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| **From:** | Massey, Steven |
| **To:** | Johnston, Christopher |
| **Cc:** | Planning (SMDC) |
| **Subject:** | DOC/2016/0122 - Toplands, Sytch Road, Brown Edge (landscaping) |
| **Date:** | 30 January 2017 16:15:23 |

Chris,

I have the following comments on this application:

The application is seeking to discharge (amongst others) Condition 8 of planning permission SMD/2016/0031 (demolition of existing bungalow and erection of new detached dwelling).

As a landscaping scheme this is very basic and minimal, although it must be said that this is probably a site/application where it is not strictly necessary or appropriate for the local planning authority to dictate/control layout and treatment of a modest private garden of a single dwelling. The development lies within a continuously built up streetscene within the village, and there is no requirement for the development to be "screened" from views from Sytch Road

The submitted plan confirms retention of existing hedge/shrubs along the side (north-west) boundary and existing small trees along the rear (south-west) boundary, which is appropriate.

The frontage is given over to vehicle parking and turning space, leaving no opportunity for new planting, although the plan confirms (as required by Condition 4) retention of the existing stone wall to the front boundary.

I question why anyone would want c.20 square metres of just Laurel and/or Lavender within a standard private garden (this being the only proposed new planting on the landscaping plan), but wonder if this is aimed at screening views of existing agricultural-type building to the south from within the application site? If so, Lavender is not up to the job as it is too low-growing, but they may anyway be better rationalising this planting to a new hedge and appropriate trees if they want effective screening. But either way, given the proposal for a 1.8m close board fence to the rear and south-east side boundaries, any planting, or absence of planting, within the rear garden is not really our concern.

It is noted that the proposed 1.8m fence along the side boundary appears to extend all the way to the road frontage, and this could well be visually intrusive and inappropriate. If any fence is needed at all along the side of the front garden area (Google Streetview images show a well maintained hedge – is this still there?) I'd suggest this should be no higher than 1.0 – 1.2m to be generally in keeping with boundaries separating front gardens in the area.

**Steve Massey**

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