

Landscape Architect Response

Application No. APP.13.01037

Development: adj. 3 Montgomery Road – renovation of garage for 1 bed apt.

Case Officer: A Wright

Comments by: L. Gilbertson

Date of Comments: Nov 21st 2013

Observation/ Comments:

The site is immediately adjacent the Hayling Billy line- a well used recreational route. Currently the single storey garage (at this time of year) is very visible – the trees are a little sparse in places and the backdrop of the house at no. 3 Montgomery Road and garden character planting sit behind the proposed development plot.

I am concerned about the extension so close to the treed bank of the Hayling Billy line and also that the proposals to increase the roof height would likely create a pruning pressure which is not currently an issue.

From The Billy line the proposal would be very obvious and also quite out of character within the landscape and building character setting.

On the other side is the Fairfield school wooden 'wall' which is site within a large open space and is not so intrusive.

The height of this proposal, especially from the lower level of the Billy line will likely have a negative affect within it's landscape setting because of the proximity to the bank and it's contrasting materials and form.

There is no room for any mitigatory planting within the curtilage of the site.

The LCA supports maintenance of the Billy Line vegetation as stated below:

Landscape and built form strategy and guidelines

The landscape strategy is to **conserve** and **enhance** the local character. The following guidelines apply:

Land management

- o Maintain strong vegetated adjacent character of the Hayling Billy.

The Havant Landscape Character Assessment can be found at

<http://www-old.havant.gov.uk/havant-7364>

See the Hampshire Landscape checklist :

<http://www.hiow.gov.uk/offnet/hlg/47340%20Oce%20Checklist.pdf>