

Eastern Area Planning Committee

24 April 2024

Application Number:	P/FUL/2023/06130		
Webpage:	https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=400771		
Site address:	1 Christchurch Road Longham Ferndown BH22 8TD		
Proposal:	Change of use and conversion of outbuilding to form new dwelling		
Applicant name:	Mr C Hoyland		
Case Officer:	Ellie Lee		
Ward Member(s):	Cllr Adkins and Cllr Robinson		
Publicity expiry date:	6 February 2024	Officer site visit date:	5 December 2023
Decision due date:	26 April 2024	Ext(s) of time:	Yes – 26 April 2024
No of Site Notices:	2 Site Notices		
SN displayed reasoning:	To ensure that third parties are notified of the application.		

1.0 The application has been referred to committee by the nominated officer in accordance with the Council’s Scheme of Delegation Process.

2.0 Summary of recommendation:

GRANT subject to conditions.

3.0 Reason for the recommendation:

- 3.1 The proposed scheme would make a modest positive contribution to the Dorset Council 5-year housing land supply, which is currently less than 4 years for the Eastern Area, as required by the NPPF. Therefore, there is a presumption in favour of sustainable development as set out in paragraph 11 d) of the NPPF.
- 3.2 Although outside any settlement, the location is generally sustainable, and the proposal is acceptable in its design, general visual impact and impact on neighbouring residential amenity.
- 3.3 The proposed development lies within the Green Belt but benefits from NPPF exception 155 d); as the proposal re-uses an existing building which is of permanent and substantial construction it is not inappropriate.

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- 3.4 There will be no adverse effect on the integrity of the designated sites (identified within the Appropriate Assessment).
- 3.5 There will be no harm to Belle Vue Barrow and the bowl barrow 250m north east of Hillamsland) scheduled ancient monuments.
- 3.6 There are no material considerations which would warrant refusal of this application.

4.0 Key planning issues

Issue	Conclusion
Principle of Development and Impact upon Green Belt	Outside of any settlement but the conversion of the existing building benefits from the exception at paragraph 155d) of the NPPF; the reuse of an existing building which does not result in harm to openness or the purposes of the Green Belt is not inappropriate development.
Design, Character and Neighbouring Amenity	Acceptable in terms of local policy HE2 and policies within NPPF section 12, for the reasons set out below.
Flooding Risk	Acceptable in terms of local policy ME6 and NPPF section 14, for the reasons set out below.
Impact upon Biodiversity and Impact upon the Dorset Heathlands	Accords with the Dorset Biodiversity Appraisal Protocol and local policy ME1, subject to a biodiversity enhancement condition. A Habitats Regulations appropriate assessment has concluded that there will any adverse effect on the integrity of designated sites can be effectively mitigated.
Scheduled Monuments	Accords with local policy HE1, as the site is sufficiently distant from the Scheduled Monument, so would not result in harm.

5.0 Description of Site

- 5.1 The application site lies within the Green Belt to the north of Christchurch Road, outside the village infilling area of Longham. To the east is Ringwood Road leading to Ferndown.
- 5.2 There is an existing detached outbuilding on the site that is ancillary to the main residential dwelling at 1 Christchurch Road to the south-west of the red line site boundary.
- 5.3 To the north-west of the red line site boundary is a building that benefits from planning permissions for conversion to a dwelling.
- 5.4 The site comprises of a long plot which has a site area of approximately 0.1254 hectares (1254m²) with vehicular access from Christchurch Road located to the south-east of the application building.

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- 5.5 As noted above, the site is adjacent to residential properties, to its south-west, north-west, and there are some residential properties on the opposite side of Christchurch Road (to the south-east of the application building) within the village infill area.

6.0 Description of Development

- 6.1 The proposal seeks to convert an existing ancillary outbuilding associated with the main residential dwelling at 1 Christchurch Road to a separate residential dwellinghouse, creating a new planning unit.
- 6.2 No changes are proposed to the volume of the existing single storey building, but changes are proposed to the window and door openings to facilitate the proposed use.

