

Consultee Comments for Planning Application APP/19/00911

The following comments have been received from Landscape Civil Engineering & Landscape Team at Havant Borough Council on 04/10/2019. Responses to the comments are shown red:

*“From a landscape perspective we have the following comments:*

*- There is a lack of clarity relating to the building material specification, which is required for comment. The development must be in line with planning policy CS16 (High quality Design) and use characteristics of the locality to help inform the design.” Please refer to drawings C0146-P211, P212, P213 & P214 that provide a material specification list. In order to satisfy the requirements of planning policy CS16 we propose that any planning approval is conditional on a full set of materials and finishes and samples of such being submitted and approved in writing by the Local Planning Authority.*

*- “The proposed close board fence fronting the 3 no. properties is deemed to be contrary to the existing streetscape vernacular on St James Road. At present the majority of the residential properties are fronted by low level brick walls and any development will need to reflect this existing landscape character.” There is no definitive existing landscape character, with a mixture of low level brick walls, open driveways, close board fencing & hedging. Currently, the existing site boundary conditions for the application site comprise of hedging, close board & chain-linked fencing, so the proposed close board fencing is in-keeping with the existing landscape character area. Please refer to the attached photographs, indicating the existing site boundary conditions for the application site.*

*- “We have concerns with the amount of space allocated for access/egress of the bike and bin storage. The space provided between parking bays 1 and 2 is too narrow to allow a bike to easily pass through, this could cause a tension and needs to be amended.” As indicated on the attached site plan, the distance shown between parking bays 1 and 2 is 800mm wide, allowing for sufficient room to allow both bikes & bins to pass through. This has been based on the following dimensions: 585mm wide by 730mm long bin & 535mm wide by 1750mm long bike.*

*- “The layout/design for the parking area and frontage to the properties is not acceptable and needs to be redesigned. The accessibility and location of the parking bays for no. 1 in particular do not work. We will require vehicle tracking data on any proposals to ensure the appropriateness of the design.” As indicated on the attached series of site plans, the accessibility and location of the parking bays are compliant, as proven by the turning circles marked on the site plans.*

*- “There is a lack of soft landscaping to the site frontage which will result in an over dominance of hard landscaping.” The majority of the current streetscape comprises hard landscaping. Please refer to photographs that show the majority of houses that directly face onto St James Road having either paved or tarmac driveways, so the proposal is not out of keeping with the current streetscape. As indicated on an attached site plan, there is scope to allow for areas of soft landscaping, and can be dealt with by means of condition at a later stage, if so requested by the local planning authority, once planning approval has been granted.*

*- “There are a number of trees which abut the site include one TPO tree (no. 1659) whos root protection area (RPA) could be impacted by the proposed development. We require a tree survey to be undertaken to understand the extents of the RPA and ensure there are no detrimental impacts on the trees.” As indicated on an attached site plan, the TPO tree (no.1659) that abuts the site (a Betula Pendula - commonly*

*known as Silver Birch) does not impact the proposed development, because of the relationship of the root protection area (RPA) with the proposed development. According to ‘The British Standard 5837’, RPA is calculated by multiplying the diameter of the tree at breast height in meters by 12, but is capped as an area with a radius of 15m. The RPA for TPO no.1659 is based on a trunk diameter of 270mm, meaning a RPA of 6750mm. Havant Borough Council interactive map has been used to locate TPO tree no.1659, referencing this location against a full Topographical Survey that has been undertaken, indicating the positions of the existing trees. Please refer to comments received from an Arboricultural Officer on 02/10/2019 who has no objection to the proposal: “There is an off site Birch and Oak, however they are not a constraint and I have no objection to the proposal.”*

*- “The sloping topography creates a significant level change throughout the site as such we require existing and proposed level data to fully understand the proposals.” Please refer to the attached existing and proposed elevation drawings C0146-P204 & P214 that clearly indicates the change in levels. A full Topographical Survey has been undertaken, indicating the levels of the sloping site.*

