

Consultee Comments for Planning Application APP/17/00320

Application Summary

Application Number: APP/17/00320

Address: Rear of 70 Havant Road, Hayling Island

Proposal: Erection of 3No. 4 bed detached houses with associated garages. (Revised application.)

Case Officer: Daphney Haywood

Consultee Details

Name: Consultee Landscape Civil Engineering & Landscape Team

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On Behalf Of: FAO Landscape Team, Technical Services

Comments

Planning Application APP/17/00320 Rear of 70 Havant Road, Hayling Island

HBC Landscape Team objects to the above application because the proposals are deemed contrary to Havant Borough Core Strategy Policies CS11 and CS16.

Similar to the previously submitted application for this site, the proposed suburban style cul-de-sac within an existing garden curtilage diminishes:

- the established landscape setting of Grade II Listed Buildings
- the distinctive, linear settlement pattern of Stoke

The 3no proposed dwellings are disproportionally large for each attributed plot setting - a distinctly suburban characteristic, which is further compounded by a uniformity of architectural style, oblique building orientation and a proliferation of garages and poorly screened boundary fencing that are deemed inappropriate to the local character.

I note the existing northern and eastern site boundaries comprise dense, established vegetation that is not reflected within the site plans or visuals provided. The topographical survey lacks sufficient scope to encompass the whole site and the submitted application lacks any arboricultural or ecological appraisal. It is not clear if this perimeter vegetation is to be retained or removed? Given the close proximity of 2no garages to the eastern boundary and dwelling directly abutting the northern boundary, however, it is unlikely this established linear landscape feature will remain intact. Loss of this boundary vegetation is not deemed acceptable from a landscape character or visual impact perspective. I further anticipate concerns would be raised on ecological grounds.

The proposed vehicular access will afford view into the site of the development, with only limited scope for remedial soft landscape planting to mitigate views. The hard margin alongside the

access road is only a metre in width is this an intended footway? The driveway access for the two rear garden garages (abutting the eastern site boundary) appear too narrow for vehicular access and lack required provision for turning.

The application proposes a substantial increase of built-form and hard surfacing to an area known to have a high water table that comprises clay soil. The implications for surface water drainage will require appropriate investigation and provision for mitigation.

Regards

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