

Consultee Comments for Planning Application APP/17/00529

Application Summary

Application Number: APP/17/00529

Address: 380 Sea Front, Hayling Island, PO11 0BD

Proposal: Erection of 13 residential apartments including parking and landscaping following demolition of existing building.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: Landscape Team

Comments

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The HBC Landscape Team raise no objection to the principle of development.

i) Existing Trees

T21 T25 (Monterey Cypress, Monterey Pine and Holm Oak) and T32 T36 (Monterey Cypress and Yew) are all mature, attractive trees that contribute significant visual amenity to the Open Coastal Plain associated with Hayling Sea Front. The majority of these trees are proposed for retention within the scope of the submitted application and it is acknowledged that they afford significant screening benefit. The recommended removal of T32 on arboricultural grounds is disappointing the merit of this I leave to the Councils Arboricultural Officer.

Although the rear site trees are far less visible from publicly accessible areas, there is no doubt that they afford a significant screening benefit for adjacent residential properties and will equally contribute an attractive, established landscape setting for prospective residents. From a landscape perspective, the proposed retention of these trees is strongly supported.

T26 (Lime) and T27 (Sycamore) are both positioned in particularly close proximity to the existing building with some existing conflict between the extent of canopy and eastern façade / gutter and roof. This proximity appears similar for the proposed built-form, but the issue of adequate space for safe construction and tree protection I leave to the Councils Arboricultural Officer. The screening benefit that both trees afford to adjacent residents must not be disregarded.

The indicated provision for replacement tree planting is considered proportionate to trees proposed for removal and has the potential to benefit species and age diversity. A soft landscape

condition and a landscape management plan condition are recommended. There should be specific focus on the enhancement of screening longevity and amenity benefit for all residents.

The existing Tree Preservation Order associated with these frontage trees is considered essential to protect against any future pressure to fell e.g. residents seeking an enhanced sea view.

ii) Proposed Built-form Height / Mass

There is no doubt that substantial retention of the existing trees will help to mitigate the visual impact of the built-form. Although there is a precedent for four storey built-form in close proximity, the elevated topography of the site does accentuate the height of this application. The issue is deemed particularly sensitive precisely because the site directly abuts the Hayling Seafront a prime leisure / tourism amenity, which comprises a landscape of particular character and ecological significance.

Compared with neighbouring plot widths further east and west, the proposed application site effectively comprises a double width plot with this in mind, a larger mass of built form is not considered unreasonable and is balanced by a generous retained proportion of mature soft landscape.

Proposed elevations indicate façade material variations that avoid a single material expanse are considered appropriate. Equally appropriate are the proposed lighter colour materials for the receded fourth storey. A quality approach to material selection and design detailing will be particularly important to this aspect of the application and appropriate conditions pursuant to this are recommended.

iii) Site Layout

There are no adverse comments associated with the proposed site layout. The proposed pedestrian route will require careful coordination between proposed levels and root protection areas. Frontage proposals will need to be appropriate to the local vernacular a combined fence / wall with associated screen planting would be deemed acceptable. Planning conditions pursuant to detailed site levels and boundary treatments are recommended.

Kind Regards

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