

Planning Statement for revised and second retrospective approval application of side extension at Hayling Garage 2-4 Church Road Hayling Island Hampshire PO110NT

This document has been produced to try and address the two reasons for refusal given in the first planning application APP/20/00032 and to give the background to the construction of a side extension on the above property without planning permission.

First Reason for refusal

“Development of the site in the manner proposed would not provide adequate provision of car parking in accordance with the Local Planning Authority's adopted standards and would therefore encourage the parking of vehicles on the public highway, leading to indiscriminate parking, detrimental to highway amenity. The proposal is therefore contrary to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the adopted Parking SPD 2016 and the National Planning Policy Framework”

The site has been re arranged to provide 5 new parking spaces at the front of the property for staff and customer parking as per the requirements for the addition of a new service bay and two full time staff. This is as per table 9 of the HBC Parking Supplementary planning document July 2016. These spaces will be achieved by the removal of 5 sales spaces and their replacement with clearly defined and marked customer and staff parking bays

Second reason for refusal

“The proposed side extension, by virtue of its position, design and visibility from both Church Road and Tournerbury Avenue , is considered overly bulky and harmful to the character of this mainly residential area. The proposal is therefore considered to harm the visual appearance of the streetscene and the proposed development would, therefore, be detrimental to the amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.”

The proposed re design of the structure involves removing the roof and replacing it half a meter lower (4m down to 3.5m) this brings the extension down to a normal single storey extension size and thus substantially reduces the impression of bulk created by the existing building. 3.5m is the minimum practical height for service space still to be practical. In addition, the exterior of the building would be replaced with white cladding to match the rest of the building and to help it blend into the existing building and surroundings

The side extension was constructed in the summer of 2019 due to the success of Hayling Garage and the increased workload coming into the garage. This allowed the company to take on additional work and also to create three additional Jobs. These were filled by three new employees William Wickens, Luke Hollis and Ethan Clark. It is important to understand that at the time of constructing the structure, the business owner believed he did not require planning permission. Although he recognises ignorance is no defence, in no way did he intend to act against planning requirements.

The letter issued from the council by Amy Zelazik on 5/12/2019 suggests in the fourth paragraph that Mr Gates was aware of the previous refused application. Whilst Mr Gates did give this impression to Ms Zelazik at their site meeting, the background to this admission needs to be understood.

Mr Gates was not aware of the previous application and its refusal at the point the structure was built or until he received the first letter from the council in the week before the site meeting. On receiving the letter, he contacted Trevor Pitney (the previous owner) who informed him there had been a previously refused application. It was this he was referring to when asked if he was aware of the previous application by Ms Zelazik.

The structure was built to create an indoor space to provide additional work areas and to bring inside work performed in this outdoor area before its construction. This has helped tidy the external space as well as reducing noise levels generated.

The new building is currently clad in a green industrial cladding which would be changed to white in the revised proposal. The main side elevation faces the two-storey solid brick elevation of the neighbouring Coop building and therefore is not overlooked, opposite the site on Church Road is another large industrial building occupied by Smith and Austin engineering together with a large substation. Due to the gap between the building and the properties to the rear there is no significant loss of amenity to the neighbouring property on Tournerbury lane which is the only visible neighbour to the extension. Finally, due to the property being set back from Church Road the extension does not create an obstruction to view of vehicles turning in or out of Tournerbury Lane.

Whilst Mr Gates totally accepts his error in constructing the extension without planning permission and will abide by the outcome of the planning process.

He would like it to be noted that should he have to remove the building, he will have to terminate the employment of at least two and possibly all three of the new employees which would be a great shame. In addition, this would cause significant damage to the business and its viability of continued success in the future.

As examples of the positive impact the business and the extension has had on the Island and its community, Ethan Clark (one of the new employees) was employed following a work experience request from Helen Cox of Hayling College. (Mrs Cox would be happy to confirm this 07732213558)

Ethan was a young man who had received an Antisocial Behaviour Order (ASBO) and was experiencing behaviour challenges at Hayling college his life was very much heading in the wrong direction, he was initially offered a work experience placement by the garage on the request of Mrs Cox. Ethan worked really well and on construction of the extension was offered a part time role until he finishes at school in the summer at which point, he will commence a full-time apprenticeship at the garage. This is really giving him a focus and thus, the opportunity to turn things round and grow into a responsible young man.

The completion of the extension has also allowed the garage to take on the building of custom exhausts as part of the eurosport exhaust system network and engine decarbonisation as part of the terraclean network. This brings business to the island as customers are on hayling for the day or part of the day while waiting for work to be completed, recently a customer had his car exhaust custom built and spent the day on

hayling , he went for lunch at the Inn on the beach before shopping in Mengham and returning to collect his car .

Whilst we except the error made by the business in building the extension, we believe this is outweighed by the benefits in terms of services, employment and income that it delivers to the Local community the loss of this facility would have a direct impact on employment, the on-going viability of the garage and the new revenue generated on the Island. We would therefore ask that this revised application be considered favourably and the extension be approved to remain with the proposed changes.