



Eastern Area Planning Committee

Date: Wednesday, 22 July 2026
Time: 10.00 am
Venue: The Allendale Centre, Hanham Road, Wimborne, Dorset, BH21 1AS

Members (Quorum: 6)

David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Ray Bryan, Toni Coombs, Beryl Ezzard, Scott Florek, Hannah Hobbs-Chell, David Morgan, Julie Robinson, Andy Skeats and Gary Suttle

Chief Executive: Catherine Howe, County Hall, Dorchester, Dorset DT1 1XJ

For more information about this agenda please contact Democratic & Governance Services Meeting Contact joshua.kennedy@dorsetcouncil.gov.uk

Members of the public are welcome to attend this meeting, apart from any items listed in the exempt part of this agenda. If you would like to attend this meeting and have any specific requirements please contact the Democratic Services Officer named above.

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Agenda

Item	Pages
1. APOLOGIES	
To receive any apologies for absence	
2. DECLARATIONS OF INTEREST	
To disclose any pecuniary, other registrable or personal interest as set out in the adopted Code of Conduct. In making their decision councillors are asked to state the agenda item, the nature of the interest and any action they propose to take as part of their declaration.	
If required, further advice should be sought from the Monitoring Officer in advance of the meeting.	

3. MINUTES 5 - 14

To confirm the minutes of the meeting held on 24 June 2026.

4. REGISTRATION FOR PUBLIC SPEAKING AND STATEMENTS

Members of the public wishing to speak to the Committee on a planning application should notify the Democratic Services Officer listed on the front of this agenda. This must be done no later than two clear working days before the meeting. Please refer to the Guide to Public Speaking at Planning Committee. [Guide to Public Speaking at Planning Committee](#)

The deadline for notifying a request to speak is 8.30am on Monday 20 July.

5. P/MPO/2026/00670 - LAND TO THE SOUTH OF HOWE LANE, VERWOOD, DORSET, BH31 6JF 15 - 28

Modification of legal agreement dated 15 January 2016 on application 3/13/0674/OUT to remove obligation relating to affordable housing.

6. P/HOU/2026/01416 - SALTWINDS, BELLE VUE ROAD, SWANAGE, BH19 2HP 29 - 46

Proposed extensions and alterations to provide ground and first floor accommodation, new hipped roof providing a second-floor loft room and covered balcony, and refurbishment of outbuildings.

7. P/LBC/2026/03245 - MUSEUM OF EAST DORSET HIGH STREET, WIMBORNE MINSTER, DORSET, BH21 1HR 47 - 56

Alteration to existing fascia sign and add new painted fascia sign.

8. P/ADV/2026/02975 - MUSEUM OF EAST DORSET HIGH STREET, WIMBORNE MINSTER, DORSET, BH21 1HR 57 - 68

Alteration to existing fascia sign and add new painted fascia sign.

9. URGENT ITEMS

To consider any items of business which the Chairman has had prior notification and considers to be urgent pursuant to section 100B (4) b) of the Local Government Act 1972

The reason for the urgency shall be recorded in the minutes.

10. EXEMPT BUSINESS

To move the exclusion of the press and the public for the following item in view of the likely disclosure of exempt information within the meaning of paragraph x of schedule 12 A to the Local Government Act 1972 (as amended). The public and the press will be asked to leave

the meeting whilst the item of business is considered.

There are no exempt items scheduled for this meeting.

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EASTERN AREA PLANNING COMMITTEE

MINUTES OF MEETING HELD ON WEDNESDAY 24 JUNE 2026

Present: Cllrs David Tooke (Chair), Duncan Sowry-House (Vice-Chair), Alex Brenton, Ray Bryan, Scott Florek, David Morgan and Andy Skeats

Apologies: Cllrs Toni Coombs, Beryl Ezzard, Hannah Hobbs-Chell, Julie Robinson and Gary Suttle

Also present: Cllrs Shane Bartlett and Ben Wilson (online)

Officers present (for all or part of the meeting):

Elizabeth Adams (Development Management Team Leader), Lara Aلتree (Senior Lawyer - Regulatory), James Brightman (Senior Planning Officer), Alison Curtis (Development Team Leader, Highways), Claire Hicks (Planning Officer), Joshua Kennedy (Democratic and Governance Officer), Emma MacDonald (Planning Officer), Megan Rochester (Senior Democratic & Governance Services Officer), Thomas Stonell (Engineer) and Thomas Whild (Lead Project Officer)

9. Apologies

There were apologies for absence received from Cllrs Toni Coombs, Beryl Ezzard, Julie Robinson, Gary Suttle and Hannah Hobbs-Chell.

