

P/16/1415/DP/A

WARSASH

MR S HEATHORN

AGENT: M2 ARCHITECTURE

DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT 5-BED DWELLING; DETAILS PURSUANT; CONDITION 6 (LANDSCAPING)

DRIFT HOUSE BROOK AVENUE WARSASH SOUTHAMPTON SO31 9HN

Report By

Susannah Emery - Direct Dial 01329 824526

Introduction

In February 2017 the planning committee resolved to grant planning permission for the demolition of the existing dwelling on the site and the erection of a replacement dwelling. At that time Members did not consider the proposed landscaping scheme to be adequate and a planning condition was imposed for the landscaping scheme to be submitted and agreed prior to development proceeding beyond damp proof course level. The landscaping scheme has now been received and is reported to the planning committee for consideration.

Site Description

This application relates to a site to the west side of Brook Avenue which lies on the banks of the River Hamble. The site is located within the countryside and abuts an area which has international recognition and protection for its biodiversity value. The adjoining land to the rear forms part of the Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC) designated at international level; the Solent and Southampton Water Ramsar site designated at a national level; and the Lee-on-the-Solent to Itchen Estuary Site of Special Scientific Interest (SSSI).

The site has been cleared in preparation for development with the majority of landscaping removed from the site and the boundaries with neighbouring properties. A front boundary laurel hedge measuring approx. 3 metres in height has been retained along Brook Avenue. The levels on site slope gradually downhill from east to west with the site survey plan provided with the application showing the difference in levels to be approximately 9 metres from the road to a point towards the end of the rear garden.

Description of Proposal

The landscaping scheme prepared by Hillier Landscapes includes ornamental low level planting immediately to the front and rear of the dwelling, replacement boundary trees and evergreen shrub planting along the southern boundary to restore privacy. A native wildflower meadow is proposed to be planted at the western end of the site adjacent to the waterfront to increase the biodiversity in the area. The centre of the site would be laid to lawn and relatively free from planting with the exception of some sporadic evergreen shrub planting at the lower end of the garden adjacent to the wildflower meadow. The existing laurel hedgerow on the Brook Avenue frontage would be retained and a replacement laurel hedgerow would be planted on the frontage along the boundary with Hamble's Edge.

Relevant Planning History

The following planning history is relevant:

P/16/0421/FP

Demolition of Existing Dwelling & Erection of Replacement Dwelling

REFUSE

13/10/2016

P/16/1415/FP

**Demolition of Existing Dwelling and Erection of Replacement 5-
Bed Dwelling**

APPROVE

23/02/2017

Representations

Three representations have been received raising the following concerns;

- the landscaping is inappropriate and inadequate as replacement for the mature trees and shrubs removed from site
- the planting plan makes no attempt to reduce the effect of the increased size of the house
- the length and height of the replacement hedge along the front boundary with Hamble's Edge is inadequate
- the shrubs proposed on the boundary adjacent to Hamble's Edge are not sufficient to protect privacy and should be replaced with mature trees

Planning Considerations - Key Issues

Officers primary objective with the landscaping scheme was to seek the reinforcement of the site boundaries to the rear of the permitted dwelling with semi- mature native trees to assist in softening the visual appearance of the new dwelling. The properties along this stretch of Brook Avenue tend to have relatively open rear gardens which means the dwellings can be viewed from the River Hamble public footpath but in turn the properties benefit from uninterrupted views of the River Hamble. The boundaries between the properties tend to be well lined with trees and vegetation and provide screening of the properties in long distance oblique views from the public footpath so that the properties are viewed in turn as you move along the footpath.

Since the previous landscaping scheme was considered additional native boundary trees have been added to the scheme resulting in a total of twenty-seven trees to be planted. The species include six Field Maple, one Birch, one Hornbeam, one Hawthorn, one Beech, six Sweet Gum, three Bird Cherry, four Blackthorn, three Oak and three Whitebeam. The initial planting size or maturity of a number of these trees has also been increased since the previous scheme with six of those trees being planted with an initial girth of 18-20cm which gives an approx. height of 5 metres. Nineteen of the trees would be planted with a girth of 10-12cm which gives an approx. height of 3-3.5 metres. The trees are primarily arranged to fill gaps within the boundary line particularly concentrated closer to the dwelling rather than towards the waterfront as this is in keeping with other neighbouring properties. Officers requested that two of the boundary trees were set in slightly from the boundary approximately midway down the garden adjacent to existing trees on the the neighbouring properties. It is considered that the positioning of these trees would create a more dense and natural boundary screen and also create a discrete pinch point within views of the dwelling from the public footpath.

The planting of a replacement hedge to the front of the permitted dwelling adjacent to the boundary with Hamble's Edge has also been sought following recent vegetation clearance. It has been confirmed that this hedgerow would extend behind the permitted garage of Drift House running alongside the detached annexe on the frontage of Hamble's Edge right up to the front of Hamble's Edge. The laurel hedge would be planted at an initial height of 2-2.5m and would consist of one row of plants planted at 600mm centre spacing. A 1.8m close boarded fence has been erected on the boundary between Drift House and Hamble's Edge

and the hedgerow would be planted on the inside of this fence. It is considered that the boundary fence and hedgerow would provide an adequate screen to secure the privacy of the neighbouring property.

Concerns have been raised regarding the privacy afforded to the rear of Hamble's Edge and it has been suggested that additional tree planting should take place on the boundary to the rear of the two properties. The landscaping scheme includes a bed of shrub planting which would sit alongside the indoor swimming pool of Hamble's Edge and the terrace to the rear of this. It is proposed to plant a species of winter flowering evergreen shrub (*Virburnum Tinus* 'Eve Price') to the rear of this bed which grows to 2.5-4 metres in height. It is considered that this would be more appropriate and would provide a better vegetation screen than the planting of trees in close proximity to the dwellings.

