

Combroke Parish Council

Consultation for Planning Application 18/01851/FUL

Proposal: Two storey extension to the first floor flat over detached garage block
at: The Loft, Green Farm, Combrook, Warwick, CV35 9HP .

The Parish Council discussed this application at its meeting on 18 July 2018.

Representation

1. Introduction

- 1.1. The Loft is a first floor flat above 4 garages with garden land at the rear of the building. The Loft is situated at the edge of the village, abutting open countryside.
- 1.2. The building falls within the Conservation Area and the existing rear garden¹ is on the border of the Conservation Area. There are also listed properties adjacent to this site. Given this context it is expected the Authority's Conservation Officer will be consulted.

2. Planning Background

- 2.1. The Loft was constructed as a "studio flat" above 4 garages as part of the Development of barn conversions commenced in 1989. The original approval for the Development included permission for 4 garages *with storage* over. The retention of the garage block, as *designed and constructed*, and the *change of use* of the loft space to a flat was approved at an Appeal, 1990/1. The Appeal site did not include the enclosed area of land to the rear.
- 2.2. In 2008 when a programme of refurbishment to the flat was instigated, the current owner was advised that an LDP was required. At that time, the LDP was refused on the basis of contributions from a third party challenge.
- 2.3. A subsequent application, ref 10/ 02702/FUL, for the conversion of the roof space into a 1-bedroom flat, was approved in 2011. The application site *included* the land to the rear of the building as garden land. This land had been part of the original development site at the time of the barn conversions and had been sold with the flat to the current owner.
- 2.4. It is noted that the Report for 10/02702/FUL identified that the permission will not confer **permitted development rights** ~since under the General Permitted Development Order permitted development rights do not apply to dwellings which are flats.
- 2.5. The Parish Council supported the approval of 10/02702/FUL at Committee. The internal structure of a flat was clearly implemented, and in use ~as an office, at the time the change of use to a flat was approved by the Appeal Inspector in 1990/1.

3. This Application

There are two matters for further clarification:

- 3.1. The site map includes a larger area of land identified and described, together with the existing building and garden land, as "land outlined in red, is that allocated as the perimeter of land *related* to The Loft". It is not entirely clear what is proposed for the status of the additional land, if the proposal is approved.

¹ the NW and SE boundaries of the existing garden align with the gable ends of the garage building

- 3.2. It is observed that a chimney pipe has been erected on the the rear (NE) side of the roof. This is not shown in either existing or proposed plans. It appears it has been added in recent years and is thought to serve a wood burning stove. The addition of a chimney at the rear of a dwelling in a conservation area is usually a permitted development, but in this case permitted development rights **do not apply** since the dwelling is a flat.

However, it is also noted the proposal is to convert this area of the flat to a bedroom and a stove with chimney may no longer be desirable. Some clarification is required about what the applicant and/ or owner propose to do about the chimney.

- 3.3. The above two matters clearly need to be resolved before any decision is made.

The proposed extension

- 3.4. With regard to the proposed extension itself, the Parish Council is mindful of the reasoning and decisions for the existing building within the Report of the Planning Inspector for the Appeal in 1990/1; similarly the Report of the Planning Officer for 10/ 02702/FUL.

Impact on Character and Appearance of the Area

- 3.5. Whilst not subservient in height, it is felt the proposed extension closely maintains the "design and appearance" of the existing building which is *well related to the adjacent development and of sympathetic design and appearance*.
- 3.6. Subject to the support for this proposal from the Conservation Officer, the Parish Council is of the opinion that the proposed extension will *not seriously harm the character and appearance of the area*.

Impact on amenity of neighbours

- 3.7. It is noted the position of the existing building exceeds the required separation distance between front facing properties. Also, the proposed addition of ground floor windows on the front (SW) elevation are restrained in size and set high above floor level.
- 3.8. The Planning Inspector judged that the existing building did not *subject neighbouring properties to a substantial loss of amenity due to overshadowing or poor outlook*, and noted that the position of *the roof lights do not provide a direct view of neighbouring property*. In the opinion of the Parish Council the proposed position of the extension and its design will not significantly affect this overall judgement.

4. **In conclusion**, the Parish Council does not object to the proposed extension **subject to**
- a satisfactory resolution and outcome on the two matters identified at 3.1 and 3.2;
 - the Conservation Officer's agreement that the proposal can be supported with regard impact on the setting of listed properties and the Conservation Area; and,
 - a **condition to ensure permitted development rights are removed**, as established under 10/02702/FUL, to continue to protect both the existing garden land to the flat and any additional land which may be added resulting from the approval of the extension.

6 August 2018