

Consultee Comments for Planning Application APP/23/00377

Application Summary

Application Number: APP/23/00377

Address: Land rear of 25 Mengham Road, Hayling Island, PO11 9BG

Proposal: Conversion and partial demolition of existing bakery and offices to 4 No. self-contained flats comprising 1No. 3 bed, 1No. 2 bed & 2No. 1 bed with associated parking and cycle storage.

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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Conversion and partial demolition of existing bakery and offices to 4 No. self-contained flats comprising 1No. 3 bed, 1No. 2 bed & 2No. 1 bed with associated parking and cycle storage.

From a landscape perspective we do not object to the principal of this development, however we have the following comments:

- The proposed development does not offer any private outside amenity space to all units and is deemed contrary to HBC design guides, which 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. 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. In addition, the design of apartments should incorporate balconies where possible, particularly in the absence of communal gardens. I recommend the PB F4 and PB F3 are relocated to abut to the highway and will create space for a some amenity space and will improve the views from flat 3 and 4.
- Recommend to break up parking bays with soft landscaping to the frontage on St Leonards road.

Kind regards,

Harry Mitchell CMLI

Chartered Landscape Architect

Havant Borough Council

