Design and Access and Parking Statement for 66 Sinah Lane Hayling Island Hampshire PO11 0HJ

The proposed project is for the addition of a detached double garage at the above address.
The proposal has already been subject to two planning applications Ref APP/10/00727 and APP/11/00037
These where refused on two grounds

1. the proposed garage by reason of its size and prominence would result in a visually intrusive and un-neighbourly addition to the street scene
2. The layout of the garage would be likely to result in damage to important trees

In the second application substantial work was undertaken to reduce the visual impact on the street scene by utilising weathered sawn timber cladding instead of brick, and by lowering the eave height of the building. Whilst we strongly feel that this answered the refusal reason of being visually intrusive and un neighbourly, additional changes have been made to address this objection further.
The eaves height has been reduced even more and the pitch of the roof has been substantially lowered (from 30 Degrees to 22.5 degrees) to reduce visibility over existing hedges. It should also be noted that the neighbours on either side of the proposed garage have raised no objection to the site of the garage
In this proposal the garage will be built in block and finished in naturally weathered sawn timber cladding to reduce any visual elements that can be seen through the hedge and tree line.
We have proposed the planting and maintenance of infill evergreen hedge to fill any gaps that allow the garage to be clearly seen from the road and to aid this we have provided photos of the hedge and tree line (which the garage would be behind) to show its lack of visibility we have shown pictures taken in summer and autumn to show effect of leaf drop as below.
It should be noted that the existing trees and hedge line already provide a substantial screen from the road which would be further enhanced by additional planting

Summer Pictures





See Document part 2 for remainder this document