From: Steve Massey
Sent: 26 May 2023 10:13
To: Hollins, Hannah
Cc: Planning Comments (SMDC)
Subject: DOC/2023/0022 - Land adjacent to 40 The Green, Kingsley

Categories:

Hannah

Due to the proximity of the dwelling to the highway, the requirement for hardsurfaced vehicle access drive, and the restrictive Condition 9 of the planning permission SMD/2019/0230 which limits the height of anything along the site frontage, there is no realistic opportunity for soft landscaping of the actual frontage. However, this is in keeping with many of the existing properties at The Green, comprising traditional terraces straight onto the pavement or with a very small forecourt accommodating nothing more than the odd pot plant.

Notwithstanding this, the applicant has submitted a landscaping scheme (Rees Architectural Design Drg. No. R0314-001), which in fact would provide 5 new trees in the rear garden (of native species for biodiversity enhancement) and due to the large open front/side garden to the adjacent property 34 The Green, these new trees would be in view from the road and would quickly make a good contribution to greening the streetscene. The landscaping scheme also confirms retention of existing boundary hedges where present (some are off site anyway), and would also provide some ornamental shrub borders in the rear garden which are actually more for the benefit of the garden/occupiers rather than of any wider public amenity value.

The proposed landscaping scheme is appropriate to the site and layout, and is acceptably specified.

This landscaping scheme can be approved to discharge Condition 4 of planning permission SMD/2019/0230. Condition 4 already provides for implementation and maintenance of the landscaping scheme once approved, so no further conditions or obligations are required to be imposed in this regard.

Steve Massey

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