

Consultee Comments for Planning Application APP/20/00696

Application Summary

Application Number: APP/20/00696

Address: 162 Stakes Hill Road, Waterloooville

Proposal: Sub-division of existing house to form 1No. 2bed and 2No. 1bed apartments and erection of a two storey side extension to form 2No. 2bed apartments with provision of car and cycle parking and bin storage. (Revised).

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team

Comments

Planning Application APP/20/00696 162 Stakes Hill Road, Waterloooville

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

- Construction detailing as set out in the arb method statement to mitigate any impacts on RPA are required to be submitted to ensure the recommendation are implemented.

- The design of the development does not provide private outside amenity space for residents.

HBC design guide states;

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. However, balconies are not acceptable everywhere, particular in historic and conservation areas. As such we require provision for amenity space for residents to be provided.

We require the following to be submitted for comment:

- A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in

relation to one another, and the locations of any individual specimen shrubs. Other information shall include plant specification schedules, comprising plant size, number and density.

- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify:
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or kerb detail / type
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council