

Consultee Comments for Planning Application APP/20/00735

Application Summary

Application Number: APP/20/00735

Address: Brent House, 12 Middle Park Way, Havant

Proposal: Internal alterations resulting in increase in flats and studios from 26 units (41 persons) to 29 units (40 persons) including 1 x disabled person unit. Replacement of windows and doors on whole building, blue panels below some windows, removal of dwarf wall to front (west) elevation and replacement with 1.2m high round top fence and gate. Main entrance changed from west to east elevation. Alterations to doors and windows on east elevation. 3 x rain canopies to east elevation. Replacement bin store. Alterations to car park. Alterations to landscaping. Installation of 2 x smoking canopies and 1 covered cycle store. New timber fencing. Installation of 4 x CCTV camera points.

Case Officer: Selina Donophy

Consultee Details

Name: Consultee Landscape Architect

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

Email: harry.mitchell@havant.gov.uk

On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00735 Brent House, 12 Middle Park Way, Havant

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

- The revised plans do not include the required soft landscaping and the overly hard landscaped rear area is deemed to be contrary to the following planning policies:

Policy CS13 Green Infrastructure

Development will be permitted that:

1. Maintains and manages the network of green infrastructure identified at the sub regional and

local levels.

2. Incorporates, where appropriate, improvements to existing green infrastructure through the restoration, enhancement or creation of additional resources.
3. Does not undermine the functional integrity of the green infrastructure.
4. Creates, where appropriate, new green infrastructure (including access management measures) either through on site provision or financial contributions.

Development proposals that adversely affect green infrastructure will not be permitted unless superior alternative provision can be provided or where it is part of a service provider's plans to provide improved local services in equally accessible locations.

Policy CS16 High Quality Design

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:

1. Responds to, draws inspiration from and respects local context and:
 - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
 - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

We reject the applicants comments, which alludes to soft landscaping not being appropriate as residents will destroy any implemented planting. If the applicant is concerned with longevity of the planting we recommend the use of hardy, tough, low maintenance plants.

- The proximity of the bin store to the soft play area does not afford for an inviting area to play with young children. We recommend relocating the bin store west of the turning circle.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council