

Consultee Comments for Planning Application APP/19/00324

Application Summary

Application Number: APP/19/00324

Address: 5-7 Station Road, Hayling Island

Proposal: Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store (11.2.21). Request to discharge condition 4 (4.3.21). Request to discharge conditions 9,10,11,12,13,14,& 15 (27.04.21)

Case Officer: Steve Weaver

Consultee Details

Name: Consultee Landscape Architect

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On Behalf Of: Landscape Team, Havant Borough Council

Comments

Planning Application APP/19/00324 5-7 Station Road, Hayling Island

Demolition of existing dwelling and business units and construction of a 2/3 storey building to provide 19 flats and 2 commercial units with vehicle and bicycle parking and a bin store (11.2.21). Request to discharge condition 4 (4.3.21). Request to discharge conditions 9,10,11,12,13,14,& 15 (27.04.21)

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

Condition 9 external building materials

- We have no adverse comments in relation to the principal of the proposed materials to be used on the building façade. However the material palette drawing no. HOPA-010-P only illustrates the eastern façade and we require details of all aspects of the proposed building.
- We have concerns with the massing of the facing brick on the eastern elevation and this needs to be broken up through detailing and material selection.

Condition 10 soft landscaping

- Insufficient details provided to discharge condition 10
- A soft landscape scheme requiring submission of fully annotated plans at sufficient scale to identify species of individually planted trees, shrubs, hedges, marginal, bulbs and any areas of turfing / seeding. Planting areas should show the locations of different single species groups in relation to one another, and the locations of any individual specimen shrubs. Other information

shall include plant specification schedules, comprising plant size, number and density.

Condition 11 hard landscaping

- Insufficient details provided to discharge condition 11
- Hard landscape details requiring submission of fully annotated plans at sufficient scale that comprise the proposed range of coloured and textured surfacing treatments, which identify:
 - hard surfacing material type / product reference and colour
 - laying bond
 - edging or kerb detail / type
- Paving slabs are not appropriate surface materials for vehicular traffic at site entrances.
- The landscape plan has far too much ambiguity with annotations suggesting multiple options i.e. Triple row of setts or PCC blocks to mark arrivals, proposed small or fastigiate tree. Given that we are looking to discharge the conditions we require a definitive and specific plans.

Condition 12 boundary treatments

- Insufficient details provided to discharge condition 11
- Boundary details requiring submission of fully annotated plans at sufficient scale showing the locations of existing, retained and proposed new boundary treatments, with scaled elevation drawings to show height, design, materials, type and colour of proposed new walling / fencing or other type of enclosure and associated gates.

Condition 13 lighting

- We require product specification on all proposed lighting which must include manufacturer, size and colour.
- We have concerns with the use of climbing plants and the illuminated bollards on the western boundary.

Kind regards,

Harry Mitchell CMLI
Chartered Landscape Architect
Havant Borough Council