*- “We require the following drawings 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, density and landscape management plan. A detailed list of a soft landscape scheme can be dealt with by means of condition at a later stage, if so requested by the local planning authority once planning approval has been granted.*

*- 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*

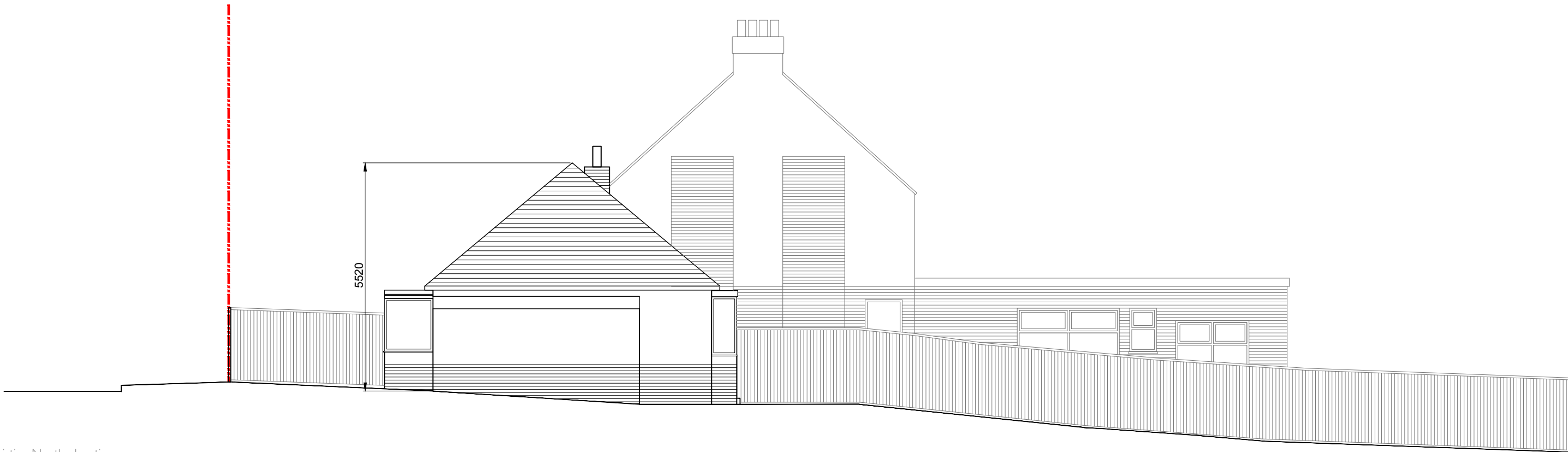
*A list of hard landscape details can be dealt with by means of condition at a later stage, if so requested by the local planning authority once planning approval has been granted.*

*- 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.*

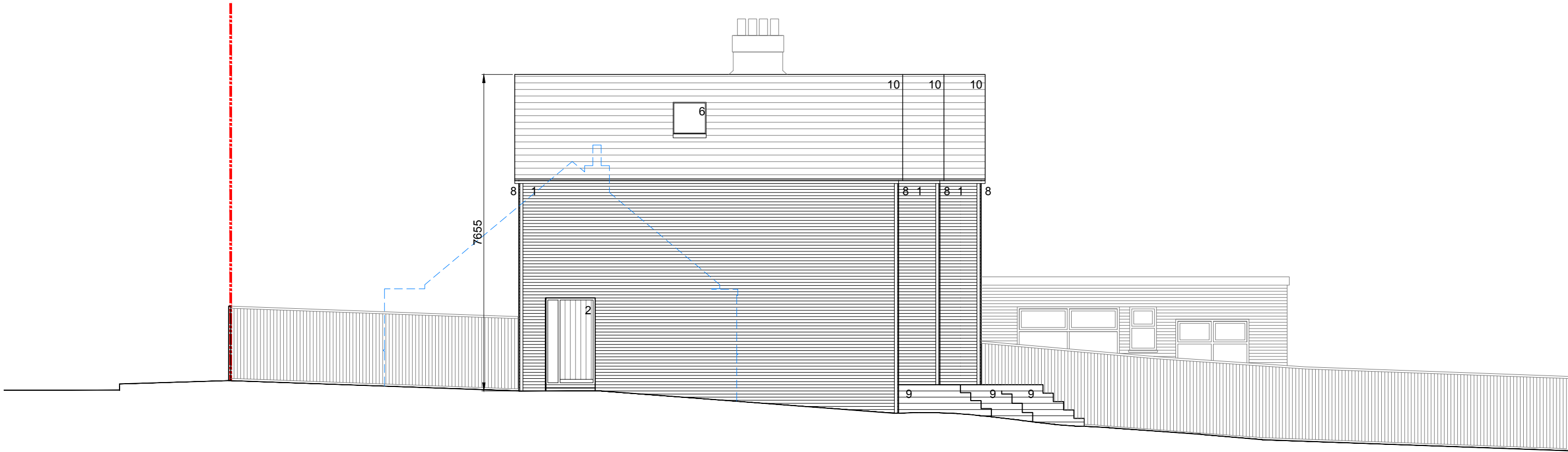
*- Further details on building material specification for the development requiring submission*

