

Consultee Comments for Planning Application APP/16/00058

Application Summary

Application Number: APP/16/00058

Address: Plot 2 Land Adjacent to The Retreat, Croft Lane, Hayling Island

Proposal: Reserved matters application for the development of Plot 2 and erection of new garage for existing dwelling utilising access onto Croft Lane following Outline Application APP/13/00277.

Case Officer: Heather Lealan

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

In reviewing this application, I have also referred to the outline application APP/13/00277:

I note the redline boundary doesn't correspond with that of the approved outline application. This reserved matters application shows the proposed dwelling plot enlarged by several metres by encroaching beyond the established site boundary, further northwards into the existing grass Paddock.

The outline application APP/13/00277 included a Design and Access Statement that describes the proposed development as a pair of chalet bungalow style dwellings appropriate in scale to adjacent properties. Indicative floor plans and elevations further demonstrated a proportionate scale with that of the neighbouring property called The Retreat.

Conversely, this reserved matters application proposes an enlarged dwelling footprint, increase of built height with multiple dormer windows and an associated garage / workshop double the size of that originally indicated within the scope of the outline application.

In landscape terms, I am concerned this reserved matters application proposes an increase of plot size and built-form scale beyond that of the original outline application, which may adversely affect the local landscape character.

Should this application be approved, I recommend the following conditions:

- Soft landscape details requiring submission of fully annotated planting plans of sufficient scale to identify finished levels and slope gradients, locations of individually planted trees, areas of shrubs, hedges and grass. Within ornamental planting areas, plans should be sufficiently detailed to 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 planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme.

- Hard landscape details requiring submission of fully annotated plans of sufficient scale to identify finished levels, hard surfacing material type, colour and laying pattern, minor artefact and structures, proposed and existing functional services above and below ground. This should include vehicle tracking as appropriate to demonstrate sufficient provision for turning and access.

- Boundary details requiring submission of proposed boundary and enclosure treatments with access points for the site, which shall include plans showing the locations of existing, retained and proposed new boundary treatments and scaled drawings indicating the positions, height, design, materials, type and colour of proposed new boundary treatments.

Kind Regards

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