

Consultee Comments for Planning Application APP/16/00713

Application Summary

Application Number: APP/16/00713

Address: 3 Victoria Road, Emsworth, PO10 7NH

Proposal: 2No. (3 bedroom) dwellings within curtilage of 3 Victoria Road utilizing existing vehicular access with driveway to parking area (approved 12/10/2016).|cr|Discharge of Condition No/s 2, 3, 4, 5, 6, 9 and 10 (17/11/2016).

Case Officer: Simon Kennedy

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

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Landscape comments associated with the above application

Condition 6 boundary treatments

The originally approved application documents indicate the rear boundary to 3 Victoria Road comprised a 2.1m height fence with screen planting. The site plan clearly delineates a metre width planted margin separating the proposed rear fence from the proposed parking bays, with a specimen tree planted within the north-western corner of the rear garden.

There is concern that submitted plans pursuant to conditions omits this screen planting.

Reinstatement of this margin is recommended to enhance the fence appearance for prospective residents and to reduce the likelihood of vehicular impact damage to the fence.

It is further noted that screening trellis originally proposed for the retained brick wall adjacent to No. 5 Victoria Road is missing from the drawing and that the rear brick wall is to be replaced with new fencing. Please clarify the reasons for these changes to the originally approved proposals and confirm whether this has been agreed with neighbouring landowners.

Condition 9 soft landscape

An amended plan with associated specification (species, number/density and intended supply size) for the landscape margin and specimen tree as described above will be required for discharge of this condition.

Condition 10 hard landscape

There are no adverse comments regarding the proposed hard landscape materials.

Notwithstanding the required layout adjustment to reinstate the landscape screening margin to the rear of No. 5 Victoria Road, I am satisfied this condition can be discharged.

On a related matter, I note the plans do not indicate garden sheds to afford secure storage for cycles.

Kind Regards

Michelle Good CMLI

Senior Landscape Architect

Civil Engineering & Landscape Team

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