

**APPLICATION NUMBER: WD/D/19/001020/FUL and WD/D/19/001021/LBC**

**APPLICATION SITE: SORT, POWERSTOCK, BRIDPORT, DT6 3TQ**

**PROPOSAL: Restoration and alteration of a Farmstead, comprising of five small buildings, including the addition of a small bedroom extension**

**WD/D/19/001020/FUL**

**Decision: Permission granted subject to the following conditions and their reasons:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Location Plan - Drawing Number 196\_P\_001

Proposed Site Plan - Drawing Number 196\_P\_003

Sort Farmhouse - Proposed Ground Floor Plan - Drawing Number 196\_P\_100

Studios - Proposed Ground Floor Plan - Drawing Number 196\_P\_101

Cart-shed - Proposed Ground Floor Plan - Drawing Number 196\_P\_102

Sort Barn - Proposed Ground Floor Plan - Drawing Number 196\_P\_103

Kennels - Proposed Ground Floor Plan - Drawing Number 196\_P\_104

New Bedroom - Proposed Ground Floor Plan - Drawing Number 196\_P\_105

Sort Farmhouse - Proposed South Elevations - Drawing Number 196\_P\_301

Sort Farmhouse - Proposed East Elevations - Drawing Number 196\_P\_303

Sort Farmhouse - Proposed North Elevations - Drawing Number 196\_P\_305

Sort Farmhouse - Proposed West Elevations - Drawing Number 196\_P\_307

Sort Farmhouse - Proposed Section AA - Drawing Number 196\_P\_309

Sort Farmhouse - Proposed Section BB - Drawing Number 196\_P\_311 Studio

- Existing & Proposed South Elevations - Drawing Number 196\_P\_312

Studio - Existing & Proposed East & West Elevations - Drawing Number 196\_P\_313

Studio - Existing & Proposed North Elevations - Drawing Number 196\_P\_314

Studio - Existing & Proposed Section AA - Drawing Number 196\_P\_315

Studio - Existing & Proposed Section BB - Drawing Number 196\_P\_316

Cart-shed - Existing & Proposed South & North Elevations - Drawing Number 196\_P\_317

Cart-shed - Existing & Proposed West Elevations - Drawing Number 196\_P\_318

Cart-shed - Existing & Proposed East Elevations - Drawing Number 196\_P\_319

Sort Barn - Proposed South Elevations - Drawing Number 196\_P\_321

Sort Barn - Existing & Proposed East Elevations - Drawing Number 196\_P\_322

Sort Barn - Proposed North Elevations - Drawing Number 196\_P\_324

Sort Barn - Existing & Proposed West Elevations - Drawing Number 196\_P\_325

Sort Barn - Existing & Proposed Section AA - Drawing Number 196\_P\_326

Kennels & Tractor Shed - Existing & Proposed West & South Elevations - Drawing Number 196\_P\_327  
Kennels & Tractor Shed - Existing & Proposed North & East Elevations - Drawing Number 196\_P\_328  
New Bedroom - Proposed West Elevations & Section - Drawing Number 196\_P\_329  
New Bedroom - Proposed East Elevations - Drawing Number 196\_P\_330  
New Bedroom - Proposed North Elevations - Drawing Number 196\_P\_331  
New Bedroom - Proposed South Elevations - Drawing Number 196\_P\_332  
Proposed Drainage - Drawing Number 501 Rev P1

all received on 16 April 2019; and,

Roof Plans - Drawing Number 196\_P\_004  
Proposed South Topographical Survey - Drawing Number 196\_P\_333  
Proposed North Topographical Survey - Drawing Number 196\_P\_334  
Proposed East Topographical Survey - Drawing Number 196\_P\_335  
Proposed West Topographical Survey - Drawing Number 196\_P\_336

all received on 13 June 2019;

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

3. Following completion of the works of repair, refurbishment and extension, hereby permitted, the dwelling and outbuildings comprising Sort Farmstead and as shown on drawing number 196\_P\_003 'Sort Proposed Site Plan' be occupied as one dwelling unit only.

