

Consultee Comments for Planning Application APP/19/01190

Application Summary

Application Number: APP/19/01190

Address: 162 Stakes Hill Road, Waterloo, PO7 7BS

Proposal: Erection of a 2 1/2 storey block of 7 apartments after demolition of existing dwelling, utilising existing access and with provision of car and cycle parking and bin storage.

Case Officer: Lesley Wells

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

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Erection of a 2 1/2 storey block of 7 apartments after demolition of existing dwelling, utilising existing access and with provision of car and cycle parking and bin storage.

From a landscape perspective we have the following comments:

We have concerns with the narrow width of the access road and the potential tension caused by two vehicles trying to access/egress the development simultaneously. We are conscious of vehicles reversing out of the development across a footpath will have limited visibility. It would be beneficial to see vehicular tracking information to demonstrate how vehicles will manoeuvre within the parking area. Additionally we need to see soft landscaping and boundary details to give clarity on visibility at the site entrance.

There is a lack of clarity on the proposed building materials, we require full materials specification including product, manufacturer, colour. Any development should be in accordance with planning policy CS16 High quality Design 1-C Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, material and proportions of windows and doors;

We require the following landscape details 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

Landscape Architect

Havant Borough Council