

## Combroke Parish Council

### Consultation for Planning Application 22/00688/FUL

**Proposal:** Single storey rear extension, first floor side extension and integral garage.

**at:** The Willows Spring Lane Combrook Warwick CV35 9HN

### Representation

The Parish Council has no objections to this proposal and will support the decision of the Local Planning Authority.

**Landscape and Heritage** Combrook lies within the Feldon Parkland Special Landscape Area in a valley setting. Spring Lane is a no-through lane on the west side of the brook. The lane is in line with the boundary for the Conservation Area at this side of the village. The gateway at the northern end of the lane provides an entrance to Combrook House, one of the older properties in Combrook with C17 origins.

The 1994 SDC Conservation Area Study for Combroke and Compton Verney observed that the late twentieth century developments along this side of the brook mirror the linear pattern of the village, and *are sited so that they do not impact on the setting of the brook or the visually enclosing ridge line* (p 10) and are described as *'generally low key contributing little to the character of the conservation area'* (p 12).

**The Proposal** It is noted that the proposed single storey rear and first floor side extensions to the property are approved under 21/03245/FUL . The permission also incorporated some internal ground floor re-organisation of space and relocated the main entrance to be centred on the front gable.

This proposal for the integral garage is for a single storey extension located forward of the existing southwest wing with gable facing the lane. The extension will provide for the relocation<sup>1</sup> of a ground floor study; a side lobby providing inside access to the proposed garage, also an exit to the side of the house; and adjoining the lobby the new double garage will abut the existing driveway/parking area -the garage doors facing to the side. The attic above the garage<sup>2</sup> will incorporate a second study space.

The Willows is set well back from the lane and this extension will be subservient. The SDC Guide 'Extending your House' identifies at 3.19. *'it may be difficult to design large new front extensions to some houses without harming the character and appearance of the area'*. This proposed extension is thought not to have any harmful impact -neither on the setting at this location nor neighbouring properties.

20 April 2022

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<sup>1</sup> The approved application 21/03245/FUL established the ground floor study within the reconfigured hallway area. This application moves the study to this side extension, providing a more spacious hall area at the main entrance to the property

<sup>2</sup> The ceiling of the garage is shown a little lower, providing for headroom in the attic above.