

Consultee Comments for Planning Application APP/19/00623

Application Summary

Application Number: APP/19/00623

Address: Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Proposal: Retain the existing 'Fowley Cottage' dwelling and construction of 6No. 5 bed detached dwellings, two on the Warblington Road frontage and four to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4 and 6 to be taken off Curlew Close.

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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

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On Behalf Of: Landscape Team

Comments

Planning Application APP/19/00623 Fowley Cottage, 46 Warblington Road, Emsworth, PO10 7HH

Retain the existing 'Fowley Cottage' dwelling and construction of 6No. 5 bed detached dwellings, two on the Warblington Road frontage and four to the rear garden area. Access to Plot 5 to be taken off Warblington Road, access to Plots 1-4 and 6 to be taken off Curlew Close.

From a landscape perspective we have the following comments:

- The application site includes numerous trees of substantial size and some with Preservation Orders. The submitted site plan proposes built-form within or in close tree Root Protection Areas. An Arboricultural Impact Assessment with site-specific method statements for any proposed encroachment of tree Root Protection Areas to the satisfaction of the HBC Arboricultural Officer is required.
- There is a lack of clarity in relation to the design intent of the existing trees, the proposed site plan drawing no 15048-RFT-00-ZZ-DR-A-0121-S1 illustrates the retention of the TPO trees on the western boundary whereas the landscape strategy drawing no. 2067-TF-00-00-SK-L-0001 02 illustrates the removal of these TPO trees, this ambiguity need to be clarified.
- Retention of the existing boundary treatment along the southern boundary (including the split-rail timber fencing) for consistency with the adjacent properties is desirable.
- Preservation of the open landscape character to the southern part of the site will help to mitigate long distance views from the harbour and reduce the impact on the adjacent coastal path.

We require the following drawing to be submitted

- A detailed 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 tree pit details, specification schedules, comprising plant size, number and density, as well as, the proposed planting implementation programme.
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise a range of coloured and textured surfacing treatments, which identify:
 - finished levels
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or kerb detail / type
 - retaining structures or steps
- 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 walling / fencing or other type of enclosure and associated gates.

Kind regards,

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