

Consultee Comments for Planning Application APP/21/00917

Application Summary

Application Number: APP/21/00917

Address: 50 Silvester Road, Waterloooville, PO8 8TL

Proposal: Variation of conditions 2, 4, 6, 7 and 9 of Planning Permission APP/19/00839 relating to changes to roof, elevations, landscaping and a reduction in car port size.

Case Officer: Tina Pickup

Consultee Details

Name: Consultee Landscape Architect

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

Email: harry.mitchell@havant.gov.uk

On Behalf Of: Landscape Team, Havant Borough Council

Comments

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Variation of conditions 2, 4, 6, 7 and 9 of Planning Permission APP/19/00839 relating to changes to roof, elevations, landscaping and a reduction in car port size.

From a landscape perspective we have the following comments in relation to the variation of the above conditions:

Condition 2:

- Having reviewed the amended elevation drawing no. 21/156/06 in relation to the approved drawing no. 15/10/17 it appears that the pitch of the roof has increased from 3.4m to 4.5m. Given the application is a backland development this increase in height coupled with the removal of the sedum roof would be too dominant on contrary to HBC design guides which states Backland sites are generally landlocked, such as rear gardens and private open space and therefore by their nature are largely out of view. The proposed development should therefore not dominate in terms of mass or height

Condition 4

- The submitted landscape plan drawing no. LS1 is unclear in relation to the proposed hard surface treatments. The legend and the hatching do not match and we require clarity on all proposed materials as stated in the condition. The approved drawing no. 1051-5300 proposed a tarmac drive way, however from drawing no. LS1 we can infer that block paving is suggested to the frontage of the new dwelling. Should this be the case we require further details on any amended materials such as type, colour, laying bond and manufacturer.

Condition 6

- The soft landscaping has been amended and is now proposing a cherry tree within the sewer easement zone. This could be an issue and as such we recommend reverting to the proposed specimen shrub.

Condition 9:

- The removal of the sedum roof is deemed to be detrimental to the bio-diversity of the scheme. Furthermore the sedum roof softened the visual impact of the development to neighbouring properties and removal at this stage is considered a negative amendment.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council