

30/7/2019

Dear Mrs Wells

Thankyou for your email regarding your decision to refuse planning permission for a garage at antrims barn.

I have briefly read Mr Fellows report and disagree with it.

As you were not the officer on the previous application Would you please take note the following on board when making your decision.

1. The Size. I wanted to build the garage big enough to cater for all the equipment that a family may have. I envisaged this including boat and cars as well as other paraphernalia like bikes, toys, gardening equipment that goes with the lifestyle associated with living a vibrant active life on Hayling Island. I must emphasize that this is for personal use however some of my personal hobbies as a farmer include beekeeping, Fishing, and carpentry. I would like to be able to continue these activities at my house and to do so in a tidier fashion. This will require a large amount of internal space. The Size of the garage is not uncommon in the village and I can illustrate to yourself 8 other garages of similar size in the village. I really don't want to be sticking an array of shipping containers outside the front to house all my clutter and throwing tarpaulins over odds and ends to protect them from the elements. Mr Fellows report says the building of the garage does not enhance the area i disagree with this as the garage will keep the front of the building tidy. I am actively trying to keep more family stuff off of the field at the rear and in the front of the property as discussed in our other communications

2. I am not sure if you are aware there used to be a building some 2 or 3 times the size of Antrim's barn itself situated to the east of the main barn This barn was present when the conservation area was created the barn was a "dutch barn" which measured 60ft x40ftx25ft high. I have attached some maps which may help illustrate the position. This barn burnt down in the early 90s. I do understand that this building is now lost but it is an example that the front of the site had always had some substantial structures. These 4 buildings made a farmyard which is part of the ethos behind my application. I have attached the plans annex a

3. The View and impact from the road. I had hoped that my proposals would enhance the aspect from the road. currently looking from the road you see the side of the village hall which is a solid wall with some modern tiles on the roof I will attach a photo. Not that it is in the conservation area it could be argued that this is not a traditional building and does not add weight to the ascetics of the area. As to the view of the listed barn. In no way will it inped the view and as i will not be building the garage which was agreed in planning permission for antrims barn. This will maintain the aspect of the barn as viewed from the road. There used to be a large barn in the front of the site of which I have attached a map. I am not looking to develop the yard to this extent and i would like to assure you I have

thought very hard about the location of this building as to not affect the listed building. The garage that was given permission for was to be built in the middle of the site and this would drastically affect the setting of a listed building. Surely therefore building the proposed building instead of the garage which has already been given permission would enhance the area and conserve the aspect of the barn which is visible from the public realm.

4. Since my meeting with Mr Fellows and Mrs Chisnall I have removed the dormer windows and focal middle windows as requested I have also reduced the size of nearly all proportions by 1/4 all of these were requested by the council. I am unable to see how the size and bulk of the building would adversely affect the listed building in comparison to Mr Fellows recommendation

5. The design is very similar to that of a national oak frame specialist who has advised me there are a number of listed buildings and conservation areas where these have been erected they felt that this building would sit nicely in the area. I have attached a pamphlet from the company. "Annex b"

6. Other listed buildings in the area have large garages on the premises and at the front. Some that stand out to me are. Lower Tye farm, Copse lane, Hayling island (annex C) and The old house, Church lane Hayling island (annex d)

If you feel there is a way of progressing this forward then I am happy to meet with you or Mr Fellows either on site at your office.

If you feel an extension of time would be advantages to progressing this forward to a positive decision then I am happy to hear suggestions

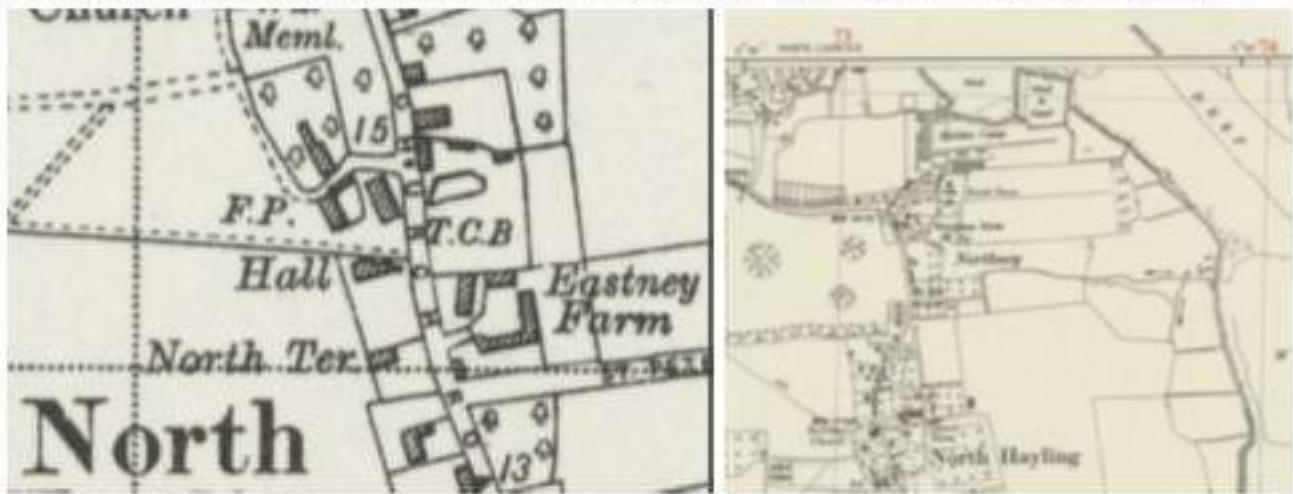
Lastly, would you please make sure this communication is added to the file I note the email I sent to Mrs Chisnell which was similar was not added to the portal.