10. Declarations of Interest

Cllr Brenton declared that 2 of the applications were located in her ward, however she was not pre-determined on these applications.

11. Minutes

The minutes of the meeting held on 20 May 2026 were confirmed and signed.

12. Registration for public speaking and statements

Representations by the public to the Committee on individual planning applications are detailed below. There were no questions, petitions or deputations received on other items on this occasion.

13. P/FUL/2025/03733 – Land at Flowers Drove, Lytchett Matravers, Dorset

The Lead Project Officer presented the application for residential development in Lytchett Matravers. The site was identified on a map of the area, with a wooded

area noted along the northern boundary. It was explained that Policy H6 of the Local Plan allocated the site for development of approximately 30 dwellings.

The proposed masterplan was shown, indicating the delivery of 29 units. Photographs were provided, including views from various points around the site and views looking west towards Flowers Drove. A plan illustrating the topography of the site was also presented, along with a site layout showing the proposed mix of housing. Street scene drawings were displayed to demonstrate the design and types of dwellings proposed.

Members were advised that 23 objections had been received from members of the public. No objections had been raised by statutory consultees; however, objections had been received from the Parish Council and the Housing Officer in relation to the lack of affordable housing provision. It was clarified that concerns relating to inappropriate development in the Green Belt under Policy V2 were not applicable, as the policy had been amended and no part of the site fell within the Green Belt.

In respect of housing mix, the proposal was acknowledged to conflict with Policy H9, as it included a higher proportion of larger dwellings and fewer smaller units than required. Regarding affordable housing, it was reported that a policy-compliant scheme would normally deliver 11 affordable units on site, together with a financial contribution. However, the applicant had demonstrated that, due to increased construction costs and the cost of achieving nutrient neutrality in Poole Harbour, the scheme could not viably deliver affordable housing. The District Valuer Service had independently reviewed the viability assessment and identified some differences in approach but ultimately agreed that a fully policy-compliant scheme would not be viable. It was concluded that the maximum viable financial contribution the scheme could support was £369,642, and the applicant had agreed to this figure.

An image was provided showing the proposed vehicular access, which would connect to the existing pedestrian footway. In addition to the main vehicular access, a secondary pedestrian access was proposed. It was explained that off-site alterations to the junction of Wimborne Road, Wareham Road and Lime Kiln Road would be secured, along with an approved scheme to the south, to ensure delivery even if the other scheme did not proceed. A total of 58 allocated parking spaces were proposed, comprising a combination of driveways and parking courts, along with 18 garage spaces and six on-street visitor parking spaces. It was noted that there would also be capacity for informal on-street parking.

The scale, layout and character of the development were outlined, with all dwellings proposed at two storeys in height. A higher density of development was proposed at the entrance to the site, with lower density housing further into the site. An attenuation basin was proposed to the east of Flowers Drove. The dwellings would be predominantly constructed in brick, with some use of painted brick and flint.

A landscaping masterplan had been submitted and was supported by the Council's Landscape Officers. Proposals included feature boundary planting and the removal of a section of hedgerow to facilitate access. It was noted that there were a large number of trees along the site boundaries, and that a Tree

Preservation Order had been made in respect of one tree on the site in response to the application. The Tree Officer was satisfied that all trees could be adequately protected, subject to conditions. Boundary treatments would include a mix of hedging, fencing and brick walls at public-facing rear boundaries.

In relation to residential amenity, concerns regarding overlooking were acknowledged. A full assessment had been undertaken, which concluded that there would not be sufficient harm to justify refusal of the application. The closest separation distance between properties was noted to be 15.3 metres and the orientation of the dwellings would mean that views would not be direct.

Drainage arrangements were explained, with surface water proposed to discharge to a ditch to the north of the site via an attenuation pond. The Lead Local Flood Authority had reviewed the proposals and confirmed that they would not increase flood risk elsewhere. Wessex Water had also confirmed that there was capacity within the foul sewer network.

In terms of ecology and habitats, the proposal was confirmed to be biodiversity net gain compliant. The site lay within 5 kilometres of the Dorset Heathlands, and an appropriate assessment had been undertaken, demonstrating that mitigation could be achieved. This would include the provision of Suitable Alternative Natural Greenspace (SANG) and nutrient neutrality through the purchase of credits.

