

Combroke Parish Council

Consultation for Planning Application 15/03141/FUL

Proposed: Conversion of existing garage to ancillary accommodation, erection of new detached garage and erection of single storey rear extension.

at Band Hill House, Combrook CV35 9HP

Representation

The Parish Council discussed this application at a meeting on 21st September. Following a presentation of the proposal those residents present were invited to make comments on the proposal.

Heritage

The site is immediately adjacent the Conservation Area of Combrook and Compton Verney and lies within the vicinity of Green Farm, an early C18 property which is a Grade II Listed Building. For these reasons the Parish Council requests that the Planning Authority's Conservation Officer is consulted to provide an expert appraisal of these proposals in relation to their impact on the Conservation Area and nearby Listed Building.

Assessment of the Application

It is noted and welcomed that the applicants have proposed a modest development of the property to meet their requirements to create ancillary accommodation:

- The conversion of the existing garage is kept within the existing profile of the building and materials are chosen to blend with those existing.
- The proposed kitchen extension on the rear is modest and is likely to blend with the existing property.
- The proposed new garage building at the rear is confined to single storey and is also to be cut into the land to reduce its impact still further. This approach is felt to be sympathetic to the position of the property on rising ground.

For the above reasons, subject to the appraisal of the scheme by the Conservation Officer, the Parish Council is not opposed to this application.

28 September 2015