7.0 Relevant Planning History

<u>Application No.</u>	<u>Description</u>	<u>Decision</u>	<u>Date</u>
P/CLE/2023/04116	Construction of a single storey, pitched roof outbuilding to accommodate a personal gym, garden store, playroom, and a workshop - all incidental uses to the enjoyment of the dwelling house by its occupiers	Granted	05/10/2023
P/FUL/2022/05596 <i>Overlaps N & NW part of red line boundary</i>	Raise and extend roof of existing garage and convert it to form a 5 bedroom detached dwelling with on-site car parking and turning areas (revised design to that approved under planning permission 20/0860/FUL), and the formation of new vehicular access off Ringwood Road. As amended by plans rec'd 17/1/23 to make minor alterations to windows and appearance and 23/3/23 & 27.4.23 to reduce footprint and massing of extensions.	Granted & under construction	07/06/2023
P/FUL/2022/03550 <i>Overlaps N & NW part of red line boundary</i>	Raise and extend roof of existing garage and convert to form a 3 bedroom self-contained dwelling. Form	Granted-superseded by P/FUL/2022/05596	19/12/2022

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	new vehicular access off Ringwood Road with on-site car parking and turning area. Revised scheme to that approved under application 3/20/0860/FUL to amend the access provision only (scale and design of extensions remain as previously approved).		
3/21/1605/CLP	Certificate of Lawful Use (proposed) to erect a detached single storey flat roof building to be used as a garage, storage, playroom and a personal gym - all incidental uses to the enjoyment of the dwelling house by its occupiers	Granted	16/11/2021
3/21/1604/CLP	Erect a single storey side extension to the existing garage	Granted	31/12/2021
3/20/1711/FUL	Erect a detached bungalow with associated access and car parking	Refused	23/06/2021
3/20/0860/FUL	Raise and extend roof of existing garage and convert it to form a 3 bedroom self contained dwelling.	Granted	13/11/2020
3/20/0686/CLP	Erection of a detached single storey flat roof building to be used as a triple garage, storage, playroom and a personal gym - all incidental uses to the enjoyment of the dwelling house by its occupiers.	Granted	16/09/2020
3/19/1177/FUL	Convert existing garage into a 2no bed self contained dwelling. As amended by plans received 20/8/19 to amend internal layout and external openings.	Granted- superseded by P/FUL/2022/05596	27/09/2019

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03/99/0498/FUL <i>Includes land within and outside the application site</i>	Close off existing access & form new access to both properties	Granted Condition 6 required old access serving no. 1 Christchurch Rd to be permanently closed.	29/10/1999
03/98/0877/FUL <i>Overlaps NE of application site and access</i>	Part demolition of existing greenhouses and erect new stables and use store buildings for stables	Granted	11/05/1999
03/97/0965/FUL <i>Overlaps NE of application site and access</i>	Laying of foul sewer, amended to include long section, location of drainage spurs and working space corridors, As amended 31.10.95, 09.02.96, 20.05.96 & 24.05.96,	Granted	13/09/1996
03/87/0594/FUL	Change of use from lounge to tea room	Refused	23/06/1987
03/80/0875/HST	Erect greenhouse	Granted	30/05/1980
03/78/1987/HST	Erect extension to side of dwelling	Granted	17/11/1978

8.0 List of Constraints

- Green Belt (GB)
- Within 5km of Dorset Heathlands
- Tree Preservation Order (TPO) ref: EDDC/HA/14
- SGN - Medium pressure gas pipeline 25m or less from Medium Pressure Pipelines (75mbar - 2 bar); - Distance: 20.25
- Bournemouth Water Consultation Area
- EA – Risk of Surface Water Flooding Extent 1 in 100- central part of access & southern part of the site
- EA - Risk of Surface Water Flooding Extent 1 in 1000
- EA - Groundwater – Susceptibility to flooding
- Scheduled Monument: Bell barrow known as Belle Vue Barrow, and a bowl barrow 250m north east of Hillamsland (List Entry: 1015994): 373.31m from site

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- Approved Dorset suitable alternative natural greenspace - SANG (Record ID 67.0): Adjacent to application site
- RAD - Radon: Class: Class 1: Less than 1%

9.0 Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Natural England

No objection, subject to mitigation

Natural England concur with the view of the Council that the proposed mitigation is sufficient to allow a conclusion of no adverse effect on the integrity of the habitats and Ramsar sites detailed the Appropriate Assessment.

