

# Consultee Comments for Planning Application APP/21/00045

## Application Summary

Application Number: APP/21/00045

Address: 186 Sea Front, Hayling Island, PO11 9HT

Proposal: Demolition of existing house and erection of 10No. unit apartment development.

Case Officer: Lesley Wells

## Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

## Comments

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Demolition of existing house and erection of 10No. unit apartment development.

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

- We have concerns with the 3 no. stories, which is deemed to be contrary to HBC design guides relating to building line, massing, height and back-to-back distances.

Building line; At present the proposed building line juts out approximately 5m beyond the existing building line of 182 and 118-190 Sea Front, HBC guideline states New developments should follow the common building line i.e. that defined by immediate neighbours and ensure there is an appropriate degree of enclosure that makes streets feel welcoming.

Massing; the shape and form on the development is deemed to be too dominant in relation to its immediate neighbouring properties, this is particularly relevant given the proximity to smaller dwellings such as no. 6 and 41 Alexander Avenue. HBC guideline states 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. There are exceptions to this, for example where the Council supports intensification of the site or where it is appropriate from a legibility perspective to have larger landmark buildings.

Height; again similar to the issue with massing the overall height of the property is excessive in relation to neighbouring properties. HBC guidelines state 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. New development should generally not be more than one storey higher where it directly adjoins or is close to existing residential development. There are exceptions to this, for example where the Council supports intensification of the site or where it is appropriate from a legibility perspective to have taller

landmark buildings.

Back-to-back distances; the current site layout does not afford sufficient back-to-back distances for 26 Alexander Ave and 182 Sea Front. The guidelines state 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. Given the 3 stories a distance of 24m would be required and at present the distance from no. 26 Alexander Ave is 15.8m which is way below the guidelines.

The above issues could be mitigated by reducing the scale and height of this development to be more in keeping with the existing landscape character.

- The proposed disabled parking bay is not DDA compliant as the hatching should be present on the both sides as well as the rear of the bay. See BS 8300:2009 for correct layout.

Kind regards,

Harry Mitchell CMLI  
Chartered Landscape Architect  
Havant Borough Council