

Consultee Comments for Planning Application APP/17/00223

Application Summary

Application Number: APP/17/00223

Address: The Manor, Edward Gardens, Havant, PO9 3JJ

Proposal: Construction of 1No. four bedroom detached dwelling and detached triple garage and access from Edward Gardens, with associated soft and hard landscaping.

Case Officer: David Eaves

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/17/00223 The Manor, Edward Gardens, Havant, PO9 3JJ,

We confirm a landscape objection to this application for the following reasons:

- Contrary to CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough Clause 1, the proposed application will have an adverse impact on the local landscape character, particularly the gardens and associated landscape setting of a Grade 2 Listed building. The proposed application is contrary to the Havant borough townscape and seascape character assessment landscape and built from strategy and guidelines for Historic Bedhampton, which states Infill development should be avoided within the historic core to retain a low density vegetated character of the landscape. Furthermore, this document also identifies an issue where Settings of listed buildings could be affected by further infill development. The fact that The construction of one modern house within the boundary of the Manor House, together with four more immediately to its north, has seriously compromised both its setting and its relationship to the Church identifies where damage to the landscape character has already occurred this important historical asset requires protection from any further impact.

- The proposals also are in conflict with CS11 Protecting and Enhancing the Special Environment and Heritage of Havant Borough Clause 4, which states Planning permission will be granted for development that: Protects and where appropriate enhances the boroughs statutory and non-statutory heritage designations by appropriately managing development in of adjacent to conservation areas, listed buildings, scheduled monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest. The proposals are not deemed to enhance rather they will diminish this statutory heritage designation and adversely impact the local historic landscape character. We are particularly concerned that the proposals

disconnect the Grade 2 listed manor house from the Grade 2 listed Manor house wall.

- We are concerned at the proximity of the proposals relative to the Grade 2 listed wall and proposed vegetation removal both having the potential to compromise the structural integrity of the Grade 2 listed wall.

Please contact me should you have any queries.

Best regards,

Harry Mitchell

Landscape Architect

Telephone 02392 02392 446 521

Email harry.mitchell@havant.gov.uk