

From: Michelle Good
Sent: Tue, 8 Dec 2015 14:40:04 +0000
To: bst shared
Cc: Rachael McMurray
Subject: FW: Acolaid Case APP/15/01308
Attachments: DocConsult04.pdf

Application No. APP/15/01308

Site Address: 9a St Andrews Road, Hayling Island, PO11 9JN

Proposed Development: Change of use from part of domestic garden of 9 St Andrews Road to plot (436m squared) for 3 bedroom detached chalet bungalow.

No landscape objection to the principle of development but having reviewed the submitted information, I have the following comments:

Soft landscape

The existing site is screened by a mature boundary hedge. The application form includes a comment '*fruit trees and hedges which will be retained but pruned*'. I suggest an appropriate survey is required to confirm the existing species, locations, size, what is proposed for retention and means of protection during construction.

I am concerned the proposed layout plan doesn't show any retained vegetation or sufficient provision to accommodate proposed planting. It is important that the proposed development will contribute an appropriate quality of landscape setting and screening benefit.

I recommend a condition for submission of a fully annotated planting plan to identify individually planted trees, shrubs, hedges and any areas of grass. Ornamental 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 planting schedules, noting species, plant sizes and proposed numbers / densities and details of the proposed planting implementation programme.

Hard landscape

The parking area for 3no cars is excessive. I recommend this area is reduced and refined to limit parking for 3no bays with provision of a turning head. Sufficient space is required for planting to the boundary and soft landscape to the plot frontage.

I'm concerned that shingle proposed for the parking and turning area will be prone to transfer onto the public highway by manoeuvring vehicles. If shingle is preferred, then I recommend a block or sett paved transitional margin is required adjacent to the public highway (2m minimum).

I emphasise that vehicles should only be able to access the development via the existing vehicular access point.

Similarly, the extent of flag paving indicated around the proposed dwelling requires some refinement to incorporate some boundary definition and soft landscape treatment.

I recommend a condition requiring submission of a fully annotated plan with details to identify hard surfacing material type, product reference, build-up construction, edging, laying bond and colour.

Boundary treatment

1.8m height timber fencing panels are mentioned within the application form – the proposed extent of this requires clear identification on a drawing, along with confirmation of any existing fencing proposed for retention and proposals for the site frontage.

I recommend a condition requiring submission of a fully annotated plan 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.

If you should have any queries, please don't hesitate to contact me.

Kind Regards

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From: planning.development@havant.gov.uk [mailto:planning.development@havant.gov.uk]
Sent: 25 November 2015 14:20
To: Michelle Good
Subject: Acolaid Case APP/15/01308