

Introduction and Proposal

Planning consent is sought to build a dormer bungalow on a parcel of land Title Number DU380953, 0.052 ha in size, located at the rear of Ewbanke Old Hall. The proposed bungalow will be 46 metres away from Ewbanke Old Hall. The bungalow is designed to be suitable for a regular family but also for a disabled or elderly person and their carers/family. It will add to the stock of such accommodation in Staindrop.

The ground floor will have facilities for the comfort and care of the disabled or elderly, incorporating the essence of Lifetime Homes, as well as being environmentally sound, heated by heat pump, and with insulation, double glazing, energy-efficient lighting and an electric car charging point.

Ewbanke Old Hall is the middle part of the former Staindrop Hall, which in 2008 had planning consent for it to be divided into four separate houses, as well as for a block of four flats and two large detached houses in the garden. The flats have not been built, and only two large houses were built. The site therefore has been deemed suitable for more dwellings, with a large roundabout in the centre of the garden. This proposal for a small bungalow is modest and unobtrusive by comparison, and will blend in with the neighbouring houses.

Principles of Development

The NPPF advises the following :-

- *isolated new homes in the countryside should be avoided.* This proposed bungalow is within the rural village community of Staindrop and is 8.6 metres away from the nearest house.

- *development should be sustainable, promoted by locating new housing where it will enhance or maintain the vitality of local communities.* The proposed bungalow caters for a full range of ages and abilities, so the varied occupants will be part of the vibrant Staindrop community, both now and into the future. The bungalow is close to all amenities and services, and the community gatherings in Scarth Hall.

- *development should be appropriate to the character and appearance of its surroundings.* The general scale, form and materials proposed are classic and traditional. The development of one dwelling at this site will be a very modest and balanced approach to providing additional disabled or elderly accommodation in Staindrop.

- *development must take into consideration climate change.* The bungalow will have heating by heat pump, be double glazed and insulated. All lighting will be environmentally-friendly.

General Description of the Building and its Setting :

Location and Setting

The parcel of land for the proposed bungalow is at the bottom of a very long narrow garden. The parcel of land has Title Number DU380953 and Ewbanke Old Hall has Title Number DU289534. The site is bounded on three sides by tall evergreen hedges and screened with medium size trees, with a 9.8 metre tall new-build house to the west of it. The entrance to the site is via a right-of-way along a 5-metre wide gravel driveway in the ownership of Ewbanke Old Hall. The entry/exit of the driveway at the A688 (Front Street) has good visibility in both directions for vehicles and pedestrians, with pavement ramps for wheelchairs.

The Building

The bungalow will be versatile and can accommodate an elderly or disabled person living on the ground floor, with family or carers sleeping on the first floor. It will be constructed in traditional stone and slate, with painted timber sliding sash window frames and French doors, to blend in with the new-build neighbouring house. The existing houses in Staindrop are a mixture of styles and materials, but stone is predominant at the heart of the village. The classic and traditional style of the bungalow will complement all the neighbouring houses.

As required by the NPPF, the design of the bungalow is appropriate to the character and appearance of Staindrop. The general scale, form and materials proposed are classic and traditional, at the same time providing for the needs of elderly and disabled needs, and having regard to climate considerations eg. energy efficient lighting, heating by heat pump, double glazing and insulation.

THE APPLICATION

Consent is being sought to construct a dormer bungalow in stone with a slate roof, built to serve a regular family, or one with a disabled or elderly person to use easily. It will be fully compliant with Part M for disabled access. It will also be built with all the requirements of the Code for Sustainable Homes. Access from house to garden will be via both wheelchair ramps and steps. Walking-disabled people cannot always walk up and down ramps, and will need steps with hand rails.

The development of one dwelling at this site will be a very modest and balanced approach to providing additional disabled/elderly accommodation in Staindrop. Small scale sustainable development like this will help enhance the vitality of the village.

DESIGN

Specification

- with guidance taken from the Lifetime Homes Standard and the Code for Sustainability.
- will comply with current Building Regulations

Sustainability :

- outer exterior walls to be natural stone, brought to course, sourced locally, to match the adjacent Ivy House.
- inner exterior walls to be load-bearing thermal blocks, with 75mm insulation between inner and outer.
- internal walls to be insulated plasterboard stud.
- ground floor of concrete will be insulated with a waterproof membrane through.
- roof to be natural slate and insulated.
- windows/doors to be white painted timber, double glazed.
- all lighting will be energy-efficient.
- the windows and full length French doors will provide ample light, helping reduce energy consumption.
- kitchen will be fitted with energy-efficient white goods.
- paths for wheelchairs to be of in-filter blocks so there is no surface water run-off.
- rainwater goods to be black (plastic to match Ivy House)
- rainwater will be caught in butts to be re-used in garden.
- heating will be by heat pump.
- a smart electric car charger will be fitted
- a smart meter will be fitted
- a water meter will be fitted
- the bungalow has potential for a home office, a stair lift and a vertical lift if required
- the existing shed offers storage for bicycles for active people, and storage for waste and re-cycling bins.
- the garden and/or the existing shed offer space for natural drying of laundry.

