**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 a planning application Ref APP/10/00727
This was 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

To address these issues in the re application a number of measures have been taken and additional information provided to illustrate these changes

1. An accurate overlay of the plans onto a google earth photo from above has been undertaken to identify more accurately the tree line and position of existing hedges (please note this is accurate to the base of the walls and not the roofline as the picture is not taken from directly above. If you look closely you will see it replicates the base of the walls to the property and surrounding properties as well as tree lines etc)
This has allowed us to more closely identify the position of the garage and to relocate it to allow greater distance from both the trees and hedges.
2. In the new 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.
3. 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
Summer Pictures





See Document part 2 for remainder this document