

Consultee Comments for Planning Application APP/17/01243

Application Summary

Application Number: APP/17/01243

Address: 208 London Road, Waterlooville, PO7 7AN

Proposal: Erection of a single storey building to accommodate a nursery for a maximum number of 78 children including outside play area together with formation of car park, provision of boundary treatment and landscaping and alterations to existing pedestrian and vehicular accesses following demolition of existing house.

Case Officer: Rachael McMurray

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

APP/17/01243 | Erection of a single storey building to accommodate a nursery for a maximum number of 78 children including outside play area together with formation of car park, provision of boundary treatment and landscaping and alterations to existing pedestrian and vehicular accesses following demolition of existing house. | 208 London Road, Waterlooville, PO7 7AN

From a landscape perspective we do not object to the principal of this development, however we have the following comments:

- The proposal of a 1.8m wire mesh fence that abuts to the boundary on London road is not deemed acceptable, at present the streetscape vernacular consists of low height brick walls. Whilst we appreciate this solution alone would not provide sufficient security for the nursery, an option could be to have a low wall with appropriate railings on top that are suitable for a nursery. The submitted boundary treatment proposals are contrary to planning policy CS16 as it does not respond positively with existing local character features.

- The site plan indicates the retention of trees within the site, however we have concerns with the proximity of the development to the root protection areas (RPA) of the existing trees. In particular the tree that is located to the north west corner is a concern. The construction process of excavation and the instatement of foundations will have a detrimental impact on the root systems and could damage and/or create instability making the tree unsafe. We would not want to see the reduction of trees within the site, as such mitigation measures should be put in place to retain the trees or establish a soft landscaping scheme that replaces any removed trees.

- The building form and design does not harmonise with the existing local context. Whilst we grant that the adjacent buildings are varied in form, we feel that the skillion and lean-to design of the roof would not positively integrate with neighbouring buildings. A landscape scheme that creates a visual buffer along London road would help to soften view onto the site.
- The streetscape on London road has a consistent feature of trees and vegetation creating a landscape buffer from the highway and the buildings. As such any proposals should reflect this character, this could help to soften the development into the landscape.
- There is insufficient information on hard surfacing and soft landscaping.
- There is a lack of information in relation to the proposed building materials to understand how the develop will affect the current streetscape.

As such we would require the following for submission.

- 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.
- 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.
- 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 threshold detail / type
- 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 streetscape.

Kind Regards,

Harry Mitchell

Landscape Architect

Havant Borough Council

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