
Proposed Bungalow in Grounds of the Blue Bell, Old Ellerby HU11 5AJ

30 October 2023 at 14:4

Application to vary Condition 21, Drawings to be adhered to.
Planning Reference 22/03066/PLF

- 1) This application to amend the condition requiring adherence to specifically listed drawings is in specific regard to the proposed dwelling only.
has been drawn up so as not to vitiate the essence of the overall approval, of which the proposed bungalow forms only one part.
- 2) The overall red line, the description of the development and the actual curtilage boundary of the approved bungalow together with the highway access and strategic drainage arrangement are not being changed neither are the main facing materials.
- 3) There is also no change to the proposed retention of the trees and shrubs, on the berm on the south boundary which performs a vital screening function and remains part of the bungalow curtilage, This also applies to the bank of trees and shrubs along Crab Tree Lane which would remain unbreached.
- 4) Vehicle access to the bungalow site remains from the north via the public House car park, but is relocated to the north west corner, a better position from a highway access point of view and provides for greater privacy to the private garden of the bungalow.
- 5) Crucially the ground print of the larger bungalow still lies within the development limit of Old Ellerby, with the west gable lining up with it.
- 6) The northern building line is similar to the approved scheme, relevant to the proximity with the Blue Bell Public House, deemed acceptable previously, with the proposed boundary treatment provided by a pregrown hedge remaining.
- 7) The approved design was not particularly justified in the Design and Access Statement and is fairly mundane and the opportunity is being taken now to provide a design of higher quality.
- 8) The site is large for a two bedroom bungalow and also does not represent an efficient use of land, in accordance with the NPPF there being room for a three bedroom dwelling, with parking for two cars ample amenity space, and clearance from adjacent Public House and holiday uses.
- 9) With the purchase of the bungalow plot per se by the applicant, circumstances allow for the design of a larger, and crucially superior design quality dwelling still constrained by the above and keeping to single storey.
- 10) The groundprint instead of being an L shape is a T shape, with the entrance remaining from the north.
- 11) The plan is configured so that there is a bank of non habitable spaces, utility, shower rooms, plant etc on the north as a buffer to the Blue Bell site and the intervening carpark and route to the tourist accommodation to the west part of the site.
- 12) The windows are relatively small on the North side to improve thermal efficiency and privacy, but visually offset by the attractive gabled feature of the porch canopy, with oak posts which shelters built in seats on both sides, conducive to kicking off boots after country walks with dogs and. Children or without!
- 13) There is a triangular fanlight over the front door with flanking sidelights which repeats over the inner lobby door, providing a flow of light into the main living space, with sloping ceilings and bestriding a central axis on the ridge set up by the entrance route, with the triangular porch upper volume merging with the main gabled roof volume over the main living space thus introducing another Architectural feature lacking in the approved scheme.
- 14) This open plan space includes the working kitchen function on the east and dining space on the west, with circulation between to the sitting area to the south the vista centrally terminated by a solid wall to accommodate the television flanked by symmetrical bifold doors across the south west and south east corners, with cantilevered beams over which enable there to be no posts interrupting the diagonal views when the doors are open giving a very attractive continuum between inside and outside, so called "flying corners".
- 15) This realm is further complimented by gabled pergola structures providing shade to the outside dining and sitting area to the South of the south gable referencing the feature trusses supporting the roof of the living area.
- 16) The axis referred to above is enhanced by a central diopitch rooflight, giving a pool of daylight over the centre of the plan and further enhancing the spatial experience.

window and french door to the garden on the south east side, correlating with the morning sun..
Gable windows east and west are centred on the bed position with low cills

18) The roof plane continues lower over the dressing area to give a pleasing modelling to the south wing roof, which is mirrored on the west side which has two further bedrooms , Bedroom 3 suite is across the west end with an ensuite in the northern buffer zone and a family bathroom adjacent opposite bedroom 2 , accessed by a small lobby, for privacy rather than a wasteful corridor.

19) The higher eaves to the north allows for the provision of high level storage and plant, which acknowledges that there is otherwise little roof void for such purposes.

20) There is a substantial array of solar pv panels at the top of the south pitch which is unshaded by trees. (and invisible from the public domain)

21) An ASHP is provided , which further enhances the dwelling's sustainability in addition to -

22) Provision for an EV charging point to be located to serve the parking spaces.

23) The north facade is assimilated into its setting by a 'green wall' feature comprising a durable grid of stainless steel wire and climbing evergreen shrubs.

24) The ridge line is punctuated by a GRP louvred 'stack,' which will gather exhausts for the extract fans, and vent for drainage system, and potentially for whole house ventilation system, without the need for unsightly roof penetrations.

25) The site would have new semi mature hedges on the north and et boundaries, providing a green suitable for the rural setting.

26) Conclusion -

It is submitted that this proposal for the bungalow is more sustainable and more suited to the specifics the site, than the approved design.

It provides higher quality accommodation in spatial and design terms while still allowing high standards of residential amenity with ample garden area, and a more sensibly placed parking provision .

There is no detriment to residential, amenity, and the proposal remains entirely compatible with the approved touring caravan pitches to the west.

It would potentially lead to more business for The Blue Bell., a factor considered relevant to the granting of the approval, on sustainability grounds.

It is compatible with Key Local Plan Policies and the NPPF, and therefore can and should be approved .

Jonathan S. Hobson , RIBA, Dipl Arch (Dist) 30th October , 2023.

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