

# Combroke Parish Council

## Consultation for Planning Application ref 20/01245/FUL

**Proposal:** Erection of an oak framed extension replacing existing garage.

**at:** Keepers Cottage, Combrook, Warwick, CV35 9HP .

### Representation

This application was considered at a meeting of the Parish Council on 11 June. The Parish Council will have no objection to the proposal subject to:

- the approval of the Authority's Tree Protection/Landscape Officers in relation to the protection of the ancient woodland from the adverse impacts of development; and
- a suitable condition regarding approval of proposals that will be required for the levelling of the site together with appropriate landscaping.

### In Detail

#### Landscape and Heritage

Combrook lies within the Feldon Parkland Special Landscape Area in a valley setting. Situated at the northern end of a single track lane from the centre of the village, Keepers Cottage lies at the head of the Combrook valley just south of the southernmost Compton Pools. The gateway to Keepers Cottage forms an end stop to the public highway. It also provides views of surrounding woodland tree cover, with a significant element within the property boundary, including on the eastern edge a segment identified by Natural England as Ancient Woodland.

Scrutiny of mapping contours reveals that of the valley setting rising towards the east, and northward to the edge of Compton Pools. Although areas of the site adjacent to the property have been terraced over time.

Immediately to the south of Keepers Cottage and abutting the lane are The Little House and beyond that a terrace of 4 cottages in stone and thatch. A terrace of stone outbuildings across the lane provides an outbuilding/garaging for each of these five properties. The 4 thatched cottages are Listed Grade II and described as early C18.

The Combrook and Compton Verney Conservation Area was designated in 1972. The published Conservation Area Map identifies this section of the lane and surrounding properties as an 'area of character', and the bordering tree cover as 'of importance in the landscape.'

The original date of the current Keepers Cottage is not known, earlier maps suggest there has been a property at this site for several centuries.

The 1995 SDC Conservation Area Study described Keepers Cottage and The Little House as 'buildings of Group and Townscape value'. The major modern extension of The Little House projecting towards the boundary with Keepers Cottage was completed around 2015.

#### The Proposed Extension

In the view of the Parish Council there is no harm arising from the proposed removal of the existing garage building added in the 1980s.

The location and alignment of the cottage in relation to the lane means that the main elevation of Keepers Cottage seen from the lane is the SE gable end, viewed at an oblique angle and some 25m

from the gateway.

This proposed extension will be set at the opposite end of the cottage and its SE elevation will be some 40m from the lane, similarly at an oblique angle and partly obscured by the main cottage. Although of a significant footprint the proposed extension will remain subservient in height to the original cottage.

The proposed extension presents no overlooking towards the immediate neighbouring property nor will it be visible from the setting of the Listed C18 cottages.

The only other public view of Keepers Cottage is from footpath SD86 across the valley to the west and on higher ground. Only snatched glimpses of this location are possible through the tree cover over the valley and surrounding this plot. This proposed extension will be largely hidden from any view behind the main cottage.

The proposed design and materials are in general considered appropriate in relation to this rural village, plot size, and the character and form of the existing cottage.

The footprint of the proposed building will extend northeastwards beyond the existing garage building. Given the rising land, this will require some further levelling and an appropriate retaining structure to contain the bank and area of grassland beyond. The Parish Council would expect any grant of permission would include a condition for the subsequent approval of proposals for such levelling, including an effective retaining structure, and landscaping of the bank.

From the submitted plans there appears to be sufficient separation from the area of ancient woodland. The Parish Council would expect the District Council's Tree Protection/Landscape Officers will be able to provide expert advice on the suitability of this position in relation to the protection of the ancient woodland from the adverse impacts of development.

### **In conclusion**

*Subject to:*

- the approval of the Authority's Tree Protection/Landscape Officers in relation to the protection of the ancient woodland from the adverse impacts of development; and
- a suitable condition regarding approval of proposals that will be required for the levelling of the site together with appropriate landscaping;

then the Parish Council will have no objection to the proposal.

22 June 2020.