

Lushington Garden Buildings Limited

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Agents for AGL, Alton & Robinsons Greenhouses

Agents for Alexander Rose Mahogany & Teak Garden Furniture & Habasco Cane Furniture

*Suppliers and Manufacturers of LGB & Forest Heavy Duty Purpose Made Sheds, Workshops, Garages,
Summerhouses, Cabins, Studios & Garden Rooms*

*Registered in England No 4417919. Registered Office, 16 Quay Street, Newport, Isle of Wight, PO30 5BG.
Directors PT, JA & MD Young VAT No. 795 2787 66*

Friday, 17 November 2023

Design, Access & Planning Statement for the Proposed 2438mm X 3658mm Detached Farringford Summerhouse

Mr Andrew Reed, 'At Last', Cross Street, Brading, Isle of Wight, PO36 0DL.

The above property is not located within an area of Outstanding Beauty.

The above property is not located within a Conservation Area.

The above property is not a listed building.

The proposed detached Summerhouse is a timber-framed construction externally clad with 125mm wide stained t&g shiplap timber cladding with stained timber doors and windows. The roof is felted with a black Polyester mineral felt. The building will be located in the rear garden and is partly visible from the adjacent public footpath (refer to photos) as well as from Cross Street, which is 25 metres away.

The building will be used as a leisure room and will be located within the curtilage of the property and will be for the sole use of the above property only. The building will not be used for living or sleeping accommodation or for any financial reward.

The building is located approximately 6 metres away from the above property, 7 metres away from the nearest neighbour, 0.6 metres away from the nearest public highway (adjacent fenced footpath), 0.6 metres away from the North boundary, 25 metres away from the South boundary, 10 meters away from the East boundary and 0.3 metres away from the West boundary.

At present the neighbouring property is clearly visible when standing on the Summerhouse Veranda mainly due to the exceptionally unusually low boundary fence. If the fence was increased in height to the popular 1820mm high fence panels the privacy for the neighbouring property would be greatly improved, even when standing on the veranda, (refer to photo).

There will be no alterations required to the existing access.

**The proposed Summerhouse will be strictly used for leisure purposes connected to
'At Last', Cross Street, Brading, Isle of Wight, PO36 0DL.**