Officers concluded that, on balance, the proposal was acceptable. It was further noted that, due to the Council's lack of a five-year housing land supply, the conflict relating to housing mix was not considered to carry sufficient weight to justify refusal of planning permission.

Public representation was received in support of the application from Brett Spiller, the agent for the application. He stated that there had been many challenges to the scheme, which had impacted its viability. However, the scheme was compliant with policy H6 and would provide 29 additional much needed homes in a sustainable location.

Officers provided the following responses to questions from members:

- Policies within the Local Plan and nationally allow for viability to be reviewed and the applicant and District Valuer had come to the conclusion that the scheme could not support on site provision of affordable housing.
- The application would be liable for the full level of the Community Infrastructure Levy (CIL) and Section 106 legal agreement to secure necessary financial contributions and provision of open space and SANG.
- The road layout was constrained by the changes in levels across the site, meaning a circular route through the site was not possible.
- It was not considered appropriate to join the top of the footpath to Flowers Drove as it would require the removal of a large portion of hedgerow and it was not considered necessary to make the development acceptable as there was an alternative safer route to access the SANG.
- The chimneys of the dwellings were decorative and not functional.
- Renewables such as solar panels and air-source heat pumps were not required for planning purposes, however building regulations would require the dwellings to be built to standard of energy efficiency.
- It was considered that the scheme provided an appropriate drainage solution through a proposed attenuation pond and connection to an existing ditch.

- CIL payments would be used to meet the demands resulting from the development.
- It was not considered that there was sufficient demand to justify a controlled crossing.
- A condition was included requiring the full details of the surface water management scheme to be submitted.
- Should a change of speed limit of Flowers Drove be seen as necessary, the Parish Council could seek to reduce the speed limit in the future.

It was proposed by Cllr Sowry-House and seconded by Cllr Morgan, that the application be granted.

Decision:

That authority be delegated to the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East to:

- A) Grant, subject to the completion of a legal agreement under section 106 of the Town and Country Planning Act 1990 (as amended) in a form to be agreed by the Legal Services manager to secure the following:
- an Affordable Housing Contribution of £133,043.00 Index Linked index-linked using RPI from the date of this committee report, in lieu of on-site provision
 - Financial contributions of £221,809.98 Index Linked index-linked using RPI from the date of this committee report, towards education provision.
 - Financial contributions of £ 2,230 Index Linked index-linked using RPI from the date of this committee report, towards healthcare provision.
 - Financial contributions of £12,470 Index Linked index-linked using RPI from the date of this committee report, towards public rights of way.
 - Provision of on-site open space play facilities
 - Provision and promotion of SANG. And the following conditions (and their reasons).

And the conditions set out in the appendix to these minutes.

- B) Refuse permission for the reasons set out in the appendix to these minutes if the agreement is not completed by 24 December 2026 (6 months from the date of committee) or such extended time as agreed by the Corporate Director for Planning, the Service Manager for Development Management & Enforcement or the Development Management Area Manager East.

14. **P/FUL/2025/07220 - Forge & Forge Hall, Dorchester Rd, Lytchett Minster, BH16 6HT**

The Senior Planning Officer presented the application for the demolition of existing buildings and the erection of four dwellings. The site was identified on a map of the area, noting that it fronted onto Dorchester Road. It was explained that the lawful use of the site was commercial, although it had been unused for approximately ten years.

Photographs of the site and its surrounding context were shown, including views of Forge Hall, Gavity, and 1 Forge Close. Existing buildings on the site were illustrated through survey drawings, and it was confirmed that these structures would be demolished as part of the proposal.

The proposed site plan was presented, along with front and side elevations. The design was described as traditional in appearance, incorporating red brick and timber-framed windows.

It was advised that the principle of development was considered acceptable due to the small scale of the proposal and the quality of the design. The site was located within a small village with access to local services, which further supported the proposal.

It was noted that the site lay within a Conservation Area and that Forge Hall was regarded as a non-designated heritage asset. A Grade II listed building was also located opposite the site. The impact on heritage assets was assessed as resulting in less than substantial harm to the Conservation Area. It was explained that Forge Hall was recommended for demolition due to structural defects, and its loss was not considered significant given its limited scale and condition.

