

Consultee Comments for Planning Application APP/19/00911

Application Summary

Application Number: APP/19/00911

Address: 1A St James Road, Emsworth, PO10 7DN

Proposal: Demolition of existing bungalow. Erection of 3No. 3bed dwellings with parking and cycle storage.

Case Officer: David Eaves

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

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Demolition of existing bungalow. Erection of 3No. 3bed dwellings with parking and cycle storage.

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.
- 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.
- 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.
- 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.
- There is a lack of soft landscaping to the site frontage which will result in an over dominance of hard landscaping.
- 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.

- 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.

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.
- 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.
- 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.

Kind regards,

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