Health and Wellbeing :

- doors are to be fully compliant with Part M for wheelchair access.
- external disabled access : external doorways to have ramps for wheelchair access, and steps with handrails for the walking disabled who cannot walk up the angle of a ramp. Good wheelchair access also means that families with prams have easier access - a multi-generational asset.
- all entrances are level with the ground floor bedroom and bathroom.
- ground floor bathroom will have handrails, and the potential for bath hoists and other aids.
- ground floor bedroom will have handrails for the elderly/disabled
- large windows will allow plenty of daylight in.
- the bungalow has plenty of private space for elderly/disabled people.
- the existing garden is easily accessible.

Sustainability

The main source of heating will be provided by an air-source heat pump, and high standards of insulation will be incorporated, including double glazing in all the windows and glazed doors. The interior part of the external wall will be load-bearing thermal blocks, with insulation between the blocks and the stone. It will be built in accordance with the Code for Sustainable Homes.

Use of the Development

The development of a single bungalow on the site would be a very modest and balanced approach to providing additional residential accommodation in Staindrop, especially being suitable for the disabled or elderly. The ridge height (7m) of the bungalow will be unobtrusive next to the ridge height (9.8m) of the adjacent Ivy House. Much of the bungalow will be hidden behind existing tall evergreen hedges and medium sized trees. The size and scale of the bungalow will therefore be unobtrusive compared with the surrounding houses.

As outlined above, the design will give the occupants easy wheelchair access to and from the garden, with wide doors, ramps and hand rails. Steps with handrails will also be provided, because some walking-disabled people cannot walk up ramps, and require steps with hand rails. The interior will have a ground floor bedroom, and disabled-accessible bath/shower room, with easy access to all parts of the level ground floor. There will be direct access from the front door to the bedroom for medical personnel. Upstairs will be accommodation for family or carers.

Care has been taken with the design so that windows do not overlook neighbouring properties. The bungalow is surrounded on three sides with 2.4m high hedges affording privacy. The fourth (north) side will have hedges planted to complete the privacy. The privacy of the surrounding houses will be respected, with only one ground floor opaque-glazed bathroom window of the bungalow facing east (facing a high hedge). Two windows and a door will face north, but boundary hedges and medium-sized trees will be planted to obscure the view of the bungalow from the two houses nearby. There are no windows in the west elevation above the ground floor but the bungalow at this point will not be visible from the windows of Ivy House. All the proposed roof windows are on the south elevation, which is not overlooking any building. No roof windows face north, west or east.

This bungalow will be suitable for use by the disabled or elderly into the foreseeable future, and be an asset as part of Staindrop's housing stock for future generations as well as present.

Size of Development and Layout

The size of the bungalow will be relatively small, internal ground floor 60sq m, internal usable first floor 47 sq m. The height of the eaves will be 3.3m, compared with the adjacent new build houses of 6.4m. The height to the roof ridge will be 7 m, compared with 9.8 m to the roof ridge of Ivy House.

There will be no windows in the east elevation except one small ground floor opaque bathroom window (facing a hedge), and only two ground floor windows and the front door in the north elevation. The west elevation has only ground floor windows which cannot be seen by Ivy House for two reasons : they are behind the forward building line of Ivy House and are behind a high hedge. The windows in the south elevation are not overlooked by any buildings.

The east, south and west boundaries are all high evergreen hedges, and it is proposed to screen the north side similarly. The bungalow will be very private, small and unobtrusive, and for the most part hidden from view. New evergreen hedges will be planted to screen the bungalow from Ewbanke Old Hall to the north which is 46 metres away from the proposed bungalow.

Scale in Relation to Surroundings

Since Ivy House is 9.8m high and the bungalow will be only 7m high, the bungalow will be a substantial 40% less in height. The footprint of Ivy House is 138 sq m and the footprint of the bungalow will be 74.5 sq m, therefore the bungalow footprint will be 46% less.

The proposed bungalow will not project beyond the forward building line of the adjacent Ivy House. No windows of Ivy House will directly overlook the bungalow. Most houses in the vicinity are large two and three-storey houses. The bungalow will be much smaller by comparison.

Landscaping of the Bungalow Garden

The short length of driveway into the garden, and the car parking spaces, will be gravel supported by CellWeb. The bungalow itself will be surrounded by existing lawn, flower beds, shed and patio. Smooth paths

and ramps for wheelchairs (and prams) will be made with in-filter block paving (to allow water to drain through), providing an easy route for wheelchairs and for comfortable walking. There is an existing shed and patio for health-giving outdoor activities, accessible to the disabled or elderly to enjoy in comfort. This shed will provide storage for bicycles for active people, and provide storage for waste bins and re-cycling. An existing holly hedge in excess of 2.4m forms the south boundary. The east and west boundaries are 2.4 metre high Leylandii hedges. New evergreen hedges will be planted on the north boundary to complete the privacy. Most of the bungalow will be out of sight from all sides.

