

Consultee Comments for Planning Application APP/17/00211

Application Summary

Application Number: APP/17/00211

Address: 60 Kings Road, Emsworth, PO10 7HW

Proposal: Erection of single storey and two storey rear extensions, front first floor projection, front roof alteration, first floor side window, erection of porch to side elevation and alterations to front canopy.

Case Officer: Tina Pickup

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

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Landscape comments regarding the above application comprise:

- A requirement for a 3 no. bay garage, providing 6 no. parking spaces for a 4 bedroom house seems rather excessive. From a building scale and massing perspective, the garage proposal is not proportionate to the adjoining dwelling or the site it occupies.
- The existing vehicle access is not sufficient for this proposed layout arrangement, yet the application form states no proposal for access alteration. There does not appear enough space for vehicles to manoeuvre on site and we are also concerned about pedestrian safety implications of vehicles reversing on to Kings Rd with limited visibility.
- The existing mature hedging to the site boundary contributes to the quality of the Kings Road streetscape character, which provides screening benefit to the existing dwelling. The submitted block and location plans show a proposed sliding gate with no further information of material, form or construction detailing. The proposed access (and indeed potential increase of access required for highway safety) is likely to have a detrimental impact on the existing hedgerow, which has not been sufficiently addressed.
- The proposed sedum roof is deemed a positive feature of the application whilst it is unlikely to be visible from much of the local area, it may offer some local biodiversity benefit.

Please feel free to contact me should you have any queries.

Best regards,

Harry Mitchell

Landscape Architect

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