

Comments for Planning Application DM/21/00002/LB

Application Summary

Application Number: DM/21/00002/LB

Address: Rose Stile Cottage Sennings Lane Romaldkirk Barnard Castle DL12 9ED

Proposal: Listed Building application for installation of CCTV equipment, 2no raised deck areas to front garden and erection of detached exercise room to rear garden (retrospective)

Case Officer: Jill Conroy

Customer Details

Name: Mr Mark Beeby

Address: Rose Stile, Sennings Lane, Romaldkirk, Barnard Castle DL12 9ED

Comment Details

Commenter Type: Occupant of Nearby or Adjoining Premises

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: Planning Department, Rose Stile,
Durham County Council, Sennings Lane,
County Hall, Romaldkirk. Barnard Castle. DL12 9ED.
Durham. 21/01/2021

Reference:-

Application Number DM/21/00002/LB

Address:- Rosestile Cottage, Sennings Lane, Romaldkirk. DL12 9ED

Proposal:- CCTV installation, erection of two raised decks and an Exercise Room

Dear Sirs,

With respect to the above published Listed Building Consent Application and a pending Full Planning Application, we make the following comments and objection to all of the elements of this application. Notes:-

1. We are including related full planning approval application comments at this point, and may submit further comments on publication of these documents.
2. The site plans presented do not show all the existing buildings in the front and rear gardens, thus leading to an incorrect depiction of the extent of lot coverage. There is another large shed in the back garden opposite that depicted, which has been recently screened from the north by a high stone wall and bi-fold semi-glazed doors. We see no Listed Building or planning applications for these structures.

There are two additional wooden storage sheds in the front garden, one on the north perimeter wall and one on the west perimeter wall (screened in the applicants deck view photo 1-2834906 by mid ground plantings).

Significant Tree

We refer to County Durham Plan Adopted 2020, (CDP 2020), Policy 40.

The proposed and partially constructed Exercise Room is situated under the canopy of a fine example of a prized Wellingtonia, Sequoiadendron Giganteum, which is the world's largest tree species. The building has been shoe-horned between the property perimeter wall and the trunk of this very large tree, which if properly protected and cared for, would be expected to continue growing in height and girth for several hundred more years.

The building footings would be expected to damage the tree root system regardless of the materials used.

We would hope a full AIA report is going to be requested to evaluate the tree condition and risks to its health. This evaluation should also consider the 2006/2013 building extensions which resulted in the construction of two undocumented, low level solid fuel furnace chimneys, located close to the tree canopy.

The tree harbours a diverse wildlife population. Bats are known to be roosting in the area. (We refer to the Ecological Survey carried out for our recent building extension.)

The tree is estimated to be 35m high and should its structural integrity be compromised it has the ability to damage one or more of the 6 houses in its vicinity.

This tree is a prime candidate for a TPO to secure its ecological properties, its integrity, its commanding presence, and the village skyline.

Character of Rosestile Cottage and Romalldkirk Village

We refer to CDP 2020, Policy 29, Sustainable Design, Policy 39, Landscaping, and Policy 44, Historic Environment.

Romalldkirk village, which dates back to the Saxon period, includes multiple Listed Buildings in a designated Conservation Area and Area of Higher Landscape Value (AHLV). Rosestile Cottage occupies a prominent, elevated position adjacent to the Lower Green. Its appearance should support the objectives of these designations. It currently does not, for various readily observable and correctable reasons. The addition of more ancillary structures into this site will only further add to the growing heritage and environment deterioration.

Rosestile Cottage is thought to be a 1785 addition to Rose Stile, a late 17th Century building.

Rose Stile was subdivided in the 1950's to the current configuration. It has undergone significant development to the side and rear since 2005, extending the ground and first floors and converting the freestanding double garage into a fully interconnected living space. The addition of more living space and a pergola will again erode the limited usable garden area and consequently further detract from the heritage and aesthetic appearance of this period building and the Conservation Area.

The general appearance of the rear garden has been for many years, that of a builder's storage yard, with several out-buildings and piles of building materials.

The site rear garden is visible from the B6277 and is adjacent to the well-used Public Right of Way (PROW) along Sennings Lane that constitutes part of the Teesdale Way and several circular routes used by villagers and ramblers. The cottage and its buildings abutting this part of Sennings Lane are clearly visible from the Lower Green.

Sennings Lane/Teesdale Way Perspective

Sennings Lane grade level is approximately 1m lower than Rosestile Cottage's rear garden.

The approximately 2m high Rosestile Cottage perimeter wall is a mix of single storey building, stone, a faux metal garage door, logs and miscellaneous fill items. The lane has a sheltered but open ambiance with low stone walls on the opposite side, providing partial views of the other village properties and surrounding fields.

The construction of two new structures, with another mix of façade materials, rising 2m higher than the existing wall, is a further aesthetic and heritage degradation of this very public site. The new buildings would complete a continuous building development along the property line, a major change in the appearance of the property and the aesthetics and ambience of this part of the PROW.

