

Consultee Comments for Planning Application APP/20/00105

Application Summary

Application Number: APP/20/00105

Address: Land adj 35 Purbrook Gardens, Waterlooville, PO7 5LB

Proposal: Erection of 1No. 5 bed dwelling.

Case Officer: Lesley Wells

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

Comments

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Erection of 1No. 5 bed dwelling.

From a landscape perspective we have the following comments:

- It is unclear from the submitted drawings if the garages at the rear of the garden are within the curtilage of the development or if they are privately owned by neighbouring properties. They appear outside the site boundary but the access would be through a private garden, which would not be deemed acceptable as there would be a clear health and safety tensions between vehicles manoeuvring and users of the private garden.
- The proposed buildings form, height, materials and proportion of windows is deemed to be contrary to planning policy CS16 High quality Design and does not draw inspiration and /or respects the local context. We are particularly concerned with the massing of the roof tiles as a façade, the proposed disjointed roof line and the disproportionate amount of glazing on the front elevation.
- The rational to create 5 no. parking bays seems excessive for a 5 bed property and we would advocate the retention of some verge to retain the character of the Purbrook gardens and mitigate the loss of the existing trees.
- The rear garden does not meet the minimum length of 10m.

Kind regards,

Harry Mitchell CMLI
Landscape Architect
Havant Borough Council

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