

Consultee Comments for Planning Application APP/13/00553

Application Summary

Application Number: APP/13/00553

Address: 151-153 Southwood Road, Hayling Island

Proposal: Construction of one pair of 3 bed semi-detached houses and 1No. 2 bed bungalow with access from Southwood Road (approved 27.09.2013). Request to Discharge Condition Nos. 2, 4, 6, 7, 9 and 11 (11.05.2016).

Case Officer: Simon Kennedy

Consultee Details

Name: Miss Michelle Good (Engineering & Landscape Team)

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On Behalf Of: Landscape Team

Comments

Application No. APP/13/00553

Site Address: 151-153 Southwood Road, Hayling Island

Proposed Development: Construction of one pair of 3 bed semi-detached houses and 1No. 2 bed bungalow with access from Southwood Road (approved 27.09.2013). Request to Discharge Condition Nos. 4, 9 (11.05.2016).

Landscape comments:

Condition 04: Hard landscape

No objection to paving material selection, but I have concerns regarding layout alterations in comparison with the approved application layout (1614/01b) that has implications for Condition 05 and requires resolution before the condition can be discharged:

The site boundary shared with No.151 front garden now proposes existing boundary wall retained (comprises an isolated brick pier with timber closeboard fencing), whereas the approved, preferred layout identifies this boundary as a low brick wall with set back to accommodate the access visibility splay.

The proposed wall/fence rear boundary for No.151 is missing the curved corner feature (offers visibility benefit and scope for a small feature tree). Recommend this is reinstated.

An additional parking bay is included to the rear of No.151, whereas the approved layout comprised soft landscape for screening benefit. Recommend a reasonable size of planting bed is reinstated adjacent to the close board fencing (minimum 1500mm).

The proposed wall/fence (and storage shed?) alongside both parking bays for plot 1 are likely to constrain vehicle access and will be vulnerable to impact. Recommend the boundary treatment (and shed) set back so that passengers can egress onto Saxon paving flags and soft landscape

beds are introduced to ends of the parking bays.

Re: grey 'squares' to the rear gardens of plots 2 and 3 are these storage sheds intended for cycle storage? If so, how is the shed for plot 3 accessed?

Condition 09: Soft landscape

In addition to those comments outlined with implications for soft landscape, I further comment:

No adverse comments regarding the proposed tree species.

Several of the shrubs (and ornamental grass) indicated will grow to a considerable size and are deemed too large for the narrow planting areas shown. Hence, recommend the Hydrangea and Viburnums are substituted for smaller shrub species and climbers e.g. Euonymus Emerald Gaiety, Hebe sutherlandii, Clematis armandii and Parthenocissus henryana. The Stipa is similarly probably best adjusted to a more compact, upright variety e.g. Calamagrostis Karl Foerster.

Trust the above is considered reasonable any queries or concerns, please don't hesitate to call.

Kind Regards

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