

Combroke Parish Council

Consultation for Planning Application ref 22/00897/FUL

Proposal: Erection of a two storey extension to replace existing concrete double garage.

at: Keepers Cottage, Combrook, Warwick, CV35 9HP.

Representation

The Parish Council has no objections to this proposal and will support the decision of the Local Planning Authority.

Landscape and Heritage

Combrook lies within the Feldon Parkland Special Landscape Area in a valley setting. Situated at the northern end of a single track lane from the centre of the village, Keepers Cottage lies at the head of the Combrook valley just south of the Compton Pools. The gateway to Keepers Cottage forms an end stop to the public highway. It also provides views of surrounding woodland tree cover, with a significant element within the property boundary, including on the east side an area of woodland identified by Natural England as Ancient Woodland.

Scrutiny of mapping contours reveals that of the valley setting rising towards the east, and northward to the edge of Compton Pools. Although areas of the site adjacent to the property have been terraced over time.

Immediately to the south of Keepers Cottage and abutting the lane are The Little House and beyond it a terrace of 4 cottages in stone and thatch. A terrace of stone outbuildings across the lane provides an outbuilding/garaging for each of these five properties. The 4 thatched cottages are Listed Grade II and described as early C18.

The original date of the earliest elements of Keepers Cottage is not known, earlier maps suggest there has been a property at this site for several centuries.

The Combrook and Compton Verney Conservation Area was designated in 1972. The published Conservation Area Map identifies this section of the lane and surrounding properties as an '*area of character*', and the bordering tree cover as '*of importance in the landscape*.' The 1995 SDC Conservation Area Study described Keepers Cottage and The Little House as '*Buildings of Group and Townscape Value*' (p50). The major modern extension of The Little House projecting towards the boundary with Keepers Cottage was completed around 2015.

The Proposed Extension

In the view of the Parish Council there is no harm arising from the proposed removal of the existing garage building added in the 1980s.

The location and alignment of the cottage in relation to the lane means that the main elevation of Keepers Cottage seen from the lane is the SE gable end, viewed at an oblique angle and some 25m from the gateway. This proposed extension will be set at the opposite end of the cottage and its SE elevation will be some 40m from the lane, similarly at an oblique angle and partly obscured by the main cottage. The proposed extension will be subservient in height to the original cottage.

The proposed extension presents no overlooking towards the immediate neighbouring property nor will it be visible from the setting of the Listed C18 cottages.

The only other public view of Keepers Cottage is from footpath SD86 across the valley to the west and on higher ground. Only snatched glimpses of this location are possible through the tree cover over

the valley and surrounding this plot. This proposed extension will be largely hidden from any view behind the main cottage.

The proposed design and materials are in general considered appropriate in relation to this rural village, plot size, and the character and form of the existing cottage.

In conclusion

The Parish Council has no objection to the proposal and will support the decision of the Local Planning Authority.

20 April 2022