

From: Claire Coles
Sent: 13 March 2018 18:11
To: Chisnall, Emma <Emma.Chisnall@havant.gov.uk>
Subject: 48 Havant Road, Emsworth (18/00151)

Dear Ms Chisnall,

Thank you for your email regarding clarification on a few issues relating to our proposed replacement workshop application ([18/00151](#)).

I can confirm the proposed workshop will be for our own domestic use as undercover space to work on our own boats. As a family of keen sailors we have several boats which are currently in the front garden, all of which require regular maintenance and storage undercover. The workshop has been designed to allow enough room to accommodate one of our boats and enable us to walk around and work on the boat whilst undercover.

We have permission for a double garage to the front of our property to enable us to park our cars undercover, but the double garage does not have enough space for boat storage/maintenance whilst in use for its intended purpose.

The now demolished single garage which was on the site of the proposed workshop was built in the 1960's and was not large enough to accommodate a modern car. Hence it was always used by us for storage and maintenance of our own equipment and considered by us as a workshop rather than a garage.

The storage section of the proposed workshop is for garden tools, lawn mowers etc associated with general household maintenance.

The height of the proposed workshop is to allow sufficient headroom to hang sails from the rafters to dry and hang correctly when not in use. It also provides sufficient room to move materials and parts around within the workshop while they are being worked on, such as lengths of timber, tubes for booms and small masts, and large sheet materials such as plywood. We are not proposing to use the roof space for anything other than additional storage/hanging space. We are not proposing a mezzanine floor and therefore there would be no overlooking from the roof lights as they would be inaccessible, although if this was a concern they could be moved to the other side of the building as they are only intended to provide natural light into the building.

Please do not hesitate to contact me should you wish to discuss the application in more detail or have any outstanding concerns regarding the proposed development once you have completed your site visit.

Kind regards

Claire and Stuart Coles

Sent from my iPad