*including material type, product reference and colour to understand how the proposed development will affect the existing landscape character.”*

*A list of boundary details can be dealt with by means of condition at a later stage, if so requested by the local planning authority once planning approval has been granted.*



Existing North elevation



Proposed North elevation





St James Road - Showing mixture of fencing & hard landscape



1A St James Road - Close board fencing surrounding the majority of the application site



Existing street scape showing hard landscaped driveways



View down St James Road looking South



10 St James Road (directly opposite application site)



View down St James Road looking West, with a mixture of low level brick walls, hard landscaping & fencing

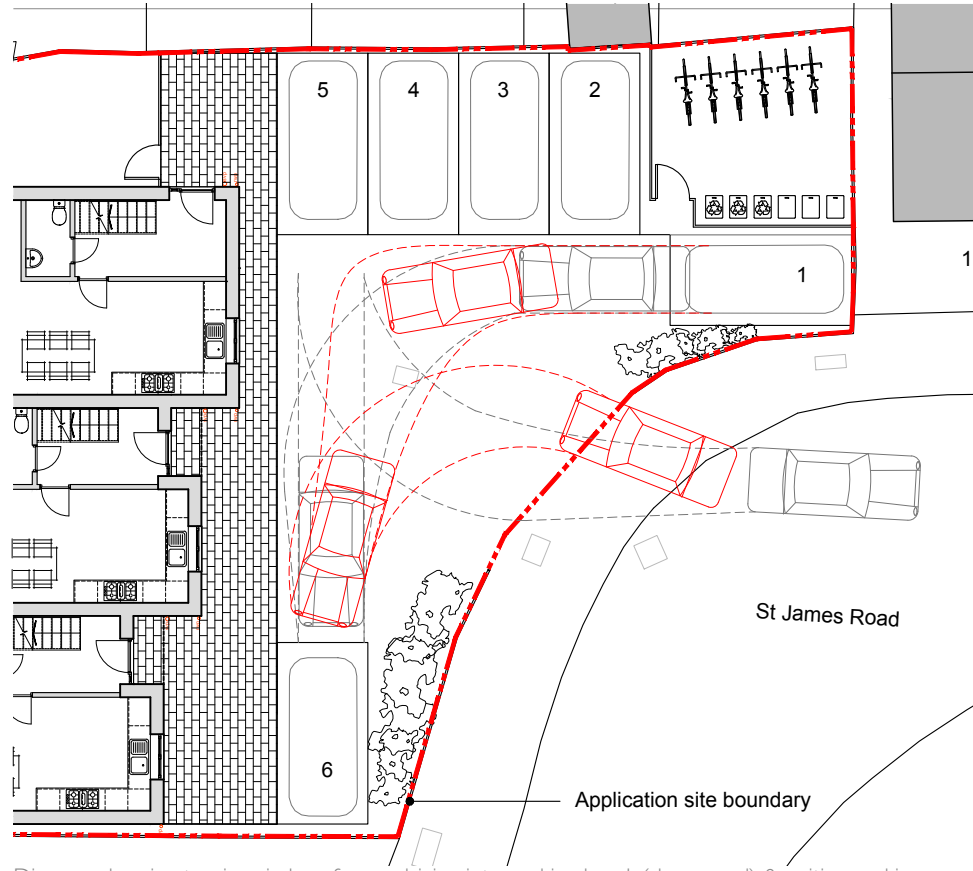


Diagram showing turning circles of a car driving into parking bay 1 (shown red) & exiting parking bay 1 (shown black).

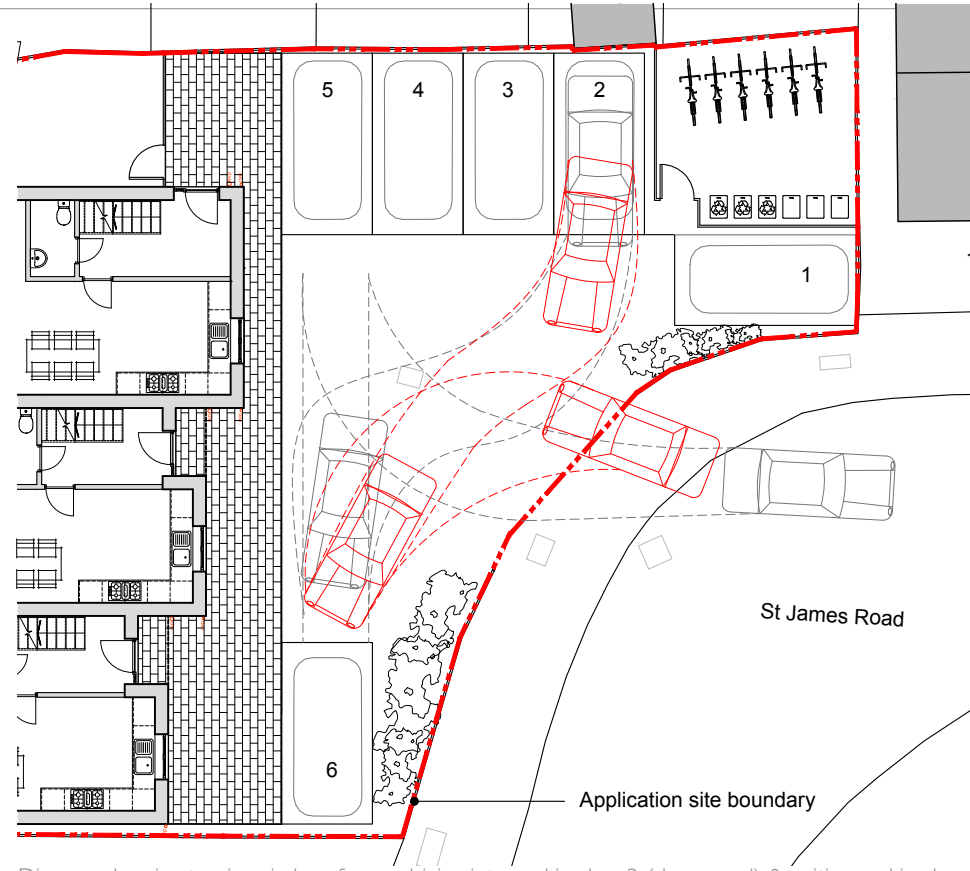


Diagram showing turning circles of a car driving into parking bay 2 (shown red) & exiting parking bay 2 (shown black).

