to neighbouring properties, which is deemed contrary to HBC design guides and policy.
- HBC design guides states the following in relation to massing and building heights; New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The mass of a new building or extensions should not be allowed to dominate the street and New developments should follow the typical pattern of existing properties, looking to immediate neighbours first. The height of a new building or extensions should not be allowed to dominate the street. Given there is no precedent for 3 storey dwelling adjacent to the no. 174 the proposal are deemed to be too dominant in the streetscape.
- HBC policy CS16 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;
- From a landscape perspective we would not support a 3 storey building and the application the approved APP/21/01435 is deemed to be more appropriate.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council