

Combroke Parish Council

Consultation for Application 19/02282/FUL

At: No 39, Combrook, CV35 9HP

Proposed: Demolition of work shed, new garage and workroom

Representation

The Parish Council **supports** this application (CS. 4; CS. 8; CS. 9; CS. 20)

Detail

1. Heritage

- 1.1. The property dates from the 17th century. The village was at that time within the Manor of Combrook Brookhampton and Little Kineton. The Manor was acquired by the then Lord Willoughby de Broke of Compton Verney in 1825.
- 1.2. When the Compton Verney Estate was auctioned in 1929, Lot 63 (see map extract Appendix 1) was described as *a pair of stone Thatched Cottages together with Gardens and Fruit Trees lying on ether side of the small stream running through the village*. The listing identifies the Lot was let to five tenants: the two cottages were let to two families and the land, which were apportioned as 2 'garden' units, and an area of fruit trees were let to three other tenants - one garden unit was vacant at that time. The curtilage attached to the two cottages at that time is therefore less clear.
- 1.3. In the years following the sale, the land immediately to the south of the cottages was developed as a large workshop, this was later to be occupied by 'Combrook Garage' in the late 20th century. The land across the stream was developed for dwelling in the later part of the 20th century. The date of the existing outbuilding by the stream is not known, thought to be around mid twentieth century. The application property, known as No 39, was listed in 1972. No 39 is prominent on descent into the village from the west at the entrance to the Conservation area.

2. The demolition of the existing outbuilding / workshop

- 2.1. The Parish Council welcomes the demolition of this building. Located close to the stream on low lying land it is an area at high risk of flood water. When flooding occurs during extreme rains the building impedes the natural flow of water and creates a backwash. The removal of this building will alleviate flood risk elsewhere.

3. The location of the proposed garage /workshop

- 3.1. The Environment Agency mapping indicates that the proposed location for this building is as far to the east as is sensible in relation to the known flood risk area across the lower levels of this site.
- 3.2. In the view of the Parish Council, the proposed building is sympathetically sited in relation to the listed property. It is placed some 4m back beyond the main rear building line of the property and down the slope. This means that it will not impose on the 'prominent' view of No 39 on the descent into the village and, in particular from the top of the grass triangle.



In addition, the proposed building is single storey with the ridge below the level of the main eaves of No 39. Its scale is therefore modest in the street scene.

- 3.3. The side area, beyond the south gable wall of No 39 and up to the boundary with the adjoining property, has long been used as a parking area for the property. And a garage building beyond this parking area is neither unreasonable nor to be unexpected.
- 3.4. Just south of the neighbouring boundary is the adjacent semi-industrial brick and metal roofed building with two further units beyond it. This proposed building will in fact provide some separation between this adjacent rural industrial site and the 17th century property.

4. Design and Distinctiveness

- 4.1. The use of traditional oak feather edged boarding for the walls and oak boarded doors is very much welcomed. The use of corrugated roofing mirrors the adjacent building to the south - and is also a reminder of the use of iron roofing on No 39 during much of the 20th century.
- 4.2. The use of oak decking at the rear of the workshop is not felt to cause any undue overlooking, given the location and tree cover, and its use to access the side and rear of the building is preferable to the landscaping of a concrete /paving slabs access

5. Conclusion

- 5.1. A walk around Combrook will reveal a number of listed properties with garage buildings added to the side, and the Parish Council can see no reason to refuse this one. Therefore, for all the above reasons, the Parish Council **supports** this application.
- 5.2. The Parish Council would wish for the permission to be carefully worded to ensure that the approval is for its use as a Garage and Workshop¹ Also the Parish Council requests a condition is included to ensure that it's use will remain ancillary to the property.²

14 October 2019

¹ The most recent "garage" building erected in Combrook, set in garden land to the side of a listed property very similar to this application, was approved by the Planning Authority but was never implemented as such. The loose wording of the permission enabled that deception to occur.

² This is to ensure that in the future, owners will not consider using this building as a separate dwelling.

Appendix 1 Extract: The 1929 Compton Verney Estate Sale Plan for Combrook

The curtilage associated with the two cottages is unclear from the sale particulars which state that much of the land associated with Lot 63 is let to other tenants.

