

AVON DASSETT PARISH COUNCIL

PLANNING APPLICATION 26/00747/FUL

West Court 3, Avon Carrow, Avon Dassett, Southam, CV47 2AR

The Application

- The application is a Full Planning Application for the erection of a freestanding timber garden room within the garden of the Grade II listed building. The structure replaces an existing structure which has been demolished.
- The building is entirely incidental to the main residence and would be retained as such in perpetuity.

The application can be viewed at: [E-Planning](#)

Summary

- The application site is entirely within the conservation area.
- The application site lies within the Ironstone Hill Fringe Special Landscape Area included as part of the Local Plan
- The site lies within the curtilage of Avon Carrow a Grade II Listed Building
- The proposals include the erection of a high quality timber garden room which is detached from the main residence and sensitively located adjacent to the property boundary.

Observations

- The applicants have provided a comprehensive Heritage Impact Assessment and Design and Access Statement together with a Climate Change Checklist.

Conclusions

It is for the Parish Council as a whole to determine their response to the application, however, in doing so, the following points should be taken into consideration:

- The application is for a modest - good quality timber garden room.
- The structure of the garden room is independent of the listed building structure
- The garden room can only be seen from the properties immediately adjacent to the applicant's property.



Proposed Garden Room.