

Consultee Comments for Planning Application APP/15/01286

Application Summary

Application Number: APP/15/01286

Address: Land Rear of, 60 - 62 Hazleton Way, Waterlooville, PO8 9BT

Proposal: 3No. 1 bed flats and 1No. 2 bed flat to rear of 60-62 Hazleton Way, Waterlooville.

Case Officer: David Eaves

Consultee Details

Name: Miss Michelle Good

Address: 2 Penner Road, Havant PO9 1QH

Email: michelle.good@havant.gov.uk

On Behalf Of: Landscape Team

Comments

From a design quality perspective, I have several concerns regarding the proposed layout arrangement and setting:

Proposed ground floor unit windows will face an adjacent blank façade, existing timber boundary fencing and proposed brick courtyard walls lacking both an attractive outlook and limiting natural light ingress.

First floor units have a slightly improved outlook across adjacent rear backyards and garages, but they also have windows facing each other across the access steps, which seems of detriment to resident privacy.

Im concerned the staggered placement of the cycle stores at the bottom of the communal access steps will create a lurking opportunity that is not sufficiently overlooked and contrary to secure by design principles.

The application appears largely reliant on existing communal provision that already serves and is well used by the existing retail units and first floor accommodation.

The single additional parking bay will effectively close off an existing means of pedestrian access to the shops. I am unconvinced there is sufficient visibility to safely manoeuvre a vehicle into and out of this space. I recommend that vehicle tracking is undertaken to demonstrate this bay is achievable.

I am concerned the proposed 2no cycle stands adjacent to the shop unit further obstruct pedestrian movement, particular anyone using a wheelchair. How will the shop rear entrance and the ground floor 1 bedroom flat be accessed if cycles are placed in both stands and the additional

parking bay is occupied?

It is not clear how the 8no bin store will function are the bins to be contained or screened? How are the bins to be accessed when the parking bay is in use?