

Planning Statement for retrospective approval of side extension at Hayling Garage 2-4 Church Road Hayling Island Hampshire PO110NT

This document has been produced to give the background to the construction of a side extension on the above property without planning permission.

The side extension was constructed in the summer of 2019 due to the success of Hayling Garage and the increased workload coming into the garage. This allowed the company to take on additional work and also to create three additional Jobs. These were filled by three new employees William Wickens, Luke Hollis and Ethan Clark.

It is important to understand that at the time of constructing the structure, the business owner believed he did not require planning permission. Although he recognises ignorance is no defence, in no way did he intend to act against planning requirements.

The letter issued from the council by Amy Zelazik on 5/12/2019 suggests in the fourth paragraph that Mr Gates was aware of the previous refused application. Whilst Mr Gates did give this impression to Ms Zelazik at their site meeting, the background to this admission needs to be understood.

Mr Gates was not aware of the previous application and its refusal at the point the structure was built or until he received the first letter from the council in the week before the site meeting. On receiving the letter, he contacted Trevor Pitney (the previous owner) who informed him there had been a previously refused application. It was this he was referring to when asked if he was aware of the previous application by Ms Zelazik.

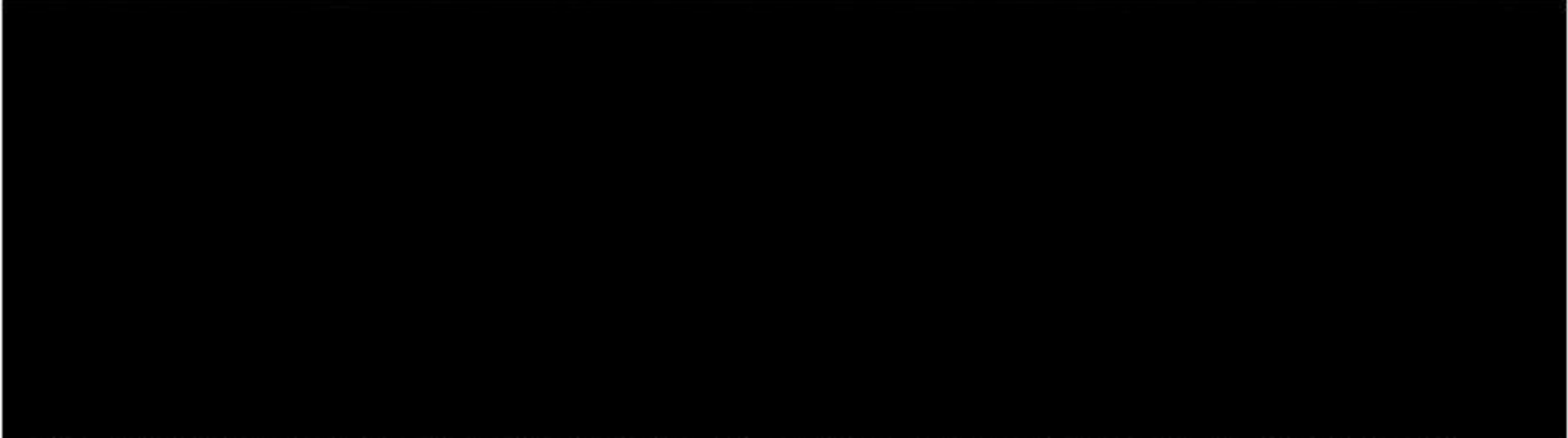
The structure was built to create an indoor space to provide additional work areas and to bring inside work performed in this outdoor area before its construction. This has helped tidy the external space as well as reducing noise levels generated.

The new building is clad in a green industrial cladding to reflect the green theme of the Garages advertising and wall colours. The main side elevation faces the two-storey solid brick elevation of the neighbouring Coop building and therefore is not overlooked, opposite the site on Church Road is another large industrial building occupied by Smith and Austin engineering together with a large substation. Due to the gap between the building and the properties to the rear there is no significant loss of amenity to the neighbouring property on Tournurbury lane which is the only visible neighbour to the extension. Finally, due to the property being set back from Church Road the extension does not create an obstruction to view of vehicles turning in or out of Tournurbury Lane.

Whilst Mr Gates totally accepts his error in constructing the extension without planning permission and will abide by the outcome of the planning process.

He would like it to be noted that should he have to remove the building, he will have to terminate the employment of at least two and possibly all three of the new employees which would be a great shame. In addition, this would cause significant damage to the business and its viability of continued success in the future.





The completion of the extension has also allowed the garage to take on the building of custom exhausts as part of the eurosport exhaust system network and engine decarbonisation as part of the terraclean network. This brings business to the island as customers are on hayling for the day or part of the day while waiting for work to be completed, recently a customer had his car exhaust custom built and spent the day on hayling , 


Whilst we except the error made by the business in building the extension, we believe this is outweighed by the benefits in terms of services, employment and income that it delivers to the Local community the loss of this facility would have a direct impact on employment, the on-going viability of the garage and the new revenue generated on the Island. We would therefore ask that this application be considered favourably and the extension be approved to remain.