

Consultee Comments for Planning Application APP/16/01271

Application Summary

Application Number: APP/16/01271

Address: Rear of 70 Havant Road, Hayling Island, PO11 0LH

Proposal: Erection of 1No. three bed and 3No. four bed two storey detached houses with associated garages.

Case Officer: Daphney Haywood

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

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I confirm a landscape objection to the application because the proposals are deemed contrary to Havant Borough Core Strategy Policies CS11 and CS16.

Stoke is a distinctly linear settlement, with dwellings of traditional construction and perpendicular orientation to the Havant Road. The application site proposes residential development infill to the garden curtilage associated with a Grade II Listed building, which lies within Landscape Character Type I: Enclosed Lower Harbour Plain and Landscape Character Area 30: Stoke and north-west Hayling (Havant Borough Townscape, Landscape, and Seascape Character Assessment).

The built form and development guidelines for these character areas that are relevant to this application comprise:

- Redevelopment of vernacular buildings should be sensitive to their size, scale and location and avoid loss of character.
- The setting of historic buildings, whether listed or not, should be protected when considering applications for new development.

The proposals demonstrate some sensitivity in terms of the three bed dwelling with a parity of scale, orientation and architectural style to the Grade II Listed Cottrell Farmhouse.

Conversely, the three proposed plots within the rear curtilage of the Listed Farmhouse comprise larger dwellings of suburban architectural style and orientation, which will erode the identified linear settlement pattern and adversely impact the attractive landscape setting currently associated with the Listed Farmhouse.

I am concerned the discord of the proposals by comparison with the existing local character is only further exacerbated by the numerous detached garages and closeboard fencing lengths that contributes a somewhat cramped, cluttered appearance.

The proposed vehicular access, associated visibility splay requirement and parking provision for fourteen cars (to comply with the current parking SPD) will require substantial vegetation removal with only limited scope for remedial soft landscape planting to mitigate views into the site from the Havant Road.

The application lacks sufficient historic mapping detail or documentary evidence to support the Listed Granary relocation proposal, but I leave my Conservation Colleagues to address this aspect further.

I am concerned 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.

Kind Regards

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