

Field House Supporting Statement

Field House was built ten years ago by the then owners of Arbury House at 18 Newnham Way. It was approved at appeal APP/X1925/W/16/3143189 and did not have its Permitted Development Rights removed. The 1.5 storey dwelling is sited at the centre of a generous plot and is not in the Conservation Area or near to any Listed Buildings.

Field House is subtly positioned within the landscape and well screened by mature trees and hedges on all sides. Field House has not had a negative impact on the character and appearance of the area and is now firmly established on its plot.

The proposed car port (also referred to as a Cart lodge by the specialist manufacturer) will serve to enhance the property for its owners for many years to come housing cars and gardening equipment.

The carport will be a maximum of 4m tall and will be positioned more than 2 meters from the boundary. No trees will need to be felled and the specialist manufacture ensures there will be no effect on the tree roots as it will not require invasive foundations. The exact position is to be determined on site by the supplier.

There will be no increase in the number of parking spaces, with the addition of a carport tidying up and improving the overall appearance of the front of the house. It will also make for a more pleasing view from the property.

There will not be any adverse impact on the physical or visual amenity of the only neighbouring properties, Arbury House and 16 Newnham Way, both a little over 50m away.

The proposed carport will not be unduly visible from the wider surroundings. By virtue of the sloping nature of the site, views from existing dwellings on Newnham Way will also not be materially affected as their view is already that of traditional slate rooftops and mature planting.

The proposed Carport design uses an appropriate muted palette of natural materials that will complement the main house and weather naturally over time.

Mature trees, hedges and planting to the entire perimeter boundary, shielding the house and grounds from its immediate neighbours, are to be retained and reinforced as appropriate.

Should the designated Planning Officer have any cause for concern I would invite them to engage in conversation with myself and the applicants so that we might come to a mutually beneficial solution.



Principle Elevation facing West



Current Parking situation



Location of proposed Car port. Exact location to suit existing trees



View looking up hill to the South and Arbury House



View from the private access drive towards the proposed location of the Car Port (Cart Lodge)

More information can be found at thecartlodgecompany.co.uk