The impact on the amenity of neighbouring occupants was considered. The relationship and distances between the proposed dwellings and neighbouring properties, including Gavity, were reviewed. Floor plans, elevations and separation distances were shown, and it was concluded that impacts on neighbouring amenity were acceptable. The living conditions of future occupants were also assessed, with the scheme judged to provide adequate levels of amenity.

In terms of character and appearance, the proposal was considered acceptable and likely to enhance the Conservation Area. Features such as chimneys and painted timber windows were highlighted as positive design elements. The modest depth and set-back positioning of the dwellings were considered to allow them to sit comfortably within the street scene.

Highways considerations were addressed, with two parking spaces proposed per dwelling. Access to the site would be provided via a five-metre-wide route between buildings, which was considered acceptable.

An ecological impact assessment had been undertaken and a bat emergence survey confirmed that no bat roosts were present on the site. Mitigation measures were proposed, including sensitive lighting and the avoidance of works during the bird nesting season.

Conditions relating to contamination and drainage were noted. The proposed surface water drainage scheme was confirmed to comply with policy requirements.

Public representation was received in objection to the application from Emma Hall. As a resident of a neighbouring property, she expressed concerns about overlooking and loss of light, due to a larger building being situated on the site and closer to the property boundary.

Clare Lees and Julian Smith spoke in support of the application. They noted that Forge Hall was in poor condition and replacing it with a new development would improve the visual amenity of the area.

The Senior Planning Officer explained that the scheme was considered acceptable in terms of neighbouring amenity, due to the rear extension being single storey and the fact that there were multiple windows within the impacted room in the neighbouring property, providing multiple outlooks.

In response to questions from members, officers provided the following responses:

- Officers had visited the site and could confirm the poor condition of Forge Hall and the scheme would make up for the loss of the non-designated heritage asset due to its high quality.
- The distance between the buildings was approximately 1.7m.
- Officers considered that the harm to the Conservation Area from the loss of the non-designated heritage asset was less than substantial and the proposed scheme would be appropriate in the Conservation Area.
- The ownership of the shared courtyard area would be a private matter and conditions would control access and landscaping.

It was proposed by Cllr Sowry-House and seconded by Cllr Morgan, that the application be granted.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

15. P/HOU/2026/00276 - 17 Dudsbury Road, West Parley, BH22 8RA

The Planning Officer presented the application for the erection of single and two storey extensions, loft conversion, dormers, Juliet balconies and roof lights. The site location was shown on a map, identifying the property as being situated to the east of Dudsbury Road in Ferndown. It was noted that the property, along with neighbouring dwellings, was set back within its plot.

Existing elevations of the dwelling were displayed, followed by the proposed elevations illustrating the extensions. Photographs of neighbouring properties were also provided to give context to the surrounding area.

The Planning Officer advised that the proposal complied with the requirements of the Special Character Area and had been designed to avoid harm to nearby trees. The impact on neighbouring amenity had been assessed, with sufficient distances maintained between properties to prevent any significant adverse effects. In particular, it was noted that the proposal would not result in unacceptable harm in terms of overlooking or loss of light to neighbouring solar panels.

The application was recommended for approval, subject to conditions, which were displayed to Members.

Public representation was received from the applicant, Tony Brown. He stated that the scheme had been designed to complement the character of the area. In addition, there were already a number of large properties in the area.

Members were in agreement that the proposed scheme would be in keeping with the size of other properties in the area.

It was proposed by Cllr Sowry-House and seconded by Cllr Brenton, that the application be granted.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

16. **P/FUL/2026/02091 - The Old Malthouse High Street Langton Matravers Swanage BH19 3HB**

The Committee agreed to extend the meeting beyond three hours.

The Planning Officer presented the application for the retention of a residential unit for use as dwellinghouse and/or commercial holiday let. The application site was shown on a map of the area. The site forms part of a wider development of 19 dwellings. The site fell within the Langton Matravers settlement boundary, within the Conservation Area and within the Dorset National Landscape.

Unit 14 was shown on a site layout plan of the overall development. Photographs were provided of the access to the site, the approach to the site from Old Malthouse Land and the access via Old Malthouse Lane. A photograph of the dwelling was also shown.

Permission was being sought to retain unit 14 as a dwellinghouse, but also to be used as a commercial holiday let, there were no proposed physical changes to the dwelling. A condition in the current planning permission required the property to be used as a principal residence to reflect policy H14 in the Purbeck Local Plan.

