

Consultee Comments for Planning Application APP/16/01077

Application Summary

Application Number: APP/16/01077

Address: Eastleigh House, Bartons Road, Havant, PO9 5NA

Proposal: Residential development to provide 10 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building.

Case Officer: Rachael McMurray

Consultee Details

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On Behalf Of: Landscape Team

Comments

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Application Boundary

The redline boundary to the western site perimeter appears to include half of an adjacent, existing means of pedestrian access is this correct? Further ownership clarification, access status and future provision for management is recommended.

Existing Trees

I remain concerned Plot 10 is positioned excessively close to the existing trees (G22, T24 & T25). The submitted Tree Protection Plan identifies a Construction Exclusion Zone (CEZ) adjoining the proposed eastern façade and close to much of the southern façade. There isnt sufficient physical space allowed for construction of this dwelling hence incursion into the CEZ is likely to occur. Foundation construction and below ground service connections will similarly conflict with the defined CEZ. There are further concerns that this excessive proximity will adversely impact prospective residents with over-shading and future build maintenance conflicts increasing future pressure to fell these trees or to seek excessive pruning. Given these concerns and the lack of an Arboricultural Impact Assessment (or any site-specific method statements), it is recommended that Plot 10 be omitted from the application layout.

Close proximity of Plot 3/Garages relative to T1/T2 is also a concern both are maturing Sycamore

with potential for significant future growth that could adversely impact prospective residents. The low branches noted within the Tree Report schedule indicates a potential conflict with proposed fencing lines / height.

The cycle store located within at the southern site perimeter within the CEZ of T31 requires relocation.

Boundary treatments

Submitted boundary wall and fence details comprise a Typical Brick & Flint Panel Wall with timber close board and larch lap panel fencing all at 1.8m height further details associated with each of access gates (manual / electric?) and the timber post/rail fencing (as apparent within the submitted visuals) will also require inclusion. Each proposed boundary type will need to be clearly identified on an associated site plan (including existing retained fencing).

The main entrance comprises two brick wall elements the eastern side within the CEZ associated with T1/T2.

1.8m height close board or larch lap panel fencing at the main entrance is not deemed appropriate. A more visually permeable and welcoming approach (appropriately coordinated with T1/T2) is recommended for the benefit of natural surveillance.

Private amenity space associated with Plot 3 is too detached from the proposed dwelling this area will be significantly over-shaded by T1 and T2 and there are concerns regarding conflict between low branches (noted in the Tree Report) and 1.8m fencing. Further review of the boundary treatments and private amenity space for Plots 3 and 4 is recommended.

It may be appropriate for the submitted boundary proposals to be withdrawn at this stage allowing for further refinement and subsequent resolution by appropriate condition.

Hard landscape

The route / means of access for pedestrians and for cyclists requires clarification it appears they will need to enter the site by using the vehicular route via the double gates?

Adequate means of hard surfacing is required to afford access to the bin collection point on each side of the main entrance gates (which does not conflict with gates when they are open / closed).

Planning condition recommended that will require submission of a fully annotated plan with details to identify levels and hard surfacing material type, product reference, build-up construction, edging, laying bond and colour (including specialist details for construction of surfacing within root protection areas).

Soft landscape

Proposed frontage hedge planting lies outside the application boundary within adopted highway either an alternative boundary treatment can be proposed, or the northern boundary fence line will require adjustment to allow sufficient space (1.5m width minimum) for screen planting within the site ownership boundary.

Betula jacquemontii (10m height x 5m spread) and *Sorbus aria Lutescens* (capable of 10m height x 7m spread) are both indicated with 2m canopy spread in close proximity to proposed dwelling facades these are too large for such restricted locations and may have foundation depth implications. Recommend alternative selection of some smaller alternative species.

There are no adverse comments regarding proposed shrub / perennial planting.

Provision for future site maintenance / management is required (including submission of a management plan).

Kind Regards

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