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Crofton Retail Centre.

Crofton Lane,

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PO14 2PE

Appeal of planning decision.

16th. August 2022.

Dear Sirs,

With reference to the householder planning application No...

APP/22/00423 - 15 Havant Road, Hayling Island, PO11 0PT. (doc.1)

We wish to appeal against the refusal of planning permission, set out in the notice dated 9th. August 2022. (doc.2) On the grounds...

1. Concerns that the *"size, siting and design would result in a prominent and incongruous feature within the street scene"* are unfounded.

This is due to the fact that the proposed garage would be hidden from the road and neighbouring properties by the existing and future foliage, in the form of...

- a mature tree and hedge to the north of the property. (pic.1)
- Expansion to the south and cultivation of existing hedging (pic.2) to provide total screening of the proposed structure to the front (East) of the property that overlooks the main road and the pub carpark opposite. (pic.3) Thus negating issues about a detrimental impact on the streetscene.

Plus the existing 1.8m (approx) high fence on the southern boundary obscures the rear of the garage by all but the top 280mm.

It is possible that the design and specification of the garage can be changed to accommodate any recommendations. For example the Upvc fascias can be supplied in anthracite grey which would assist in the further blending in of the structure should this be attached as a condition.

There are no concerns as to any diverse impacts upon the immediate neighbours and there have been no representations by them to raise objections to the proposed.

2. The precedents set at nos. 226, 212 & 206 Havant Road^(pics. 4,5,6) (all having garages erected to the front of the properties, forward of the existing building line) has not been taken into consideration.

The property at 226 Havant Road^(pic.4) had an almost identical planning application (no. APP/21/01109) approved last year with a condition that...

"Trees to be planted and maintained for a minimum of five years- To ensure the development is satisfactory with due regard to policies CS11 & CS12.

The proposed garage would already be partly obscured and mature conifer saplings will be planted at the time of construction, if not before, to extend the existing hedge to the south.

In summary...

Following the planting and maturation of the existing foliage the proposed garage will not be seen from the highway and therefore have no detrimental effect on the character and visual amenities of the area and will not be contrary to policy CS12.

Sincerely,

M.A.Perry (agent) for appellant Mr. D. Thornton.

MAP. 16/08.



Licence number: 100050691