REASON: The site is located in the open countryside and Dorset AONB where new build residential development is severely restricted. Separate occupation of any of the units of living accommodation in this area would be contrary to the Council's Adopted planning policies and the advice contained in the NPPF 2019.

4. The development shall be carried out in accordance with the findings of the Bat & Protected Species Survey, Great Crested Newt Survey, & Bat Activity Survey by Ecologic dated December, 2017; and, the submitted Biodiversity Mitigation Plan dated 22 November, 2019. Thereafter, the mitigation measures provided shall be permanently maintained.

REASON: To make provision for protected species in accordance with the requirements outlined in the National Planning Policy Framework 2019.

**WD/D/19/001021/LBC**

**Decision:- Listed Building Consent Granted, subject to the following conditions and their reasons:**

1. The work to which it relates must be begun no later than the expiration of three years beginning with the date on which the consent is granted.

REASON: This condition is required to be imposed by reason of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

Location Plan - Drawing Number 196\_P\_001 Proposed

Site Plan - Drawing Number 196\_P\_003

Sort Farmhouse - Proposed Ground Floor Plan - Drawing Number 196\_P\_100

Studios - Proposed Ground Floor Plan - Drawing Number 196\_P\_101

Cart-shed - Proposed Ground Floor Plan - Drawing Number 196\_P\_102

Sort Barn - Proposed Ground Floor Plan - Drawing Number 196\_P\_103

Kennels - Proposed Ground Floor Plan - Drawing Number 196\_P\_104

New Bedroom - Proposed Ground Floor Plan - Drawing Number 196\_P\_105

Sort Farmhouse - Proposed South Elevations - Drawing Number 196\_P\_301

Sort Farmhouse - Proposed East Elevations - Drawing Number 196\_P\_303

Sort Farmhouse - Proposed North Elevations - Drawing Number 196\_P\_305

Sort Farmhouse - Proposed West Elevations - Drawing Number 196\_P\_307

Sort Farmhouse - Proposed Section AA - Drawing Number 196\_P\_309

Sort Farmhouse - Proposed Section BB - Drawing Number 196\_P\_311 Studio

- Existing & Proposed South Elevations - Drawing Number 196\_P\_312

Studio - Existing & Proposed East & West Elevations - Drawing Number 196\_P\_313

Studio - Existing & Proposed North Elevations - Drawing Number 196\_P\_314 Studio

- Existing & Proposed Section AA - Drawing Number 196\_P\_315

Studio - Existing & Proposed Section BB - Drawing Number 196\_P\_316

Cart-shed - Existing & Proposed South & North Elevations - Drawing Number 196\_P\_317

Cart-shed - Existing & Proposed West Elevations - Drawing Number 196\_P\_318

Cart-shed - Existing & Proposed East Elevations - Drawing Number 196\_P\_319

Sort Barn - Proposed South Elevations - Drawing Number 196\_P\_321

Sort Barn - Existing & Proposed East Elevations - Drawing Number 196\_P\_322 Sort

Barn - Proposed North Elevations - Drawing Number 196\_P\_324

Sort Barn - Existing & Proposed West Elevations - Drawing Number 196\_P\_325

Sort Barn - Existing & Proposed Section AA - Drawing Number 196\_P\_326 Kennels

& Tractor Shed - Existing & Proposed West & South Elevations - Drawing Number 196\_P\_327

Kennels & Tractor Shed - Existing & Proposed North & East Elevations - Drawing Number 196\_P\_328

New Bedroom - Proposed West Elevations & Section - Drawing Number 196\_P\_329

New Bedroom - Proposed East Elevations - Drawing Number 196\_P\_330

New Bedroom - Proposed North Elevations - Drawing Number 196\_P\_331  
New Bedroom - Proposed South Elevations - Drawing Number 196\_P\_332  
Proposed Drainage - Drawing Number 501 Rev P1

all received on 16 April 2019; and,

Roof Plans - Drawing Number 196\_P\_004  
Proposed South Topographical Survey - Drawing Number 196\_P\_333  
Proposed North Topographical Survey - Drawing Number 196\_P\_334  
Proposed East Topographical Survey - Drawing Number 196\_P\_335 Proposed  
West Topographical Survey - Drawing Number 196\_P\_336

all received on 13 June 2019;

