

Consultee Comments for Planning Application APP/24/00246

Application Summary

Application Number: APP/24/00246

Address: Unit 1, Victoria Road, Waterloooville, PO7 7ET

Proposal: Outline application following demolition of the existing bungalow and commercial property; construction of 22 one and two bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping.

Case Officer: Arleta Miszewska

Consultee Details

Name: Consultee Landscape Architect

Address: Public Service Plaza, Civic Centre Road, Havant PO9 2AX

Email: Not Available

On Behalf Of: Landscape Team, Havant Borough Council

Comments

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Outline application following demolition of the existing bungalow and commercial property construction of 22 one and two bedroom apartments with refuse and cycle storage, car parking and soft and hard landscaping.

From a landscape perspective we do not object to the principal of the redevelopment of this site, however we have the following comments:

- The proposals are considered to be over development of a small site, which is to the detriment of its layout, parking provisions, relationship with existing buildings and will be too over imposing in its current form.
- The proposed 4 storey unit would require a Back-to-back distance of 28m to be able to comply to HBC design guides, which states In order to maintain a reasonable relationship between new dwellings and neighbouring properties, the following minimum distances should apply: Where a new dwelling or the development is more than two storeys in height an additional four metres per storey should be added to the separation distance e.g. a separation distance of 24 metres is required between the new three storey building and existing two storey dwelling
- There is no precedent for 4 storey units within the adjacent properties, there is however several 3 storey units. As such the development should not exceed 3 stories to be able to comply with HBC policy CS16 which states; Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design: Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot

widths and depths, materials and proportions of windows and doors.

- The site does not provide any amenity space for residents.
- The existing built form is predominately red brick and as such the proposed materials must be in keeping with neighbouring properties.
- It is noted that the site layout does not provide any disabled parking.
- Given the site is located to the rear of existing shops, car parks and commercial units high quality boundary treatments will be key to integrating the site. For clarity the use of galvanised steel security fencing would not be considered appropriate

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council