

Recommendation: **GRANT APPROVAL OF RESERVED MATTERS**

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Landscape Team

Original Comments:

Hard landscape details

- a) The granite sett rumble strip needs to accommodate cyclists a central margin of tarmac, or setts laid flush with mortar pointing is required.
- b) The access gate from plot 6 opens on to a plant bed. Instead, I suggest the paving flags just laid adjacent to the gates and rear garden fence. The flags alongside parking bay 15 can be omitted to improve the width of planting bed.
- c) Semi-circular patios are positioned very close to boundary, leaving minimal width for planting establishment. Minimum 0.5m width is required for planting beds. I suggest the patio adjustment to:
 - i) widen the narrow planting bed, or
 - ii) infill with paving to remove the narrow planting area.
- d) Similarly, the very small beds between front entrances for plots 2-3 and 3-4, as well as the tapered planting areas adjacent to parking bays 14 and 15 will be difficult to establish planting (vulnerable to trampling). I suggest the front entrance beds are omitted and that the parking bay beds are squared off to remove the taper point.
- e) No adverse comments regarding the hard material selection.

Soft landscape details

- f) Several trees are proposed less than 2 metres from the building. Even if the foundations are engineered to the appropriate depths or are to be piled, I'm concerned the tree canopy will grow to interfere with the building façade. I suggest some further review of NHBC guidance is required and perhaps use of much smaller, more appropriate plant types / species.
- g) Planting bed adjacent to parking bay no. 14 appears only large enough to accommodate a single Acer (recommend 1 no tree omitted).
- h) No adverse comments regarding the shrub species.

Further Comments:

Further to our earlier discussion regarding the above application, I confirm that the resubmitted drawings sufficiently address all of my comments previously raised.

In order to resolve the neighbouring resident's concerns regarding the close proximity of 2no Sorbus aucuparia 'Sheerwater Seedling' trees to his property (corner of parking area), I recommend these two trees are omitted and replaced with specimen shrubs e.g. 2no Amelanchier lamarckii or Viburnum bodnantense 'Dawn' (10-15L size containerised plants).

Officer Comment: A condition is recommended in relation to the alternative planting.

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 27

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: 19/02/2016

Number of representations received: 2

Summary:

Boundary treatment concern

Concern over tree planting close to property

Comment:

The boundary treatment is subject to a separate planning condition and a suitable fence has now been provided. The tree issue is addressed by the imposition of a condition to require alternative planting.

7 **Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area and new development
- (iii) Impact upon residential amenity
- (iv) CIL

(i) Principle of development

The proposal is a Reserved Matters application relating to Landscaping only (all other matters being considered as part of the outline planning application). The principle of development has therefore already been established by outline planning permission reference APP/14/00956.

(ii) Impact upon the character and appearance of the area and new development

The previous consent has established the principle of redevelopment of the site. The landscaping has been amended following consultation with the Council's Landscape Officer and it is considered that the proposal will enhance the proposed development previously granted outline planning permission.

(iii) Impact upon residential amenity

The proposed landscaping should enhance the character of the area and improve the setting of existing nearby residential properties. A condition is recommended to ensure that the proposed planting would not have the potential to impact on nearby residential

properties by the substitution of trees for smaller planting to the rear of the site adjacent to the boundary with residential properties.

(iv) CIL

The application obtained outline consent prior to the introduction of CIL and was subject to other S106 obligations. CIL is not therefore liable in this case.

8 **Conclusion**

In conclusion, the proposed landscaping is considered acceptable subject to the conditions below.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT APPROVAL OF RESERVED MATTERS** for application APP/16/00107

(A) subject to the following conditions

- 1 Notwithstanding the approved plans the 2 No. Sorbus acuparia 'Sheerwater Seedling' trees in the south eastern planting bed shall be replaced by 2no Amelanchier lamarckii or Viburnum bodnantense 'Dawn' (10-15L size containerised plants).

Reason: To ensure that the planting is compatible with adjacent residential properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans as amended by Condition No.1:

Location and Block Plan Drawing No. CFA/FULL/02
Landscape Design Drawing No. 1013-5300 Rev B
Planting Plan Drawing No. 1013-5400 Rev B
Planting Schedule, Specification Details Drawing No. 1013-5401
Landscape Plan Drawing No. 1013-5300 Rev B

Reason: - To ensure provision of a satisfactory development.