It was explained that the proposal had the potential to result in the loss of one permanent dwelling, however the dwelling could still be used as principal accommodation or as a holiday let. The Planning Officer addressed other issues with the application, including a concern raised by the Parish Council about community sustainability, however it was considered that because the proposal would only affect 1 property within a development of 19, it would not have a significant impact on the community. No impacts on the character of the area or heritage assets were anticipated as there was no physical changes included in the proposal and the dwelling was modest in scale (2 bedroom) so was unlikely to be occupied by more than one household as a holiday let.

Public representation was received from Ken Parke, the agent for the application. He stated that the policy set out that holiday lets were not considered as second homes and where the property was being used as a holiday let it would contribute to the local economy, while a second home would be empty for much of the year. The proposal was seeking flexibility for the dwelling to be let on a short-term basis, if it was not possible to let the property on a long-term basis.

A statement was read out by the Vice-Chair, on behalf of Cllr Peter Golob from Langton Matravers Parish Council. Concerns were raised including the loss of a residential dwelling, given the high proportion of holiday lets and second homes within Langton Matravers. It was also felt that the flexible designation did not provide enough clarity on what was being approved. There was also concern that

approval of the application would lead to similar applications being brought forward.

Cllr Ben Wilson spoke as the Ward Member, in objection to the application. He stated that the application went against the intention of policy H14 in the Local Plan. He expressed that there was no demand for new holiday lets within Purbeck, but rather more need for residential dwellings. Concern was also raised that the application would set a precedent and result in further applications being approved.

In response to questions from members, officers provided the following responses:

- A condition would require that the use of the dwelling as a holiday let be evidenced by the applicant upon request.
- Generally holiday lets do not require planning permission and dwellings that are use class C3 can be let out without permission unless the use results in a material change to the character of the use.
- All applications are considered on their own merit and officers did not consider that this application would set a precedent in the area.
- In order to refuse the application, members would need to demonstrate that the loss of the residential dwelling would cause harm to local services such that the proposal was contrary to policy EE4.

Several members expressed concern about the application and felt that it went against the intention of policy H14 in the Local Plan, although recognised that the policy allowed for short term holiday lets.

It was proposed by Cllr Brenton and seconded by Cllr Skeats that the application be deferred. The proposal was withdrawn following further discussion, and confirmation that the Council's legal team would not be able to expand on the legal advice that had been provided to members.

It was proposed by Cllr Sowry-House and seconded by Cllr Morgan that the application be granted.

Decision: That the application be granted subject to the conditions set out in the appendix to these minutes.

17. Urgent items

There were no urgent items.

18. Exempt Business

There was no exempt business.

Decision List

Duration of meeting: 10.00 am - 1.55 pm

Chairman

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Application Number:	P/MPO/2026/00670
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land To The South Of Howe Lane Verwood Dorset BH31 6JF
Proposal:	Modification of legal agreement dated 15 January 2016 on application 3/13/0674/OUT to remove obligation relating to affordable housing
Applicant name:	Mr J Spencer, Mr D Spencer and Ms C Macy
Case Officer:	Naomi Shinkins
Ward Member(s):	Cllr Coombs, Cllr Flower and Cllr Gibson

1. Reason application is going to committee:

The application is being considered by the Planning Committee as it results in the reduction of a community benefit as required by paragraph 151 of the Dorset Council Constitution.

2. Summary of recommendation:

Grant the removal of affordable housing provision under the Town and Country Planning Act 1990, sect. 106A Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992.

[Officer note – As this is a Section 106A application and the existing agreement is over five years old, the obligation may be removed by the decision notice itself. Accordingly, a Deed of Variation is not required.]

3. Key planning issues

Issue	Conclusion
Impact on viability of the development	It has been demonstrated that the provision of affordable housing is no longer viable.

4. Description of site

- 4.1 The 1.17 hectares application site comprises a small field fronting Howe Lane to the side of Oak Tree Cottage, and a large paddock at the rear/south of Oak Tree Cottage. The large paddock drops approx. 2m from north to south and is

bounded to the south by a woodland (Heathy Howe), which is located in the river valley to the south of the site.