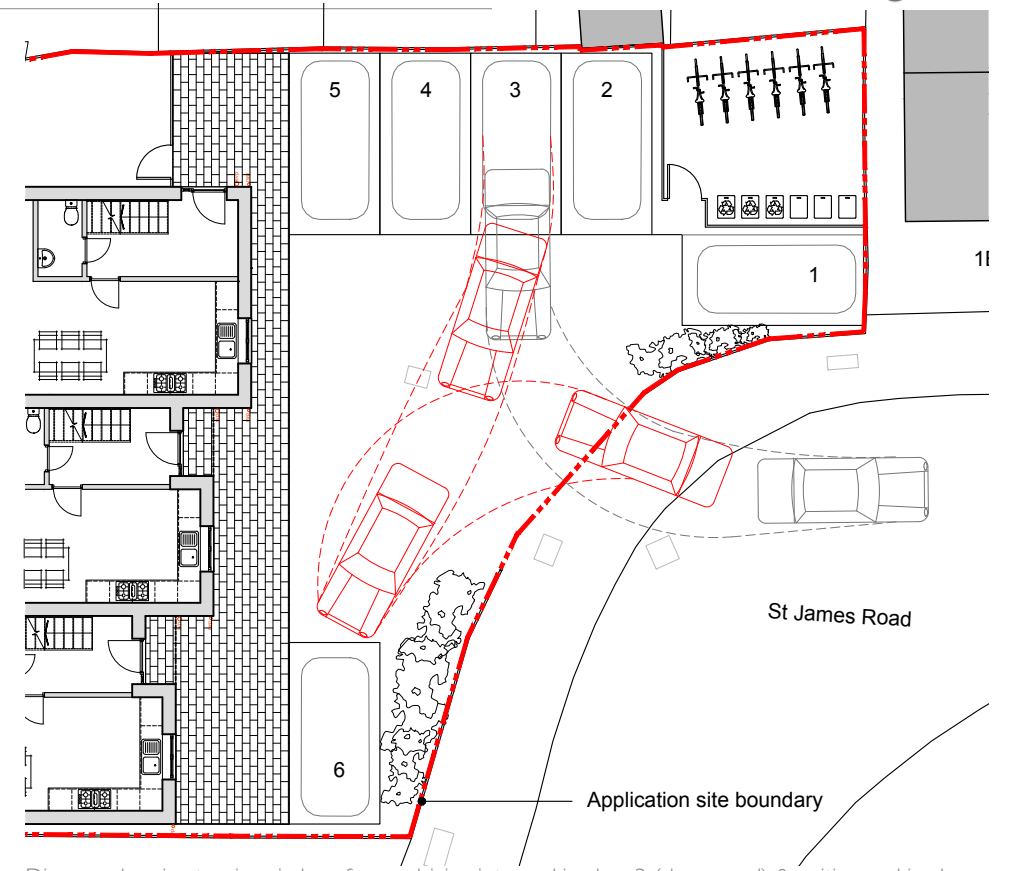


Diagram showing turning circles of a car driving into parking bay 3 (shown red) & exiting parking bay 3 (shown black).