In respect of this matter Natural England have no objection to the Council approving the application.

3. Southern Gas Networks

Comments

Letter accompanied by SGN Assets map received including the following comments:

'On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.'

4. Dorset Wildlife Trust

No comments received

5. DC Highways Officer

No objection, subject to condition

The Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety and consequently has no objection, subject to a condition to secure the turning/manoeuvring and parking construction.

6. DC Natural Environment Team

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Comments

A Preliminary Roost Appraisal (PRA) is not necessary in this instance.

Recommend that a biodiversity enhancement condition is added, for a bat box to be installed, any new fencing to include 15cm hedgehog gaps.

It is also advised that the impact of any new lighting on bats foraging at nearby suitable habitats are considered.

7. Ferndown Town Council

Objection

These are the comments that the Town Council would like to be recorded please in respect of P/FUL.2023/06130:

- Ref: Previous app. 3/21/1605/CLP & 2023/04116 Permission was granted for the proposal to be used solely for the benefit of the existing dwelling house and its occupiers. FTC and District Cllrs were against any proposal to convert to a residential dwelling.

- The proposal is adversely impacted by the height, bulk and mass of the 5-bed house's close proximity, it will also result in a loss of light and/or overshadowing.

- The combined design of the 2 sites layout (2022/05596) and this proposal result in a cramped and piecemeal development causing a considerable loss of enjoyment to the occupiers' amenities and privacy

- The proposal represents a total loss of the amenities previously approved to the main house by this proposal.

- The turning area for the 5-bed house is directly adjacent to the garden of the proposal, adversely causing nuisance and noise to the owners of the proposal.

- Overlooking and loss of privacy from the 1st floor of the 5-bedroom house directly next-door, including loss of light and/or overshadowing.

8. Ward Members

No comments received

Representations received

Site Notices were displayed in two locations as close to the site as possible, and no third-party representations were received.

10.0 Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

11.0 Relevant Policies

Development Plan

Adopted Christchurch and East Dorset Local Plan (2014):

The following policies are considered to be relevant to this proposal:

- KS1 - Presumption in favour of sustainable development
- KS2 - Settlement hierarchy
- KS3 - Green Belt
- KS11 - Transport and Development
- KS12 - Parking Provision
- HE1 - Valuing and Conserving our Historic Environment
- HE2 - Design of new development
- HE3 - Landscape Quality
- LN1 – The Size and Type of New Dwellings
- LN2 – Design, Layout and Density of New Housing Development
- ME1 - Safeguarding biodiversity and geodiversity
- ME2 - Dorset Heathlands
- ME6 - Flood Management, Mitigation and Defence

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

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The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making. However, the production of the Draft Local Plan has significant implications for the assessment of housing land supply.

The emerging Local Plan has reached Regulation 18 of the (Town and Country Planning (Local Planning) (England) Regulations 2012 stage and includes a policies map and proposed allocations towards meeting housing need. Therefore, as detailed under Paragraph 226 of the NPPF (December 2023), for decision-making purposes only, the Council is only required to identify a minimum of 4 years' worth of deliverable housing sites.

National Planning Policy Framework (NPPF)

Paragraph 11: Presumption in favour of sustainable development

Paragraph 47: Determining applications in accordance with the development plan unless material considerations indicate otherwise.

Paragraphs 82-83: Section 5 'Delivering a sufficient supply of homes' outlines the government's objective in respect of land supply with subsection 'Rural housing' reflecting the requirement for development in rural areas.

Paragraphs 88-89: 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres. (Section 6 of NPPF).

Paragraph 135: Planning decisions should ensure developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are sympathetic to local character and history, including the surrounding built environment and landscape setting; create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

Paragraph 165: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Footnote 60 within section 14 of the NPPF confirms that the sequential test does not need to be applied to applications where the planning application is for proposed a change of use.

Paragraphs 165 – 173: Section 14 'Meeting the challenges of climate change, flooding and coastal change.'

Paragraphs 185 – 188 – Section 15 of the NPPF (Conserving and enhancing the natural environment).

Other material considerations

Dorset Heathlands Planning Framework 2020-2025 SPD

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Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Countryside Design Summary SPG

12.0 Human rights

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property.

This recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

13.0 Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-

- Removing or minimising disadvantages suffered by people due to their protected characteristics.
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people.
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

The proposal would result in a net of 1 dwelling being provided, which will be required to meet building regulations. There may be some limited impact on persons with protected characteristics living in the locality during the construction period.

14.0 Environmental Implications

The proposal will reuse an existing building; no significant environmental implications have been identified.

15.0 Planning Assessment

Principle of Development and Impact upon Green Belt

- 15.1 The application site lies within the Green Belt, where inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very

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special circumstances. The relevant exception to the inappropriate development within the NPPF is below:

155. *Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: ...*

...d) the re-use of buildings provided that the buildings are of permanent and substantial construction; ...

- 15.2 The building under consideration was recently constructed as an outbuilding incidental to the enjoyment of the parent property at 1 Christchurch Road. It is permanent and of substantial construction.
- 15.3 It is acknowledged that the proposed use of the building as an additional dwellinghouse will result in intensification of the residential use of the Green Belt land, however the application building is large enough to accommodate the proposed use without extensions; it has a gross internal floor area of 94sqm so accords with policy LN1, it already lies in a residential setting, screened from the SANG beyond by boundary treatment, and future occupiers will use an existing vehicular access and existing garden land that has previously been used for parking vehicles. Conditions (nos. 10 and 11) removing permitted development rights for extensions and outbuildings are judged appropriate and necessary to limit the potential for further building operations. With these in place the development is judged to preserve the openness of Green Belt in this location.
- 15.14 Since the proposal will reuse an existing building on land with ancillary residential use, it is not judged to result in any additional encroachment into the countryside nor will it result in further coalescing of the built-up area, so the proposal does not conflict with the purposes of including land within the Green Belt. Officers consider that the proposed development benefits from NPPF exception 155 d) so it is not inappropriate development in the Green Belt.
- 15.5 The proposal will create a new dwelling in countryside beyond any settlement identified by policy KS2 so is contrary to this policy. Further consideration is given to this matter in the balancing assessment at para 15.25.

Design, Character and Neighbouring Amenity

- 15.6 The proposed works are to change the use of an existing single storey outbuilding to form a new separate dwellinghouse.
- 15.7 Ferndown Town Council originally raised concerns about the amenity that would be offered for future residents due to the proximity to the larger two storey dwelling (Meadow View) to the north west resulting in overshadowing, overlooking and vehicle movements result in disturbance. Officers judge that the proposed dwellinghouse is sufficiently distant from neighbouring properties (approx. 9.5m southeast of Meadow View and 13m north east of no. 1 Christchurch Road), as to avoid harmful impacts upon the occupants of neighbouring residential properties and future occupants.
- 15.8 It is noted that the Town Council considers the site in combination with previous permissions to be cramped, however, the scheme results in a density of 15dph which will avoid harm to the character of the area in accordance with policy LN2. The

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proposed scheme's resultant intensification within the area, would be limited, given that the size of the single storey building is not proposed to be increased, and as the application site building is of an acceptable minimum distance from other buildings.

- 15.9 The Proposed Site Plan sets out the layout of the site, including access and parking provision in relation to the dwelling and its associated garden land. The same drawing indicates opportunities for soft landscaping. To ensure that any harm to neighbouring amenity is limited, further detail would be required to secure appropriate landscaping on the site, so it is judged necessary to impose conditions (no. 4 and 5) requiring the submission of soft and hard landscaping details, prior to first occupation or use of the development.
- 15.10 Therefore, subject to conditions, the proposed development accords with local policy HE2 in terms of design, character and neighbouring amenity and policies within section 12 of the NPPF.

