

Combroke Parish Council

Consultation for Planning Application 22/01032/FUL and 22/01034/LBC

Proposal: Single storey rear extension on existing footprint (20th century demolition of rear extension)

At: Peregrine Cottage, Combrook, Warwick, CV35 9HP

Representation

Summary

Combrook Parish Council has no objection to this application and will defer to the opinion of the Case Officer and the Conservation Officer as to the suitability of the details of the proposed replacement in this setting.

Detail

The Parish Council recognises the historical importance of this building that forms part of a terrace of 4 cottages which are among the oldest properties in the village. All four cottages have at various times had single storey rear extensions added to provide accommodation and facilities suitable for modern living. However, the 1970's extension at Peregrine Cottage now requires renovation and this proposal seeks to replace the existing extension with one on the same footprint using construction methods and materials in line with current environmental standards.

Only the rear or west elevation is changed by this proposal and it is not visible from the street or any other property. It is only visible from the public footpath SD86 and even then only obliquely from a distance due to the presence of established trees which prevent direct views. It is considered that it has negligible impact on visual amenity and there is no change to impact on neighbouring properties.

The retention of the existing roof line at the junction with the rear wall of the original cottage means that the direct impact on the heritage asset is unchanged. The revised setting is largely influenced by the new roof and window frame materials which have been chosen to be reminiscent of those used in listed buildings elsewhere in the village.

The Parish Council considers that this application to upgrade the building will allow the important historical features to be retained while providing a more sustainable and environmentally friendly home. It will therefore help to preserve the heritage asset in the long term and consequently the Parish Council has no objection.

3rd May 2022