

Consultee Comments for Planning Application APP/20/00015

Application Summary

Application Number: APP/20/00015

Address: 108-110 Elm Grove, Hayling Island, PO11 9EN

Proposal: Demolition of retail unit and associated outbuildings and construction of a 3 storey building consisting of 1No retail unit with 4No one bedroom flats fronting Elm Grove and a 3 storey, sheltered housing, building consisting of 19No one bedroom and 20No two bedroom assisted living accommodation with associated car parking and external works to the rear.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Architect

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

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

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

- We require the specification of all areas of hard landscaping, the revised site plan has elements of highway and footway which have no information.
- The proposed disabled parking bays are 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.
- Parking needs to be broken up with soft landscaping, as excessive lines of parking and hard landscaping is not deemed appropriate. As a general rule we will want to soft landscaping introduced every 5 cars to avoid unsightly massing of vehicles.
- There seems to be a missed opportunity to create private garden areas (where space allows) for ground floor flats. The open space enveloping the building could become unused asset. The HBC design guide does stipulate that where ground floor apartments are being proposed the applicant should endeavour to provide private gardens for individuals where possible.

There is no landscape details that have been submitted as such we require the following drawings:

- 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