

Consultee Comments for Planning Application APP/22/01136

Application Summary

Application Number: APP/22/01136

Address: Fiscal House, 2 Havant Road, Emsworth, PO10 7JE

Proposal: Alterations, extensions and change of use to the Single storey offices from B1a to residential. Alterations to APP/21/01120 at Fiscal House to allow for pedestrian access and the reallocation of parking. Erection of 1no. dwelling to the rear.

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

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Change of use of existing two storey building from B1a to residential including part demolition and extension of existing building, formation of new residential garden and reallocation of parking and erection of 1No. dwelling to rear.

From a landscape perspective we object this application for the following reasons:

- The proposed development sits within a conservation area and the proposed modern architectural style is not in keeping with the existing built form and as such would be detrimental to the character of the area.
- HBCs townscape, landscape and seascape character assessment built form and development strategy states; Conversion of existing vernacular buildings should be carefully controlled to prevent loss of local character as such the proposed design is contrary to this assessment.
- The proposed roof pitch and building material specification for the façade is not deemed acceptable and is deemed to be detrimental to the landscape character of the area.
- In order to comply with planning policy CS16 the proposed units must respond to and draw inspiration from and respect the local context. The proposed design must adhere to policy 1 (A) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site; and 1 (B) Use 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.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council