

Application No. APP/15/01146

**Site Address: Latchmore House, 99-101 London Road, Cowplain,
Waterlooville, PO8 8XJ**

**Proposed Development: Construction of two-storey extension and mansard
roof to form 5 no. flats**

Existing northern and western site boundaries are well defined by existing hedgerow vegetation. I am concerned the proposed bin store, bike stores and extent of block paving substantially encroach across both hedge lines. Loss of this established screening vegetation will be of considerable detriment to neighbouring resident privacy, as well as, the established character of the landscape setting.

The proposed extension positioned immediately adjacent to the public highway, with a ground level FFL approximately 1 metre below the adjacent public footway and residents car park. On this aspect of the proposal, I have several specific concerns:

- Dwellings along Latchmore Forest Grove are set back a consistent distance from the road frontage behind mature, well vegetated front gardens. This arrangement contributes an attractive, well vegetated vista when viewed from London Road. Conversely, the proposed extension block will interrupt this consistency of building line and adversely impact the attractiveness of this vista.
- The proposed development lacks sufficient provision for an appropriate landscape setting.
- The ground floor apartment lacks an appropriate degree of privacy or attractive outlook from windows.

I anticipate both carparks require tracking and the application of visibility splays to demonstrate the amended car park layouts are appropriate. The 3no parking bays positioned against the proposed extension represent an unacceptable vehicle impact risk – requiring some means of separation to protect the building façade. Presumably there should also be some provision for disabled access parking within the rear 4 bay car park?

A safe, clearly defined pedestrian route from Latchmore Forest Grove via the 7 bay carpark to the Communal stairs is also recommended.

Kind Regards

Michelle Good CMLI
Senior Landscape Architect
Tel: 023 92446 537