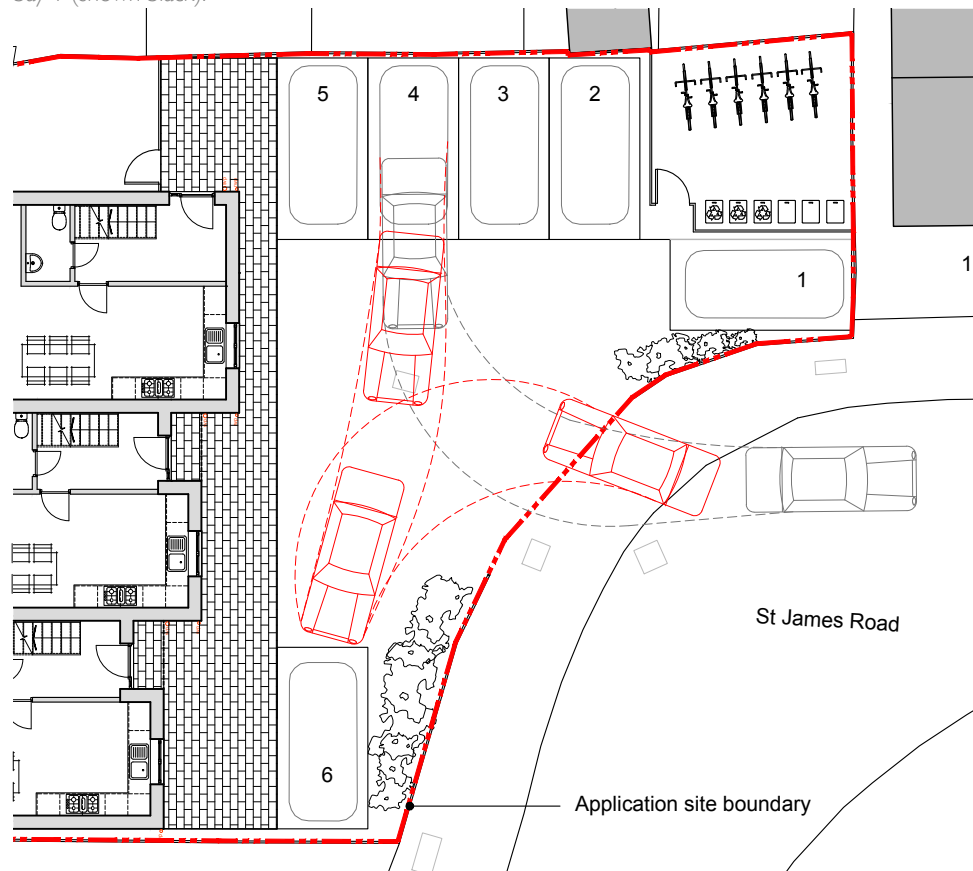


Diagram showing turning circles of a car driving into parking bay 4 (shown red) & exiting parking bay 4 (shown black).