- 4.2 Oak Tree Cottage is a Grade II Listed one and a half storey thatched dwelling with vehicular access from Howe Lane. Howe Lane is characterised by single and two storey detached dwellings of varying designs which are generally aligned parallel to Howe Lane on plots at a right angle to the road.
- 4.3 The western boundary is marked by a drainage ditch which separates the site from open space associated with the adjacent school grounds and south of Howe Lane Education allocation in the Core Strategy (Policy VTSW2). The eastern boundary is shared with two storey residential properties in the Summer Fields cul-de sac. The other site boundaries of the application site are shared with detached bungalows in the Mandalay Close cul-de-sac and detached two storey dwellings fronting Howe Lane.
- 4.4 There are a number of mature trees along the southern boundary of the site. A small group of trees in the south western corner of the site, a line of trees along the northern boundary of the paddock and a group of preserved trees adjacent to Oak Tree cottage are subject of tree preservation orders.

5. Description of the amendment

- 5.1 The applicant is seeking to remove obligations in the Section 106 legal agreement attached to the accompanying planning permission to remove the requirement for affordable housing provision on the basis that any affordable housing provision would render the proposal as unviable.

6. Background and relevant planning history

App No	Proposal	Decision	Date
3/13/0674/OUT	Construct residential development of 29 homes comprising 15x4 bedroom houses, 7x3 bedroom houses, 2x2 bedroom houses, 2x2 bedroom flats and 3x1 bedroom flats with access from Howe Lane as amended by plans rec 25th Nov 13 and	Refused	25/02/2015
		Allowed at Appeal	20/01/2016

	amended application form rec 14.02.14 and as amended by plans rec'd 8.3.14.		
3/19/0019/RM	Approval for Reserved Matters of Landscape, Appearance and layout. Application 3/13/0674/OUT (granted on appeal) for construction of 29 residential dwellings.	Granted by committee	04/07/2019
P/NMA/2022/03717	Non material amendment to approved P/A 3/13/0674/OUT (granted on appeal) for construction of 29 residential dwellings. Non material amendment to conditions 5, 6 and 9 to allow the commencement of plot 1 only.	Granted	30/06/2022

7. List of constraints

Grade: II Listed Building: OAK TREE COTTAGE List Entry: 1154799

Tree Preservation Orders (TPO) reference: EDDC/VE/162, 32, 279,171and 179

Mineral Strategy 2014 – Mineral Safeguarded Policy SG1 - Sand and Gravel

Wessex Water Treatment Works Catchment Other WRC catchments

Bournemouth Water Consultation Area

Higher Potential ecological network

Wildlife Present: Bat

Dorset heathlands - 400m heathland buffer; and 5km Heathland Buffer

High Opportunity Nature Areas

Natural England - RAMSAR - Distance: 926.47m

Site of Special Scientific Interest (SSSI) impact risk zone

New Forest Recreational Area with a 13.8km buffer

Scheduled Monument: Sandalholme pottery works (List Entry: 1002348); - Distance: 415.09m

Environment Agency (EA) – Groundwater

EA Susceptibility to flooding - Risk of Surface Water Flooding Extent 1 in 30 ,1 in 100 and 1 in 1000

Surface water flooding - 1 in 100year event plus 20% and plus 40% allowance

Radon: Class: 1.0 (low risk, protective measures not required)

8. Consultations

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

Consultees

- 1. Verwood Town Council** - Members support the comments of the Housing Enabling Team and object to the application pending further viability investigations.
- 2. Verwood Ward Members** – Cllr Flower requested the application to be determined by committee.
- 5. DC - Housing Enabling Team** – While it is clearly vital to secure affordable housing, particularly in light of increasing numbers on the housing register and the ongoing shortage of general needs provision, I acknowledge that in this instance the evidence supports the applicant's position. Although this is not an ideal outcome, I am satisfied with review of the viability assessment and therefore reluctantly agree to the proposed modification of the Section 106 Agreement to remove the affordable housing obligation.

Representations received

Total - objections	Total - No objections	Total - comments
1	0	0

Summary of comments of objections:

- Objection to the removal of affordable housing requirements

9. Duties

Section 106A of the Town and Country Planning Act requires the Council to consider whether the agreement no longer serves a useful purpose or would serve a useful purpose equally well if modified as set out in the application.

10. Relevant policies

The Development Plan for this application is the adopted Christchurch and east Dorset Local Plan – Part 1, Core Strategy 2014 and saved policies from the East Dorset Local Plan 2002

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

LN1- Size and Types of New Dwellings

LN3 – Provision of Affordable Housing

Material considerations

Christchurch and East Dorset Affordable Housing Supplementary Planning Guidance

Emerging local plans:

Paragraph 49 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).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a

strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.

