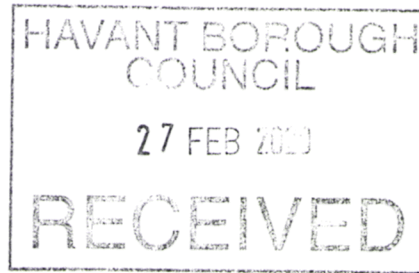


30TH January 2020.

The Planning Inspectorate
Customer Support Unit,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol. BS1 6PN.



**RE: PROPOSED ALTERATIONS AND IMPROVEMENTS TO RILEYS
CONVENIENCE STORE, HAYLING ISLAND, HAMPSHIRE, PLANNING
APPLICATION, RESUBMISSION.**

GROUND OF APPEAL – DESIGN STATEMENT

Planning policy CS16 High Quality Design.
Havant Borough Councils core strategy.

The above policy, stipulates that planning permission will be granted for developments that are designed to a high standard, which helps create places where people want to live, work and relax, and that all developments should demonstrate that its design 1, responds to, and draws inspiration from and respects the local context.

We would add that the porch with a render plinth and glazed fenestration mimics the existing shop façade, with the flat roof hidden behind the shop fascia, which will be in a similar material to the existing shop signage. The glazed canopy adjoining the porch will reflect the existing window system, with one single column, and a glazed roof, to allow the maximum amount of sun light to filter into the shop, we believe that by copying the existing features the responds positively to the existing features, and maintains the local character.

With regards to integration with existing local landscape features, the scale and mass reflects the existing shop façade and we believe maintains the characteristics of the local area, which creates a varied street scene, to replicate the sea side location. We would point out that the adjoining shops all utilise the spaces directly in front of the building line to place seating and tables which protrudes beyond the current building line.

The Porch and canopy will be directly in line with the current canopy that over sails the adjoining shops, bars and café. The glazed canopy will provide a safe area for the sale of beach goods, the porch with its sliding entrance door will provide a safe and secure approach to the shop and by its nature be fully compliant with the disabilities act, having a level threshold and ambulant access. The proposal does not harm to the adjoining owners, through smell, privacy outlook noise or overlooking.

The proposal positively adds to the neighbourhood, by providing the existing shop a layout that serves the community and visitors alike.