Please feel free to contact me on my mobile number [REDACTED] or a return email.

Kindest Regards

[REDACTED]

Annex A Maps illustrating the building that was previously on the site.



Annex B Leaflet from oak frame company



OAKWRIGHTS
COUNTRY BUILDINGS

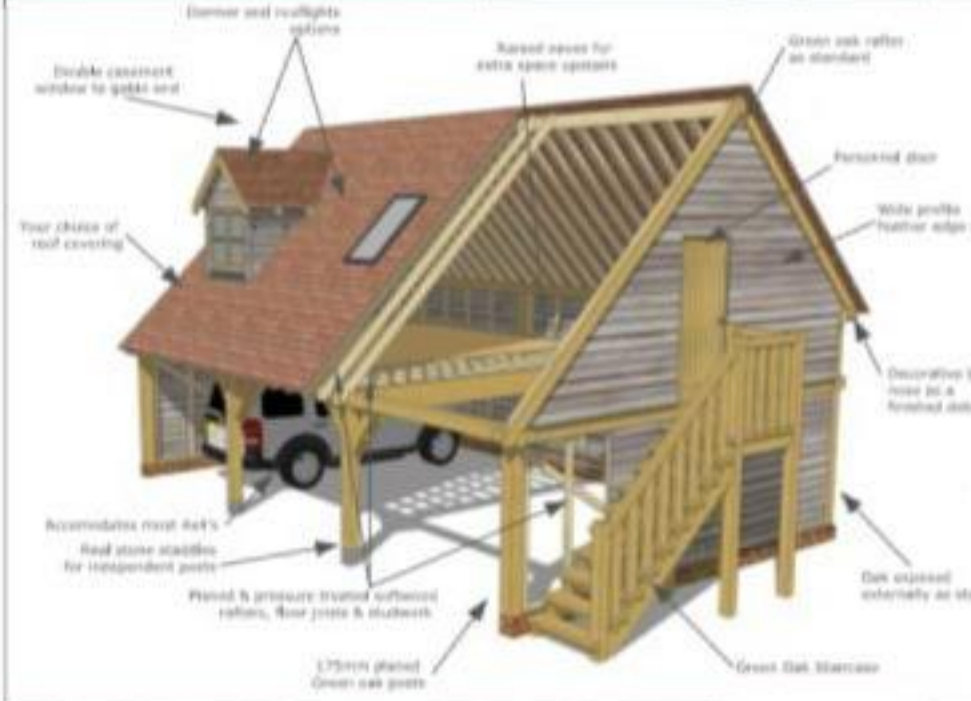
Available options include:

- Supply Only
- Supply and Erection
- Supply, Erection and Roofing
- Gable or Half Hip
- Your choice of roof covering
- Dormers and rooflights
- Softwood, Larch or Oak weatherboard
- Walls prepared ready for insulating to others
- Softwood or Oak Joinery
- External partitions
- Logstore
- Can be extended to as many bays as you wish

The Portchester

Why Choose Oakwrights Country Buildings?

- Our Oak is Q14 grade green oak, planed for accuracy which provides an authentically pleasing smooth finish.
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- Structural calculations will be supplied as standard from an independent engineer.
- Oak frames erected by our teams carry a 12 year structural warranty.
- Our windows and doors are crafted by highly skilled local joiners.



Double casement window to gable end

Your choice of roof covering

Dormer and rooflights options

Raised eaves for extra space options

Green oak rafter as standard

Personnel door

White profile feather edge cladding

Decorative bull nose to finished eaves

Oak exposed externally as standard

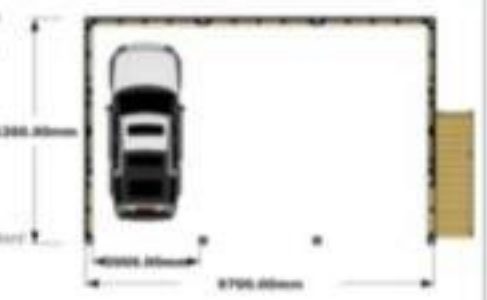
Green Oak Staircase

175mm planed Green oak posts

Planed & pressure treated softwood rafters, floor joists & studwork

Accommodates most 4x4's

Real stone scabbles for independent posts



For further information and to discuss your options please contact the team:
01432 353353 enquiries@countrybuildings.co.uk www.countrybuildings.co.uk

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Annex c map and aerial photo showing lower tye farm



Annex D Map and aerial view showing The old House Church lane.