At the northwest corner of the site there is one mature tree. It was designated Category C (to be felled) in the tree survey undertaken by Raby Estates for planning consents 6/2009/2012/13/14/DM/LB/CA before the sale of the former large Staindrop Hall Site. However, although the tree is damaged and mis-shapen, under this application we intend to keep it. Several boughs have broken off, and the trunk is leaning severely to the east. The girth of the tree is 2.28 m at 1.5m high. The tree diameter of 72.5 cm at a height of 1.5m indicates a root protection zone of 8.7 metres radius. The bungalow is to be built outside this area, 9 metres from the tree. Root Protection will be undertaken during building works (NPPF Part 11 '*conserving and enhancing the natural environment*'). The Local Development Plan Policy which would be relevant in this case is the saved policy in the Teesdale Local Plan, Policy ENV 10 '*development affecting trees*'. Also the British Standard BS 5837 Trees is relevant. The plot has been under cultivation for a very long time and the building and presence of a small bungalow is unlikely to have any effect on the ecology of the area. An archeological survey was also carried out in 2010 before work could start, and nothing of significance was found. One of the trenches explored ran across the site of this application.

Appearance

The overall design is to be classic and traditional (NPPF Part 7 '*requiring good design*') The size, appearance and design will blend in with the rest of the nearby houses, some of which are three storey. The materials of stone, slate and timber will match the neighbouring Ivy House. Exterior walls will be random natural stone, brought to course, the roof will be natural slate, and the windows and doors will be white-painted timber and double glazed.

Consideration of the Building's Historic Setting

The land title of Ewbanke Old Hall is DU289534, and the land title of the proposed bungalow plot is DU380953. This plot is at the end of a long, narrow garden, and the two buildings will not be visible together. The buildings will be 46 metres apart. The design of the bungalow has been chosen with the historic setting in mind. It will be small and will fit into the site without imposing on any of the nearby buildings. It will be screened by existing evergreen hedges, and by additional proposed hedges. Windows have been carefully placed so none of these windows overlook any nearby houses or gardens. The building materials, stone, slate and timber windows, will echo the other buildings in Staindrop (NPPF Part 12 '*conserving and enhancing the historic environment*')

How this Proposal will fit in with the Design and Appearance of the Surrounding Area

The classic and traditional materials (stone, slate and timber) have been chosen specifically to match the new-build next-door Ivy House. The woodwork will be painted to blend with Ivy House. The design and materials will also fit in with the greater surrounding area of Staindrop. The design of the bungalow, being suitable for disabled or elderly occupants with family or carers, will add to the stock of housing in Staindrop for this group in the years to come.

ACCESS

General Description of the Situation of the Proposed Bungalow

The proposed bungalow will be accessed over a 5 metre-wide gravel drive, shared with Ivy House, Yew House and Ewbanke, in the ownership of Ewbanke Old Hall. Staindrop's Front Street has a wide pavement giving access to shops, doctors and other amenities. The exit/entrance at Front Street has good visibility in both directions for vehicles and pedestrians. The pavement is wide and accessible, with lowered areas for crossing driveways with wheelchairs and for crossing the road.

As recommended by NPPF Part 8 '*promoting healthy communities*', people, especially the infirm, elderly and disabled, will help with the vitality of Staindrop, keeping elderly, infirm or disabled within the community, and near to all amenities and services.

Disabled Persons' Access

The access for disabled persons into the proposed bungalow is high priority. Block paved paths, ramps, hand rails and wide doorways will make sure that access is as easy and comfortable as possible. The same principle applies inside the bungalow on the ground floor. A ground floor bedroom, and a disabled person's bath/shower room will allow privacy, and comfortable, safe living. Access is also good into the rest of the ground floor (kitchen and living room) when required, enabling all ages and abilities to socialise together.

Proximity of Footpaths and Roads

Front Street, Staindrop (A688) is easily accessible down the gravel driveway. The surface of the driveway is smooth enough for a wheelchair or a slow walker to use. This leads on to the pavement along Front Street. It gives excellent access to both pedestrians and vehicles.

Car Parking

There will be 3 parking spaces available on the bungalow site.

Public Transport Availability

There is a good bus service from Front Street to Barnard Castle, Bishop Auckland, Darlington, and some surrounding villages and schools (NPPF Part 4)

Emergency Vehicle Access

The wide entrance on Front Street and the 5-metre-wide driveway provides good access for emergency vehicles.

Subsequent Users

This proposed bungalow has been designed with the disabled or elderly in mind, and so it also embodies the essence of 'Lifetime Homes' in the sense of a house being suitable for families throughout their lives, from very young to very old. This bungalow could house a small family with a disabled or elderly member, without having to bring in additional carers. Subsequent users would have the same advantages. The bungalow would add to the stock of housing in Staindrop suitable for the infirm.

REFERENCES :

NPPF Part6, Part 7, Part 8, Part 11, Part 12

Teesdale Plan (saved policies)

Policy GDI, Policy ENV 10

British Standard BS 5837 Trees 2012

Code for Sustainable Homes 2007 - Technical Guide 2010

Lifetime Homes Standard 1991 (Joseph Rowntree Foundation)