

Consultee Comments for Planning Application APP/19/00839

Application Summary

Application Number: APP/19/00839

Address: Land R/O 50 Silvester Road, Waterloooville, PO8 8TL

Proposal: Following removal of the existing out buildings and conservatory, construction of detached bungalow with associated car port, revised drive and landscaping. (Approved 08/11/2019). Request to discharge condition No/s 4, 6 and 9 (11/09/2020).
[Note: Grampian Condition applies, contact LPA for details]

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

Comments

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From a landscape perspective we have the following comments in relation to the discharge of conditions:

Condition 4

- We have concerns with the amount of bound hard surfacing and lack of drainage strategy to manage surface water runoff. It seems there is insufficient details provided to ensure planning policy CS15 is satisfied

All development will be required to ensure that there is no net increase in surface water runoff. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDs are provided arrangements must be put in place for their whole life management and maintenance

- Further details on building material and hard surfacing specification for the development requiring submission including material type, product reference and colour to understand how the proposed development will affect the existing landscape character.

Condition 6

- The submitted soft landscape plan does not specify the required trees on the eastern boundary as set out in the decision notice. From a landscape perspective we recommend boundary trees to help alleviate overlooking of properties no. 52-48, any proposed trees should be min 14-16 with 2m clear stem to offer instant screening. Where space is limited the use of fastigiate trees should be explored.

Condition 9

- It is unclear from the submitted company brochure what is being proposed for the Sedum roof. We require clarity on the specification, as such further details requiring submission for sedum roof including cross sections, planting and management.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council