The nature of the low level planting and ornamental trees to the front and immediately to the rear of the dwelling is not considered to be of importance having no significant impact on the character or appearance of the surrounding area.

The site at present clearly has a stark appearance but in time Officers are of the view that the comprehensive landscaping scheme should restore the original character of the plot so as to be in keeping with the neighbouring properties. The landscaping could not be expected to screen the replacement dwelling from view but should provide an attractive and verdant setting and Officers consider the landscaping scheme to be acceptable. Once the landscaping is completed the Local Planning Authority can vary the TPO which applies to the site to include those trees which are considered worthy of future protection.

Recommendation

APPROVE;

1. To avoid any doubt over what has been approved, those details consist of the following:

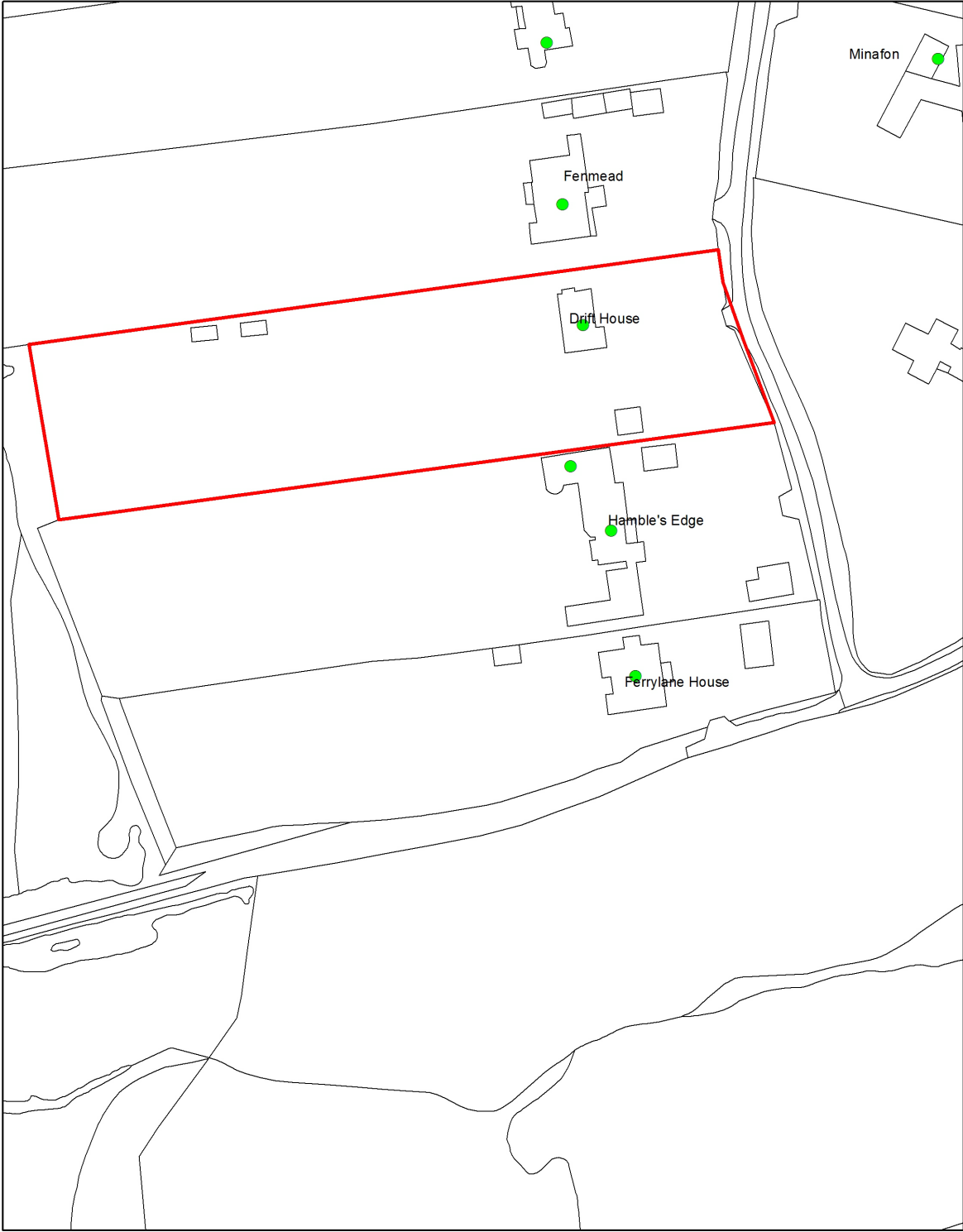
Site Plan - drwg No.4000 Rev E
Planting Plan Scheme & Overview - drwg No. 16054-9 Rev A
Planting Plan Sheet 1 : Beds 1-4 Rev B
Planting Plan Sheet 2: Beds 5-8 Rev C
Planting Plan Sheet 3: Beds 9-11 Rev B
Planting Plan Sheet 4: Area 12 Rev C
Planting Plan Sheet 5: Area 13 Rev C
Planting Plan Sheet 6 : Area 14-16 Rev B
Planting Plan Sheet 6: Wildflower Meadow
Planting Plan Sheet 8: Areas 17 & 18
Landscape Specification & Management 28 July 2017
Drift House Plant Schedule (29 June 2017)

Background Papers

P/16/1415/FP

FAREHAM

BOROUGH COUNCIL



Drift House, Brook Avenue
Scale 1:2500



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