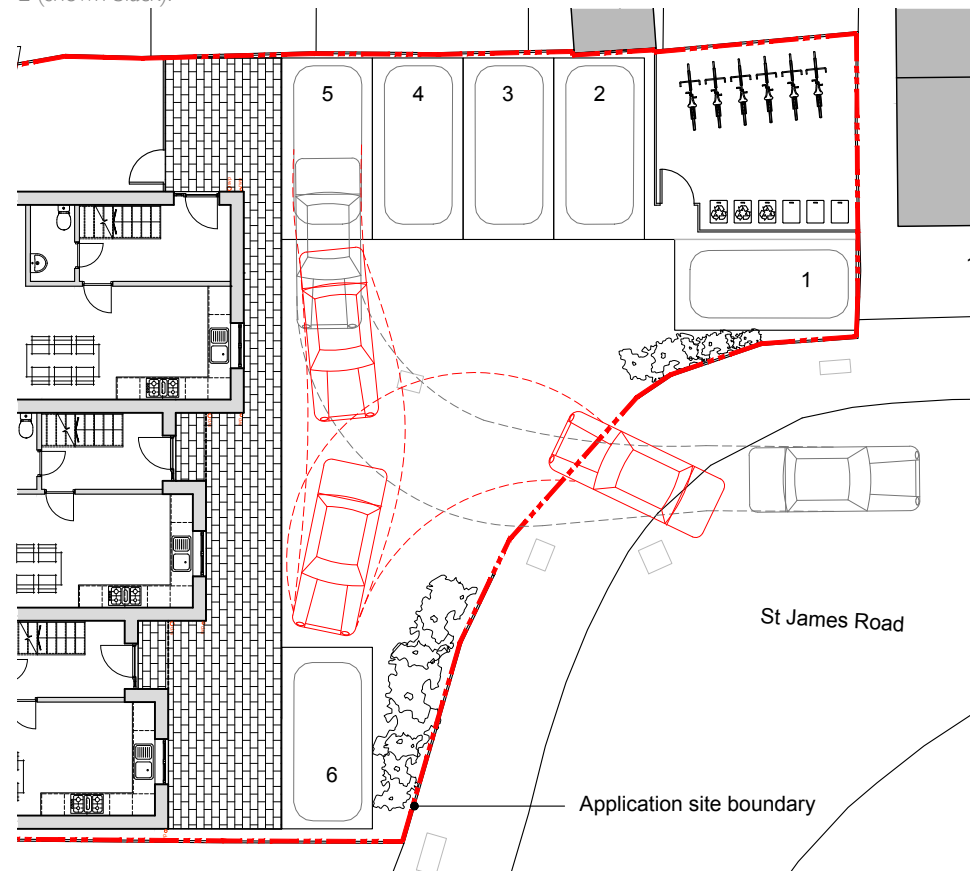


Diagram showing turning circles of a car driving into parking bay 5 (shown red) & exiting parking bay 5 (shown black).

