

Lushington Garden Buildings Limited

LUSHINGTON GARDEN BUILDINGS - LUSHINGTON HILL - WOOTTON BRIDGE - ISLE OF WIGHT - PO33 4NR
Telephone : 01983 882216 Mobile 07917 704533 email info@lushingtongardenrooms.co.uk

www.lushingtongardenrooms.co.uk

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, 02 February 2024

Heritage Statement for the Proposed 3348mm X 5482mm Detached Chillerton Open Sided Carport

Mr Richard Charnley, 'Blackberry House', Rectory Road, Niton, Ventnor, Isle of Wight, PO38 2AU.

The above property is not Listed but is located within the boundaries of the Niton Conservation area.

Taking into consideration the requirements of Planning Policy Statement 5, Development Management - 10, Policy HE6, Paragraphs HE6.1 & HE6.3, it is not anticipated that the proposed structure will impact the Conservation Area.

Design, Access & Planning Statement for the Proposed 3348mm X 5482mm Detached Chillerton Open Sided Carport

Mr Richard Charnley, 'Blackberry House', Rectory Road, Niton, Ventnor, Isle of Wight, PO38 2AU.

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

The above property is located within a Conservation Area.

The above property is not a listed building.

The proposed detached Carport will be an open sided timber braced and post construction with a t&g timber cladded roof with trusses and timber cladded gable triangles. The roof will be felted with a black Polyester mineral felt. The building will be located in front of the property but will not be visible from any public highway.

The structure will be used to provide shelter for a car and will be located within the curtilage of the property and will be for the sole use of the above property only. The structure will not be used for any financial reward.

The structure will be located approximately 20 metres away from the above property, 4.5 metres away from the nearest neighbour, 16 metres away from the nearest public highway, 49 metres away from the North boundary, 16 metres away from the South boundary, 3 meters away from the East boundary and 0.6 metres away from the West boundary.

There will be no alterations required to the existing access.

**The proposed Carport will be strictly used for vehicle shelter connected to
'Blackberry House', Rectory Road, Niton, Ventnor, Isle of Wight, PO38 2AU.**