

APPLICATION NUMBER: WD/D/19/002178

APPLICATION SITE: Land West of, Watton Lane, Bridport

PROPOSAL: Erect 2 dwellings (Outline Application – Access and Layout)

Decision: Refuse for the following reasons:

1. Having regard to the location of the site outside of the defined development boundary for Bridport it is considered that future occupiers of the dwellings would be reliant upon their cars to access day to day living requirements and facilities and as such the dwellings would not be in a suitable location for residential development, would not accord with the National Planning Policy Framework (2019) in its requirement to actively manage growth, through limiting the need to travel and offering a genuine choice of transport modes and would not be sustainable development. The Council has declared a climate emergency and a proactive approach to mitigating climate change should be taken in accordance with paragraph 149 of the National Planning Policy Framework (2019).
2. The site is within the Area of Outstanding Natural Beauty (AONB) and it is considered that the proposed development would adversely impact on the AONB contrary to paragraph 172 of the National Planning Policy Framework (2019) which requires that great weight should be given to conserving and enhancing landscape and scenic beauty within an Area of Outstanding Natural Beauty.

APPLICATION NUMBER WD/D/19/000634

APPLICATION SITE: Home Farm, Wraxall Lane, Chilfrome, Dorchester, DT2 0HA

PROPOSAL: Conversion of part of existing storage barn to living space & office/meeting/drawing rooms associated with the live-work use of the site; and erection of single storey glazed link structure between the dwelling and the barn conversion. External alterations to the dwelling and existing workshop (amended description).

Decision: Delegate authority to the Head of Planning to approve the application subject to appropriate planning conditions.

APPLICATION NUMBER: WD/D/19/002390

APPLICATION SITE: Mulberry House, Roman Road, Osmington, Weymouth, DT3 6ER

PROPOSAL: Erect 1 No. dwelling (part retrospective).

Decision: Grant subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan @ 1:2,500 scale indicating the site edged red.

Proposed Floor Plans & Section - Drawing Number OH 2019 001

Proposed Elevations and Frame Plan - Drawing Number PL001 REV B

All stamped received on 24 September, 2019.

REASON: For the avoidance of doubt and in the interests of proper planning.

2. The site shall be used for holiday-let purposes only and shall be not used as the main, or sole, residence of the occupier.

REASON: The Local Planning Authority is prepared to permit the use of the site only for holiday purposes because it is located in an area where permanent residential use is precluded.

3. A register of all persons occupying the holiday accommodation hereby approved shall be kept by, or on behalf of, the owner/ owners of the holiday accommodation. The said register shall be made available for inspection during all reasonable hours at the request of a duly authorised officer of the Local Planning Authority, for such time as the development continues to be used as holiday accommodation.

REASON: To ensure that the accommodation is used for holiday purposes only.

4. No external lighting shall be installed as part of the development hereby permitted unless and until details of the height, positioning, design, external and candela rating of that lighting shall first have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: In the interests of visual and residential amenity, and in preserving the character of the night sky from unnecessary light pollution.

Informatives

National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development. The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

APPLICATION NUMBER: WD/D/19/001887

APPLICATION SITE: Harbour Masters Office, The Mound, Quayside, West Bay.

PROPOSAL: Change of use of part of the Harbour Masters Office from B1 to A1 (retrospective).

Decision: Grant subject to the following condition:

1. The development hereby permitted shall be carried out in accordance with the approved plans:

Site and Location Plans drawing number 107/17/03 received 23 July 2019.

REASON: For the avoidance of doubt and to clarify the permission.