Flooding Risk

- 15.11 The Council's Strategic Flood Risk Assessment identifies that the application site is at risk from surface water flooding in both a 1 in 100 (medium risk) and 1 in 1000 (low risk) return period. The proposed house lies within the 1 in 1000 year surface water flood risk area, which is a low risk, while the proposed parking area south of the property and part of the garden and access fall within an area identified as being at high risk from surface water. Additionally the whole of the application site (except the access closest to Christchurch Road) lies within an area identified as being susceptible to high groundwater levels so could be at risk from groundwater emergence flooding.
- 15.12 Since the proposal is for a change of use there is no policy requirement to undertake a sequential test (footnote 60 of the NPPF confirms that the sequential test does not need to be applied to applications where the proposal is for a change of use), but it is still necessary to be satisfied that future occupiers will not be put at risk and that the development will not increase the risk of flooding elsewhere to accord with policy ME6.
- 15.13 A Flood Risk Assessment (FRA) has been submitted to support the application, along with the following, some of which have been revised during the application:
- Drainage Report
 - Surface Water Drainage Layout
 - Impermeable Area & Overland Flow Route drawing
 - Construction Details
 - Maintenance Schedule for drainage and Sustainable Drainage Systems
 - Evidence that Wessex Water (WW) has agreed to the proposed discharge rate of 1l/s from the proposed Sustainable urban Drainage System (SuDS),

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- 15.14 The FRA identifies that surface water flooding would be likely to be a maximum of 0.3m in an extreme event but when considering 'flood hazard' which takes account of flood depths, velocities and debris, the existing vehicular access route on which the new dwelling would rely is identified as 'very low hazard'. Caution should still be taken and therefore it would be advisable for occupants to sign up to receive flood alerts (an informative note is added).
- 15.15 Taking account of climate change, the area affected by surface water flooding could extend to the dwelling in the future; the fitting of non-return valves to all drain and sewer outlets is proposed to protect future occupants. Ground water flooding has been identified as unlikely, in part due to topography; surface flows would be directed to the low lying areas to the south and east so the overall risk is judged to be low.
- 15.16 Following the submission of amended drainage information, the surface water drainage scheme is now considered to be acceptable, and is judged to be viable and deliverable for the lifetime of the development, subject to condition (no. 7) to secure the measures and the maintenance.
- 15.17 Subject to conditions to secure the proposed surface water management (no. 7), flood mitigation measures (no. 9) and remove permitted development rights for additional impermeable hardstanding (no. 11) the proposals are judged to be in accordance with local policy ME6 & policies within NPPF section 14.

Impact upon Biodiversity and Impact upon the Dorset Heathlands

- 15.18 The planning application under consideration follows a previous Certificate of Lawfulness ref: P/CLE/2023/04116 which confirmed that the outbuilding was lawful.
- 15.19 Due to the recent construction of the building, no ecological surveys are required; the Council's Natural Environment Team (NET) confirmed that a Preliminary Roost Assessment (PRA) Report is not necessary to accompany this application. NET have recommended that in line with policy ME1 a biodiversity enhancement condition is imposed to include a bat box (to a suitable tree) and to ensure that new fencing includes 15cm hedgehog gaps. NET also advised that any new lighting should consider bats foraging on nearby suitable habitats.
- 15.20 Subject to the imposition of a biodiversity enhancement condition (no. 8) and the inclusion of informative notes, the application is generally in accordance with the Dorset Biodiversity Appraisal Protocol and with local policy ME1.
- 15.21 As the site is within 5km of Dorset Heathlands which is a nationally designated habitat, an Appropriate Assessment (AA) has been carried out by the Council for the proposals. The AA concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the Dorset Heathlands Special Protection Area and Dorset Heaths Special Area of Conservation, but that the mitigation measures set out in the Dorset Heathlands Planning Framework can be secured via the Community Infrastructure Levy such that there will be no adverse effect on the integrity of the designated sites.

Scheduled Monuments

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15.22 The application site is more than 370 metres from the Scheduled Ancient Monument, Bell barrow known as Belle Vue Barrow, and a bowl barrow 250m north east of Hillamsland (List Entry: 1015994). This distance and intervening land uses are sufficient to ensure that no damage to the Scheduled Monument will arise nor will the proposal harm its setting. Therefore, the application accords with local policy HE1.

Other Matters

15.23 The proposal will use the existing vehicular access that was granted to serve no. 1 Christchurch Road under permission 3/99/0498. The Council's Highways team are satisfied with this arrangement.

15.24 SGN (Southern Gas Networks) consultation response sets out that the asset owner(s) of pipes and cables that may be affected by the proposals will contact the landowner should they consider it necessary. SGN has also provided a document providing advice on how to avoid injury and damage to gas pipes. An informative note is recommended.

