

Combroke Parish Council

Consultation for Planning Application 21/03245/FUL

Proposal: Erection of a detached garage, single storey rear extension and first floor side extension **at:** The Willows Spring Lane Combrook Warwick CV35 9HN

Representation

The Parish Council will have no objection to the Local Planning Authority's determination of this application, subject to the following:

- the ridge height of the proposed garage is no higher than that of the house, when viewed from the lane;
- the specification for the proposed horizontal timber cladding is appropriate for the setting.

Detail

Spring Lane is a no-through lane on the west side of the brook. The gateway at the southern end of the lane provides an entrance to Combrook House, one of the older properties in Combrook with C17 origins.

Spring Lane is in line with the boundary for the Conservation Area at this west side of the village. The 1994 Conservation Area Study for Combroke and Compton Verney observed that the late twentieth century developments along this side of the brook mirror the linear pattern of the village, and are sited so that they do not impact on the setting of the brook or the visually enclosing ridge line.

It will be noted that a number of the properties along Spring Lane include garaging which is sited *in front of* the main elevation of the property, therefore this proposal is not without precedent along this lane. From the drawings and from knowledge of the site topography it appears that the ridge of the garaging will be kept below that of the main house. In the view of the Parish Council, it will be important to achieve this aim.

It hoped that Officers will wish to ensure that the detailed proposals for the timber cladding, i.e. type, colour and finish, will be in keeping with the setting. The proposed amendments and extensions to the house are thought not to have any deleterious impact either on the setting or neighbouring properties.

24 December 2021