

Comments by the applicant's agent in red below.

Consultee Comments for Planning Application APP/19/01030

Application Summary

Application Number: APP/19/01030

Address: 10A The Pallant, Havant, PO9 1BE

Proposal: Demolition of existing building on 10A, The Pallant and adjacent existing building remaining to the rear of 11 East Street; Erection of 2No. 3 bed Town Houses , plus 1No. 1 bed flat and 1No. 2bed maisonette.

Case Officer: Lewis Oliver

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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

Email: landscape@havant.gov.uk

On Behalf Of: Landscape Team

Comments

Planning Application APP/19/01030 10A The Pallant, Havant, PO9 1BE

Demolition of existing building on 10A, The Pallant and adjacent existing building remaining to the rear of 11 East Street; Erection of 2No. 3 bed Town Houses , plus 1No. 1 bed flat and 1No. 2bed maisonette.

From a landscape perspective we have the following comments:

- The soft landscaping proposals of solely grass is not deemed acceptable, there is insufficient light for the grass to survive. We require a soft landscaping scheme which consists of shrubs, herbaceous planting, trees, bulbs etc. that are appropriate for the proposed location and conditions.

This will be addressed by amending the landscape drawing next week.

- The development is situated within the heart of the conservation area of Snt faiths as such the building façade and materials specifications needs to reflect the existing character. The use of cream render is not deemed acceptable and we would want to see a weathered red brick with grey brick detailing to reflect the historical character.

We have specified the following materials to match those proposed for 9, East Street, and houses on land to the rear of 11, East Street previously approved – all schemes will form part of the same comprehensive development in this part of the Town centre Conservation Area:

- 1. Roof – Sandtoft plain tiles with matching bonnet hip tiles.**
- 2. Walls – Ibstock Hamsey Mixed facing bricks with contrasting dentil soldiers at eaves and verge details.**

3. Walls – As indicated there are some areas of render to break up the massing to match those areas of rendering on the previously approved schemes on nos. 9, and 11, East Street to provide a comprehensive and cohesive townscape.

- The use of Saxon paving as a border/trim to the car parking area is not deemed acceptable as it will fail should any vehicle over run the car parking bay. All the hard landscaping within and abutting the car parking areas should be appropriate for vehicular traffic. We would recommend the used of setts or cobbles,

The landscape plan for nos. 9 and 11 East Street also show the Saxon paving edging as previously submitted – we have yet to submit for discharge of conditions. If Saxon is not acceptable for the reasons described above, we would offer fully tarmaced (porous) surfacing throughout

- We require further details submitted in relation to the raised bed planters consisting of elevations and material specification.

- Details of the lighting strategy need to be provided.

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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 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.

Presumably all of the above issues can be contained within a conditional approval to be dealt with in tandem with nos. 9 & 11 East Street in due course.

Kind regards,
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