The proposed structures do not comply with multiple bullet points of the General Design Principles Para. 2.1 and Side Extensions Para 2.12 of Durham County 2020 SPD. The latter guideline is referenced due to the grade difference between the PROW and the house ground floor and these proposed buildings, making them visually comparable to a 2 storey house in height.

Regarding the detail of the proposals, the size of the windows in the Sennings Lane side of the building are disproportionately large for the size of the structure. The selection of transparent plastic sheeting for the pergola roof, combined with corrugated metal for the Exercise Room, are not in keeping with the house roofing materials and those commonly found in the village. Together with the featherboard siding they are materials incompatible with the heritage structures of the house and village. The past use of some of these materials on the site should not be justification for their extended application.

We refer to the applicant's 3 photographs of the cameras and lights located on Sennings Lane. These clearly show the state of completion, deterioration and deviation of work under previously retrospective planning approvals from 2013 with origins in 2005. The use of Sennings Lane to store reclaimed building materials, refuse and recycle containers is a long standing affront to the aesthetics of this building and the village as a whole. The reinforcing wire on the corrugated roof is supplemented by multiple stone blocks holding it down. The roof has obviously been raised and repositioned contrary to what we believe was approved in the earlier planning application. A suspended horizontal hinged door forms a wall top filler between the converted garage and the side personnel entrance.

The large industrial floodlight is not in keeping with the property's heritage. It serves no other purpose than to light up the PROW and adjacent properties. There are more discrete lamps already installed at the two doors into Rosestile. See applicants photographs.

Beyond the aesthetic and heritage issues noted, we are concerned any newly approved structures will be executed with the same lack of attention to approved plans and quality of construction and materials.

Exercise Building Design and Purpose

The inclusion of a set of double doors and a single door looks excessive relative to the size of the building. Access to the garden and Exercise Room is only through the house or the adjacent hut, all with single doors.

The large area of glazing and skylights for ventilation is not compatible with the problematic low-level chimney that will be only slightly above window level and approximately 4.5m from the doors. The Wellingtonia already significantly disrupts the chimneys' function and results in horizontal and

downward smoke patterns even under mild wind conditions.

Heating of the room is a concern. No detail is given at this point. Another source of smoke would further aggravate an existing serious environmental health issue.

The proximity of the shed wall to the perimeter wall will make maintenance difficult to impossible for part of the façade and the wall.

We are anticipating the new building will be connected to the existing shed for access through an expanded existing window opening. The submitted drawings do not address this. This would add a third door to the small exercise space.

Our conclusion is that the use of this room is not as presented.

With reference to CDP 2020, Policy 35/36. Water Management.

The added roofing area and commensurate loss of porous surface, will reduce the water supply to the Wellingtonia. It is not stated where the rain water will be directed from roofing. The existing hut has no gutters on the east side and discharges directly onto Sennings Lane, soaking the PROW.

The proposed new building roof is drawn to overhang the perimeter wall, presumably with the same intent. Access to the existing combination sewer system will be difficult due to the house foot print blocking access to the front yard drain location.

In the event this connection is possible, it will add more load to a single drain line that runs through our property and connects Meadowside, Rose Stile and Rosestile Cottage to the mains.

If a soakaway is proposed, it will be impossible to site it out of the Wellingtonia's Root Protection Area (RPA), which already has multiple structures within it.

Decking

Elevated decks are contrary to Paras. 24 and 25 of SPD 2020, and inconsistent with the heritage status of the building. See CDP 2020, Policy 39. There is no reason to have these decks elevated other than to gain overview on neighbouring properties, the village and the PROW. The decks are split into 2 levels making for very limited sitting areas at all levels. Hardly seems fit for the purpose given by the application, rather supports the overview conclusion. (Note, the house faces NW-NNW, and the sun only reaches the front for about 3 months of the year and is partially screened by trees part of this time.)

The design includes a storage room, adding to the proliferation of storage huts that are now an undesirable signature feature of this property.

Cameras

The cameras are all positioned to overview neighbouring properties, Sennings Lane, the Village Green and local roads. There are no cameras proposed to cover the property back garden and just the front garden, which would be the primary access points for illegal entry. This is an unwarranted invasion of privacy for neighbours, villagers and the general public.

We have direct evidence the applicant is monitoring our activity and that of other villagers in their day-to-day activities, and in many cases turning this into harassment of same. We have not seen any attempt beyond one inconspicuous sign that indicates the applicant is following any of the regulations associated with CCTV coverage of public spaces.

In summary, we believe the structures requested in this application are inappropriate for this Listed

Building, the Conservation Area and an AHLV. The property is taking on the features of a frontier outpost, with high protective barriers, look-out platforming and structures, and a contemporary twist of CCTV equipped sentries.

We are very concerned for the preservation of the Wellingtonia, a singular specimen and a commodious wild life habitat.

Lisa and Mark Beeby