

Subject: FW: Acolaid Case APP/15/00728

Application No. APP/15/00728

Site Address: Land to rear of 41-49 Frogmore Lane, Waterloooville
Proposed Development: Outline application for the construction of 4No. detached 3 bed chalet style bungalows with approval for access, appearance, layout and scale with landscaping reserved.
(Revised application.)

In reviewing the above application, it is interesting to note the 'Havant Borough Design Guide Supplementary Planning Document' (Oct 2011) Section 5.2 sets out specific concerns regarding backland development. Issues regarding scale, overlooking and adverse impact on the local character are included a specific issues of concern. Figure 5.7 on page 42 comprises a photograph as an *'Example of an insensitive backland development'* – this image is of Willowside (the very same phase of development that the above application proposes to extend).

Regular spacings between low density dwellings along Frogmore lane allow intermittent views of the existing Willowside development – these are dominated by the recently constructed dwelling facades, garages and fences. Very little provision was made for landscape screening within the space-constrained Willowside, which appears only to have been further eroded by residents blockpaving out their front gardens to accommodate additional vehicular parking. The above submitted application offers very little to prevent reoccurrence of the same issues.

The application site falls within 'LCA2 Waterloooville western suburbs' of the Havant Borough Townscape, Landscape and Seascape Character Assessment document. Key characteristics for this landscape character area make specific mention regarding *'Larger gardens of older properties along Lovedean Lane and Frogmore Lane collectively provide a swathe of vegetation characterised by mature trees'*. I am concerned that the above application proposes development that will have an adverse impact upon this acknowledged key characteristic of the local landscape character.

To conclude – despite the above application comprising buildings of reduced height and density in comparison to the earlier Willowside development, I remain concerned the insensitive roadway / parking / garage dominated layout design demonstrates very little provision for meaningful landscape screening and is likely to have an adverse impact upon the local landscape character. On this basis, I deem the proposals contrary to Core Strategy Policy CS16 High Quality Design.

Kind Regards

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