

Combroke Parish Council

Clerk to the Council: Ms Georgina Lowe,
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To Head of Planning
Stratford on Avon District Council
Ref 15/04101/LBC
Case Officer Heather Kenny

23 December 2015

14 Combrook, CV35 9HP
Application 15/040101/LBC
Two additional windows in replacement outbuilding

The Parish Council is objecting to this application. **The work now executed on site does not match the submitted application plans, nor the description and purpose of the approved permissions for the replacement outbuilding.** The application is therefore invalid.

The design and access statements submitted with this LBC application describe it as 'a garage and workshop space.' The plans submitted with this application still depict a garage with workshop area.

Much of this building has already been completed and changes have been made to convert the whole building into habitable space making the use as a garage impossible.

The external garage doors are now in fact a facade to an internal insulated wall with a front facing window aligned with the windows in the 'garage doors'. It is suspected that there may be other internal alterations to the approved plans 15/00443/FUL & 15/00446/LBC and the now noted 15/03913/AMD.

It is requested the application is refused.

Notes

This application is for Listed Building Consent for an amendment, described as two additional windows to approved permission 15/00443/FUL & 15/00446/LBC. This replacement outbuilding was to provide a garage and workshop area.

In fact the submitted plans for the amendment show the two additional windows in the side, south facing wall and a further amendment to the positions of windows and rooflights have been slipped in to the drawings without mention. In particular two roof lights towards the east end have been raised higher. The plans also slip in significant internal amendments: a stairway now gives access to a habitable first floor room in the 'loft' over the workshop - with an access door through to the 'garage' at a half landing on the stairway.

These extra windows and roof light amendments have been incorporated from the beginning of the build project without the benefit of planning permission. For much of the time these apertures were under wraps as part of the construction process.

The new internal wall with window to the front elevation making the garage doors into a false facade has been completed over the last few days, in place of an opening garage space. This is completely contrary to the original planning approval for a garage /workspace.

15/03913/AMD

It is now noted that in November a Case Officer approved an application described by the Agent as 'non-material'. This was the same proposal and plan for which the LBC is now sought. Since heritage impact *should* have been an aspect for consideration, it is inexplicable that the Case Officer and their Manager approved this before the LBC had been considered.

The Case Officer approving 15/03913/AMD appears to have accepted at face value the Agent's assertion that the 'amendments' cause no intrusion to neighbouring properties.

However the boundary with the adjoining property is just 14m away from this side south facing elevation. This does call into question the extent to which neighbouring privacy and amenity is now harmed by these amendments to the windows and the insertion of a habitable room into a loft space. The south facing windows / roof lights now serving habitable space are at a level that will overlook the rear of the adjoining neighbouring property and their immediate rear garden. The extent to which neighbouring privacy and amenity will be harmed cannot be judged from the drawings that were submitted which do not show the adjoining property and the position of its windows and doors. But there is no doubt it impacts upon the private garden area of the immediate neighbours.

It is regrettable that the Case Officer did not spot that the position of the windows/ roof lights had been changed and a new habitable room inserted into the loft. It is disappointing that they did not bother to check the Combroke Parish Council's representation for the approved 15/00443/FUL & 15/00446/LBC (attached). Had they done so, they would have found concern raised about the number of windows and roof lights proposed for the loft space at that time. In the view of the Parish Council the decision to approve 15/03913/AMD should be rescinded pending a proper set of plans to enable the consideration of the impact on neighbouring privacy and amenity, and pending the outcome of any further LBC application.

It is noted that this Case Officer also appeared to have thought that Combrook was within Kineton Parish Council.

In conclusion, the Parish Council looks forward to learning that the LBC application has been refused and that the Planning Authority will be investigating the current breaches of 15/00443/FUL and 15/00446/LBC.

Kind regards

Brenda Rayson
Chairman
Combroke Parish Council

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