

Consultee Comments for Planning Application APP/17/00311

Application Summary

Application Number: APP/17/00311

Address: 188-190 Sea Front, Hayling Island, PO11 9HT

Proposal: Demolition of 2No. detached houses at No's 190 and 188 Sea Front. Erection of a new building and annexe at No. 190 with the main building providing 11no units and 2no. units in the annexe. Erection of a new building at No. 188 Sea Front providing 5no. units. 18 units in total.

Associated landscaping, access, parking to provide 32no. spaces, cycle parking for each building providing 1no.space per unit and bin stores for each building. (Approved 12.10.17). Discharge of condition No/s 3, 4, 5 ,8 ,9, 10 and 15. (13.3.18).

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

Planning Application APP/17/00311 188-190 Sea Front, Hayling Island, PO11 9HT

Demolition of 2No. detached houses at No's 190 and 188 Sea Front. Erection of a new building and annexe at No. 190 with the main building providing 11no units and 2no. units in the annexe. Erection of a new building at No. 188 Sea Front providing 5no. units. 18 units in total. Associated landscaping, access, parking to provide 32no. spaces, cycle parking for each building providing 1no.space per unit and bin stores for each building. (Approved 12.10.17). Discharge of condition No/s 3, 4, 5 ,8 ,9, 10 and 15. (13.3.18).

From a landscape perspective we have the following comments in relation to the discharge of conditions:

Condition 8 soft landscaping

- There are a number of proposed planting areas with insufficient space to allow for successful growth. Areas of particular concern include the proposed bed of 30 no. Cotoneaster micro on the east of the access from to the rear car parking, the strip of broadleaf hedging on the west of the front car park and the planting bed with 20 no. Lavandula hidcote which is located on the to the north of the western building. All proposed planting areas should allow sufficient space for the plants to successfully grow to maturity.

Condition 9 boundary details

- The submitted documents in relation to boundary details do not give adequate information on what is proposed for the whole site. At present the site plan only indicates the acoustic fencing to the north of the site, furthermore the leaders suggest that the acoustic fencing is outside the site boundary.

Boundary details requiring submission for all boundary treatments 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.

Condition 10 Hard landscaping

- The external works details drawing no 403820 200P1 does not clearly demonstrate the location of the proposed hard surfacing. The key suggests hatching for a plan which is not evident. We require a hard landscaping drawing that clearly indicates what is proposed on all areas of hard surfacing for the development in relation to the site plan.

Kind regards,

Harry Mitchell
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