

Combroke Parish Council

Consultation for Planning Application ref 20/00186/FUL

Proposal: Detached oak framed garage with home office/storage above

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

For Amendments validated 20/05/20

Further Representation

Further comments are made in response to the submitted amendments.

These should be read in conjunction with the Parish Council's more detailed representation dated 18 February.

The Parish Council notes the amended drawings, including elevations, which clarify the proposed site and ground floor levels.

These demonstrate that the ridge height will be subordinate to that of the northern wing of the adjacent property, The Little House. This addresses the matter raised by the Parish Council in its Representation dated 18 February.

Accordingly, the Parish Council has no objection to this application as now proposed.

10 June 2020.

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Proposal: Detached oak framed garage with home office/storage above

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

Representation

The Parish Council has no objection in principle to the erection of a garage with home office/storage above at this location *subject to*:

- clarification of the proposed site and ground levels to ensure the impact of the proposed building on neighbouring properties can be appropriately assessed, including ensuring that the setting of the nearby listed properties and the character of the area are not harmed.
- the approval of the Authority's Tree Protection/Landscape Expert Officers with regard to
 - ▶ the protection of the nearby ancient woodland to the east side of the site; and also,
 - ▶ the acceptability of the proposed removal of one ash tree and any agreed mitigation.

In Detail

1. Landscape and Heritage

- 1.1. The valley of Combrook lies within the Feldon Parkland Special Landscape Area. Situated at the northern end of a single track lane from the centre of the village, Keepers Cottage lies just south of the southernmost Compton Pools. The gateway to Keepers Cottage forms an end stop to the public highway, and provides views across to the dam at Compton Pools. It also provides views of surrounding woodland tree cover, a significant element of which is within the property boundary and this includes a segment identified as Ancient Woodland on the south eastern edge.
- 1.2. 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 thatched. A terrace of stone outbuildings across the lane provides an outbuilding/garage for each of these five properties. The public footpaths SD87/SD86 meet across the lane just south of the terrace. The 4 cottages are listed Grade II and described as early 18C.
- 1.3. 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.'
- 1.4. The 1995 SDC Conservation Area Study described Keepers Cottage and The Little House as buildings of 'Group and Townscape' value. The further extension of The Little House projecting towards the boundary with Keepers Cottage was completed around 2015.

2. The Proposed Garage

- 2.1. The location identified for the proposed outbuilding and its new parking area is situated beyond the west side of the access driveway at the Keepers Cottage. This provides some separation from the 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. Also to comment on the proposed removal of the ash tree and any mitigation required.

- 2.2. Set back from the gateway, behind the existing boundary wall and planting at Keepers Cottage, the plans show the proposed building with its gable end in line with the northern extension of The Little House and it appears modest in scale in comparison to this major modern extension.
- 2.3. The Design Statement suggests on page 5 that ground levelling work will be required for the parking area -and presumably also for the garage building- to take account of the slope of the land. No further details of the proposed ground levelling is provided.
- 2.4. The Statement implies that the existing modern extension of The Little House will shield the 1.5 storey building from view at points further south along the lane and in particular from views within the direct setting of the listed terrace.
- 2.5. The submitted drawings do not show elevations in the context of the adjacent modern extension at The Little House nor provide any site or ground floor levels. It will be important to confirm this detail before determination of the application to ensure that the above judgements in the Design & Heritage Statement are accurate.
- 2.6. 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.
- 2.7. 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.

3. In conclusion

3.1. Subject to:

- clarification of the proposed site and ground levels to ensure the impact of the proposed building on neighbouring properties can be appropriately assessed, including ensuring that the setting of the nearby listed properties and the character of the area are not harmed;
- the approval of the Authority's Tree Protection/Landscape Officers with regard to
 - ▶ the protection of the nearby ancient woodland to the east side of the site; and also
 - ▶ the acceptability of the proposed removal of one ash tree and any agreed mitigation;

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

- 3.2. The Parish Council would wish for any permission to be worded to ensure that the approval is for use as a Garage and Home Office/Storage and requests a condition is included to ensure that its use will remain ancillary to the property.

18 February 2020.