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

3. Prior to the commencement of the development hereby permitted, a Method Statement setting out the approach to the restoration, repair, retention and reinstatement of historic features for each of the following buildings:

Sort Farmhouse; The  
Studio;  
The Stables;  
The cart-shed and Workshop; and, The  
Kennels and Tractor Store;

shall be submitted to and approved in writing by the local planning authority.  
The Method Statement shall include:

Details of re-instatement and repair of the thatched roofs of the farmhouse; and the repair of the thatched roof for the Stables;

A window schedule or plan annotations showing windows to be replaced or secondary glazed;

Locations of fibreboard cladding to walls;

The use of lime mortar in repointing and in the construction of any new walls; the careful uncovering of any historic fabric, such as windows, doors, lintels, roof trusses etc.

All works of restoration, repair, retention and reinstatement of historic features for each of the buildings shall be carried out in accordance with the approved Method Statement.

REASON: To ensure the historic fabric and architectural character and setting of the buildings is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

4. The thatched roofs of Sort Farmhouse and The Stables shall except where it has collapsed in respect of the farmhouse, be retained and all timbers and roof supports re-used where possible. The roofs coverings shall be repaired or replaced using Combed Wheat Reed only.

REASON: To ensure the historic fabric and architectural character and setting of the buildings is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

5. Prior to the commencement of the development hereby permitted, drawn details of all new internal and external doors, and all new windows at a scale of 1:10 in elevation; and, 1:5 in section shall be submitted to and approved in writing by the local planning authority. The development shall be carried in accordance with the approved details.

REASON: To ensure the historic architectural character and setting of the buildings is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

6. Prior to the commencement of the development hereby permitted, drawn details of all pipe-runs and underground services to the site and between the different structures on site shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure the historic architectural character and setting of the buildings is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

7. Prior to the commencement of the development hereby permitted, details of all internal and external flues, vents and extracts shall be submitted to and approved in writing by the local planning authority. The development shall be carried in accordance with the approved details.

REASON: To ensure the historic architectural character and setting of the buildings is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

8. The development hereby approved shall be carried out using the submitted schedule of materials and finishes (received 13 June, 2019) and thereafter permanently maintained. For the avoidance of doubt, any new tiles to match shall be

of clay, not concrete. Any new slates to be used shall be natural slate and not imitation slates.

REASON: To ensure the historic architectural character and setting of the buildings is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

9. All rainwater goods, downpipes, and any soil vent pipes to be used in the development, hereby permitted, shall be of cast iron, or cast aluminium construction, and painted black. Subsequently, the rainwater goods in this colour and either of these materials shall be permanently retained.

REASON: To ensure the historic and architectural character and setting of the building is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); and, Policy ENV4 of the West Dorset, Weymouth and Portland Local Plan (adopted 2015).

10. Prior to the commencement of any works in relation to the bridges on site as outlined in the submitted Bridge Report, a schedule of works and materials and a method statement for repairs and/or reconstruction of the bridges shall be submitted to and approved in writing by the local planning authority. The works to the bridges shall be carried out in accordance with these approved details.

REASON: To ensure the historic architectural fabric, character and setting of the bridges is properly maintained, in accordance with the requirements of S17 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

## **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.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

**APPLICATION NUMBER: WP/19/00415/OUT**

**APPLICATION SITE: Land East of, 61 Bowleaze Coveaway, Weymouth**

**PROPOSAL: Erection of up to 6.no holiday units with associated landscaping**

**Decision: Refuse for the following reason:**

1. The proposed development would adversely erode the existing green space between no. 61 Bowleaze Coveaway and Waterside Holiday Park to the detriment of views of the site from Bowleaze Coveaway and Weymouth Bay and would adversely impact the visual amenity of the area contrary to Policy ENV1 of the West Dorset, Weymouth & Portland Local Plan (2015).