



April 2022

Planning Statement

Proposed Replacement Garage

at

30 Hollow Lane, Hayling Island, Hampshire, PO11 9EX.



Introduction

This planning statement is in support of an application for a replacement garage building at 30 Hollow Lane, Hayling Island by iDraw Architecture made on behalf of the applicants who live at the address.

Assessment

The Site

The property is a brick built detached dwelling on a large plot which sits on midway along Hollow Lane which is characterised by mature landscaping and large, established oak trees and a detached garage building to the front of the plot.

The existing Garage building is a utilitarian build, which does not especially add character to the site. The location is difficult to park and turn around whilst retaining any vehicular access to the garage, and it is also an unpleasant outlook from the perspective of the immediate neighbour at number 32 who has been consulted on the proposals.

The Proposal – Design and impact

The proposed garage building will be moved towards the road from the current position, with a retaining masonry wall around the side and front boundary. The walls will rise in height as they come away from the road (ensuring visibility splays are retained at the roadside) to a set of automatic gates which will sit 5m in from the road to allow for a car to pull off Hollow Lane in front of whilst the gates are activated.

The garage itself is proposed to be finished in an oak cladding, befitting the location, with a slate tiled roof. The location of the garage will allow for cars to pull into site and turn and park where the existing garage is located as this will become hardstanding. A small garden will be retained to the parcel of land between the garage and the new boundary wall.

The option to include a small space at first floor has been considered worthwhile, as this will provide an ideal space for a home office and can be accessed via an external open staircase.



Example of the proposed garage building



Landscaping

The works will not affect the planting on the site. The base and footings of the new garage will be designed and sited around the existing trees and landscaping on the site so as to retain the existing landscaping.

Summary

We consider the proposals to be relatively small scale and the proposal and its impact on neighbouring properties has been carefully considered and the external finishes and design are in keeping with the surrounding area. Although the garage is to be moved forwards, the location and landscaping on the site will ensure the new garage buildings sits well on the site.

Signed by Mark Davison

For and on behalf of iDraw Architecture