

Consultee Comments for Planning Application APP/22/01177

Application Summary

Application Number: APP/22/01177

Address: 108 Woodgreen Avenue, Havant, PO9 3EE

Proposal: Erection of 1No. 3bed dwelling with shed, bin storage and parking.

Case Officer: Selina Donophy

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

Planning Application APP/22/01177 108 Woodgreen Avenue, Havant, PO9 3EE

Erection of 1No. 3bed dwelling with shed, bin storage and parking.

From a landscape perspective we have the following comments:

- The amount of private amenity space is deemed to be insufficient. The Havant Borough Council Design Guide Supplementary Planning Document (Dec 2011) states; Where a dwelling faces a blank gable, 10 meters separation distance is required; and Garden length should normally allow 10 meters between the dwelling and the boundary.
- Details of proposed boundary treatments are required for submission to understand the impact on the street character. We have concerns with the impact of a 1.8m high fence/wall will have on the open character of Fraser Road.
- The applicant must demonstrate a biodiversity net gain with this application. Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) will have to deliver at least 10% biodiversity net gain. Given the loss of the 2 no. tree these will need to be replaced and further planting will be required to achieve the net gain.
- Building materials must match existing adjacent dwellings to ensure the development ties in with the existing built form.

Kind regards,

Harry Mitchell CMLI

Chartered Landscape Architect

Havant Borough Council