

Combroke Parish Council

Consultation for Planning Application 15/04364/FUL

Proposed: Erection of front, side and rear extensions; demolition of garage, rear stores and conservatory

at Red Holm, Spring Lane, Combrook CV35 9HN

Representation

The Parish Council discussed this application at its meeting on 18th January. Following a presentation of the proposal those residents present were invited to make comments on the proposal.

Heritage

The site is within the Conservation Area of Combrook and Compton Verney. At this location the nearest listed properties are to the rear across the stream with a large area of garden land and tree cover between. The property is not directly visible from public rights of way from the rear and therefore the Parish Council did not consider it necessary to request a Conservation Officer report in this circumstance.

Assessment of the Application

It is noted and welcomed that the applicant has proposed a relatively modest and thoughtful development of the property to meet their requirements to extend the accommodation:

- The replacement of the existing conservatory with a single storey kitchen/garden room is a modest extension to the rear; the introduction of a pitched roof blends well; the design is in keeping with the existing building; and avoids any sideways overlooking towards immediate neighbours to the NE
- The proposed new garage will provide a more substantial extension to the side SW boundary, incorporating new first floor accommodation within a pitched roof; The side gable elevation faces towards the windowless side of an outbuilding of the neighbouring property, the owners of which have no concerns about this proposal.
- the enclosed porch is a very modest addition to the front of the house.

For the above reasons the Parish Council has no objection to this application.

19 January 2016