

Consultee Comments for Planning Application APP/20/01043

Application Summary

Application Number: APP/20/01043

Address: Land off Elizabeth Road, adj 118 Stakes Hill Road, Waterlooville, PO7 7LS

Proposal: Construction of 2No 3 bedroom dwellings with parking.

Case Officer: Jane Burton

Consultee Details

Name: Consultee Landscape Architect

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

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On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00618 Land off Elizabeth Road, adj 118 Stakes Hill Road, Waterlooville, PO7 7LS

Erection of 4No 2 bed flats with parking.

From a landscape perspective we have the following comments:

- We have concerns with the impact of the landscape character of Stakes Hill Road and Elizabeth Road as a result of the 1.8m high close board fence. A tall fence fronting the highway does not conform to the current vernacular which has a prominence of low level fencing and hedging. The proposed street view drawing suggests a hedge to be planted in front of the fence which would mitigate the effect. We would want to see the hedge fronting the whole on both Elizabeth Road and Stakes Hill Road. Additionally a site of such visual prominence to a busy road and junction would require a higher spec of boundary treatment i.e. brick wall or brick and fence.
- It is noted that the tree protection plan and arb impact assessment does not include the existing trees which are on the south east boundary of 118. Clarity on any potential impact to off site needs to be addressed as any subsequent loss of trees could be detrimental to the landscape character.
- The current parking area is deemed to be poorly laid out with vehicles parking directly in front of unit 1. Furthermore 6 no. parking bays for 2 no. 3 bed houses seem excessive I would have thought 2 parking bays per house would suffice. Has the option to utilise geocell within the RPA been explored? This would mitigate the compaction of roots and allow vehicles to pass within the RPA of the TPO tree. This would allow the parking area to be laid out in a simpler manner with parking bays along the Elizabeth aspect (a continuation of bays 1 and 2). By using the available area in a more particle way it could reduce the space needed for the parking area and provide the opportunity to integrate front gardens for both properties.
- We require further details to be submitted in relation to the proposed building materials

specification, at present the information provided on the elevation drawing is insufficient. We require full product specification on all materials which must include colour, manufacturer and an image of the product. For clarity the elevation drawings should be rendered to portray the proposed colour and details of the building façade.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council