

# Combroke Parish Council

## Consultation for Planning Application ref. 22/00815/FUL

**Proposal:** Replacement of the existing single-storey wing with a new single and two storey extension to provide additional living accommodation, and raising of roof to the existing garage to provide additional bedroom accommodation.

**at:** Lorien, Combrook, CV35 9HP

## Representation

### Landscape and Heritage

Combrook lies within the Feldon Parkland Special Landscape Area in a valley setting, contributing to its intimate character.

The 1972 designation of the Conservation Area described a *compact settlement nestling in a valley bottom*. At that time, all of its older buildings were identified as buildings of *group value* with the majority of the late 17th early 18th century cottages listed at Grade II. The Church (Grade II) was identified as a *prominent feature* and its grounds as an *area of landscape value*. The main street is described as an *area of character* starting from No 1, the first of the 19th century estate cottages, down to Green Farm.

The Conservation Area Study in 1994 (SDC) reinforces the above and gives greater prominence to the *exuberant Victorian neo-Gothic design which dominates particularly the Church and the School* and is echoed in the estate cottages, along the central area of the village. All of which is attributed to John Gibson (1860s). Further heritage listings in 1997 included several of these cottages, also five headstones within the southeast side of the churchyard as well as the southeast side churchyard wall and church gates.

### The proposed development

Lorien is located towards the bottom of the steep decent into the village from the north east. It is set back on higher ground across the lane on the southeast side of the Church. Immediately beyond it lies No1.

Lorien was constructed in the 1960s - a traditional brick house of the period, much extended over time -culminating in the completion of the single storey west wing with the front porch (1999), as existing.

Apart from the near public views, helpfully provided in photos in the Design and Heritage statement, attention might also be given to the longer views across the valley on decent into the village from the Fosse Way.

The Parish Council will expect the Planning Authority to give the proposals close consideration to determine the extent to which the proposals preserve and enhance the settlement character.

(CS 20 E1 E3 E4)

A key planning requirement that should inform property extensions is the impact on neighbour amenity. The Parish Council has some concern regarding the elevated position of Lorien in respect to the properties to the west, in particular No 1. The drawings submitted do not provide sufficient detail to enable the Parish Council to undertake the relevant judgements with regard to amenity, in particular the issues of loss of privacy /overbearing impact.

Furthermore, a flat roof element to the rear south west facing elevation is mentioned in the Design and Heritage statement. Below it an additional flat roof element abuts the southeast side of the proposed bay window, it appears to link to the remaining flat roof element from the existing single storey extensions. This combined area of flat roof appears that it *might* also provide for eventual conversion as a balcony at some point in the future. In the view of the Parish Council this would be unacceptable.

The Parish Council will expect the Planning Authority to give close consideration to the above concerns about neighbouring amenity (CS 20 E1; SPD F)

**In conclusion**, the Parish Council has no objection in principle to a further extension of Lorien and will support the Case Officer's determination of this application subject to the following, if the Case Officer determines it shall be approved,

- clear analysis of the impact of the proposals on neighbouring amenity; and
- confirmation that the proposals will preserve and enhance settlement character.

8 April 2022