

BN/75/19/PL - Land adjacent to Cherry Trees, Lake Lane, Barnham PO22 0AD

Landscape & visual amenity

- The site sits to the side of the property Cherry Trees currently forming part of its garden and is visible from the street. The proposed development is an infill of 1 house between Cherry Trees and the adjacent property.
- The neighbouring properties to the side and to some extent the rear will be visually impacted by the construction of a new property. While the views from the street can be mitigated with tree and shrub planting the proximity of the new house to the adjacent neighbouring property is such that there is insufficient space to include planting for visual screening and privacy.
- The proposed hedge species on the Site Plan is not the same as the species listed in the Plant Schedule. The Site Plan does not currently show existing trees or areas of shrub planting and which would be retained or removed as part of the development.

Arboriculture impact assessment

- A separate response has been provided by the Tree Officer.

Public open space and play provision

- The number of dwellings being proposed on the site do not trigger the requirement for public open space or play area contributions.

Recommendations:

- Due to the proximity of the proposed dwelling to the neighbouring properties and the inability to provide a suitable screening buffer I would not recommend this application for approval.
- Should the application be approved however a landscape plan would need to be provided detailing existing trees to be retained and removed and proposed landscape planting, showing densities and size when planted. Clarity is required on the actual hedge species proposed at the front of the property.