Balancing assessment

15.25 Since the Council is unable to demonstrate a 4 year housing land supply for the East Dorset local plan area, there is a presumption in favour of sustainable development as set out in paragraph 11 d) of the NPPF. This means that planning permission should be granted unless:

i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

15.26 In this case no harm to the Green Belt or additional flood risk has been identified that would provide a clear reason for refusal. The proposal is contrary to policy KS2 because the location for development lies outside of any settlement, however the site is not in an isolated location where the NPPF identifies that new dwellings should be avoided. Limited weight can be given to disbenefits of a new dwelling in this location since future occupants can access the urban area, which lies approximately 180m to the northeast, via footpaths across the adjacent Suitable Alternative Natural Greenspace (SANG). It is judged that there are no adverse impacts that would significantly and demonstrably outweigh the benefits of the modest contribution that the scheme affords to local housing supply.

16.0 Conclusion

16.1 For the above reasons the application is judged to accord with the development plan as a whole.

17.0 Recommendation

Grant, subject to the following conditions:

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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:

ARK.HOY.703 2 Proposed Floor & Roof Plan

ARK.HOY.704 2 Proposed Elevations

ARK.HOY.705 6 Proposed Site Plan 1:200

ARK.HOY.706 2 Location & Block Plan (received 15/4/2024)

ARK.HOY.707 6 Proposed Site Plan 1:500

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

3. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

Reason: To ensure a satisfactory visual appearance of the development.

4. Prior to the first occupation of the building as a dwelling, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. Thereafter, the approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

5. Prior to the first occupation of the building as a dwelling, details of all proposed means of enclosure, boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be implemented in full accordance with the approved details.

Reason: In the interests of the amenities of the area.

6. Prior to the first occupation of the building as a dwelling the turning/manoeuvring and parking shown on Drawing Number ARK.HOY.705 3 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

7. Prior to first occupation of the building as a dwelling, the surface water drainage scheme shall be implemented as detailed within the following approved surface water drainage documents:

C2919_101 Surface Water Drainage Layout (revision PL1)

C2919_301 Construction Details (revision PL)

Thereafter, the approved surface water drainage scheme shall be maintained in accordance with C2919 Maintenance Schedule (revision P).

Reason: To prevent the increased risk of flooding and to protect water quality.

8. Prior to the first occupation of the building as a dwelling, 1 no. bat box shall be installed, and any new fencing shall include 15cm hedgehog gaps. Thereafter, these biodiversity measures shall be retained.

Reason: To enhance biodiversity in those instances where mitigation and compensation are not required.

9. Prior to the first occupation of the building as a dwelling, non-return valves shall be fitted to all drain and sewer outlets.

Reason: To protect future occupants in the event of flooding.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouse hereby approved (including to its roof) shall be erected or constructed.

Reason: To protect amenity, the character of the area and the openness of the Green Belt.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no garages, sheds or other outbuildings shall be erected or constructed nor shall any non-permeable hardstanding area be created other than as shown on the approved plans.

Reason: To protect amenity, the character of the area and in the interests of flood risk.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

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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 applicants/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.

2. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.
3. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
4. The applicant is advised to refer to Southern Gas Network's (SGN's) consultation response for this planning application, and also to refer to the SGN and Scottish & Southern Electricity Networks' guidance.
5. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of Conservation of Habitats and Species Regulations 2017 (as amended). Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website www.naturalengland.org.uk before proceeding.

Further information about the law and bats may be found on the following website <https://www.gov.uk/guidance/bats-protection-surveys-and-licences>
6. The applicant is advised to carefully consider the impacts upon bats foraging at nearby suitable habitats, should any new lighting be installed at the property.
7. Street Naming and Numbering

Eastern Area Planning Committee

24 April 2024

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. You need to register the new or changed address by completing a form. You can find out more and download the form from our website www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering

8. Future occupiers are advised to sign up for flood alerts as the site access may be susceptible to surface water flooding: <https://www.gov.uk/sign-up-for-flood-warnings>

9. The applicants are advised that planning permission if required for the formation and use of the access recently constructed near to the roundabout to serve 1 Christchurch Road.