

Combroke Parish Council

Consultation for Planning Application ref. 22/00789/FUL

Proposal: Demolition of existing mono pitch roof and creation of new first-floor rear extension
at: Church Corner House , 3 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*. 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).

The proposed development

Church Corner House, previously No 3 and 4 - a pair of semi-detached 19th century estate cottages, is on the main street through the village at the corner opposite the Church. The proposed development will infill at first floor level between extensions previously developed across the rear of the property over the years. Facing the countryside beyond, this elevation does not overlook any other property and is entirely private.

In the view of the Parish Council these proposals, which are subsidiary to the main property, are sympathetic to the building, and the proposed materials match those used on the existing extensions.

The Parish Council has no objection to this application

12 April 2022