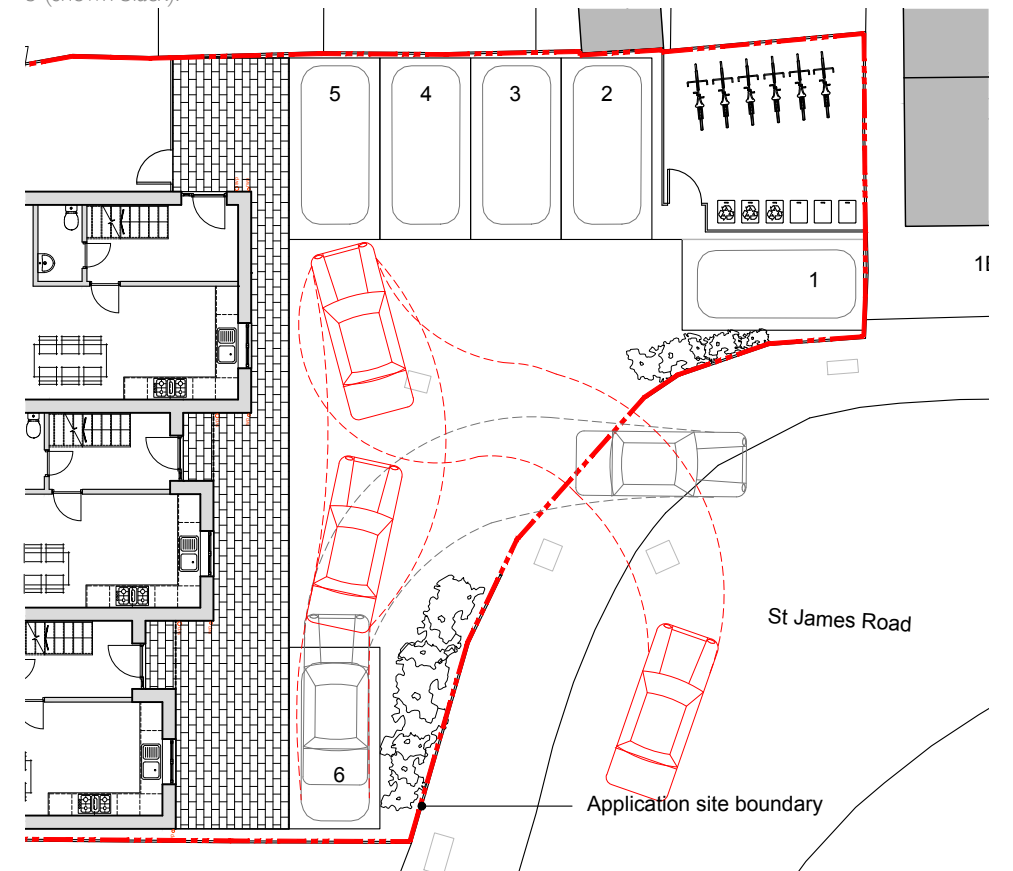
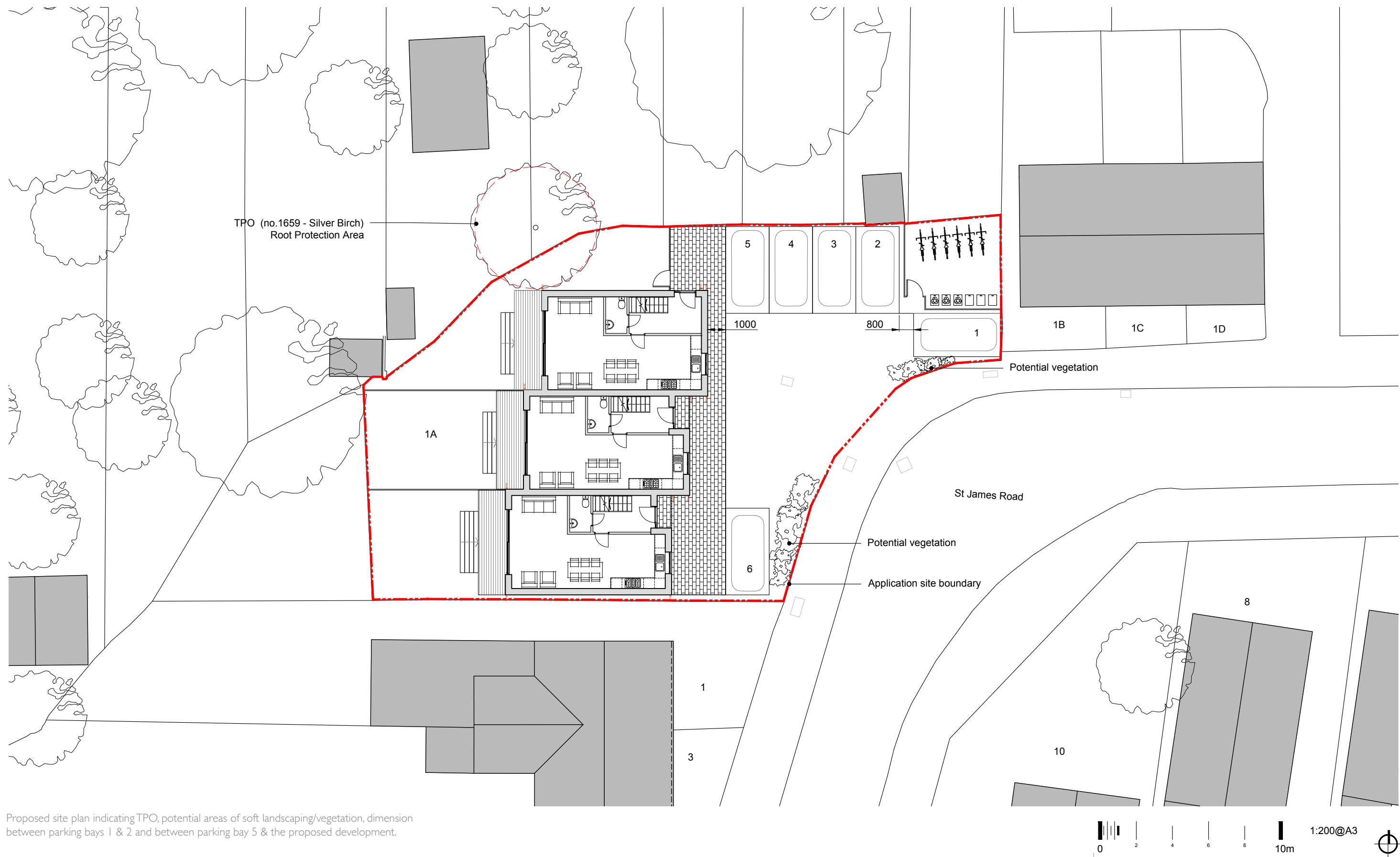


Diagram showing turning circles of a car driving into parking bay 6 (shown red) & exiting parking bay 6 (shown black).



Proposed site plan indicating TPO, potential areas of soft landscaping/vegetation, dimension between parking bays 1 & 2 and between parking bay 5 & the proposed development.