National Planning Practice Guidance

Viability guidance - [Viability - GOV.UK](https://www.gov.uk/guidance/development-viability-guidance)

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan(s) are out of date and the presumption in favour of sustainable development applies. The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

This does not result in automatic approval of residential development. Paragraph 11(d) requires that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal, or unless the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

Housing Delivery Test (HDT)

The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

11. 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.

12. 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 does not include any physical changes to the previously approved scheme where this matter is considered.

13. Public Benefits

The proposals results in a loss of affordable housing and therefore a reduction in community benefits. However, it is notes a contribution to the housing land supply still remains, albeit without an affordable housing contribution if the modification is approved.

14. Planning Assessment

Impact on viability of the development

14.1 Policy LN3 of the Core Strategy states that greenfield residential development resulting in a net increase of housing is to provide up to 50% of the residential units as affordable housing. This was secured in the Outline application allowed at appeal, PA 3/13/0674/OUT. The Reserved Matters application considered submitted a policy compliant scheme when submitted in 2019.

14.2 Policy LN3 also notes:

Any Planning Application which on financial viability grounds proposes a lower level of affordable housing than is required by the Policy Percentage Requirements must be accompanied by clear and robust evidence that will be subject to verification.

14.3 The applicant has submitted this application to fully remove obligations from the S106 legal agreement that requires the provision of 50% affordable housing units as part of the development approved at appeal, PA 3/16/1446/OUT.

14.4 The applicant has undertaken a review of the viability of the scheme and a summary of reasons for viability changes provided includes:

- A 50-metre diversion of a main Wessex Water drain, in the range of £100,000
- Non-standard drainage requirements across the site
- Construction of a sacrificial road to protect existing trees, with costs exceeding £30,000
- Installation of an electricity substation to serve the site, at a cost of over £254,000
- Substantial increases in material and labour costs across all build elements
- Additional energy and sustainability requirements, including the installation of air source heat pumps to each unit, with costs exceeding £70,000

14.5 Information submitted with the application notes these combined factors along with materials and labour increases, place a significant additional financial burden on the scheme which was not anticipated or reflected in the original viability position underpinning the Section 106 Agreement.

14.6 Paragraph 59 of the NPPF notes:

Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force

14.7 It is noted in appeal decision APP/D1265/W/23/3320357 (7 November 2023), for 15 flats at 184 Ringwood Road, St Leonards and St Ives, that the inspector states:

‘..... I am more persuaded by the appellant’s argument that the Local Plan Evidence Base, being almost 10 years old, is out of date, especially given the economic uncertainties and challenges provided by Covid and Brexit that have had an impact on the housing market and construction costs since the production of the local plan evidence. Consequently, I attach great weight to the appellant’s EVA, independently verified by the District Valuer, that demonstrates that the proposal is not viable to provide 40% on-site affordable housing but can, however, provide a financial contribution for one off-site affordable dwelling.’

- 14.7 The Town and Country Planning Act 1990 allows for applications to modify planning obligations under section 106A. The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 sets out regulations for these applications and this application has followed due process in line with these regulations. It is noted the Section 106 agreement in this case is more than 5 years old.
- 14.8 The Council has employed the District Valuation Service (DVS) to provide an independent assessment of the viability appraisal. The DVS is the specialist property arm of the Valuation Office Agency (VOA – now part of HM Revenue and Customs) who provide independent, impartial, valuation and professional property advice across the entire public sector, and where public money or public functions are involved.
- 14.9 The DVS has reviewed submitted information and is of the professional opinion that affordable housing provision is not viable as set out below.
- 14.10 A summary of the submitted viability information compared to the DVS assessment is as follows:

Policy Inputs	Agent	DVS	Agreed (Y/N)
Assessment Date	December 2026	April / May 2026	N
Scheme Description	Development consisting of 29 residential dwellings which includes 11no affordable homes. Modification of legal agreement dated 15 January 2016 on application 3/13/0674/OUT to remove obligation relating to affordable housing.		Y
Development Period	32 months	21 months	N
Gross Development Value	£11,512,701	£11,604,143	N
Market Housing GDV	£9,490,000	£9,495,000	N
Affordable Housing GDV	£2,022,701	£2,109,143	N
Planning Policy	£234,828	£42,162	N
Construction Cost	£7,198,102	£6,683,162	N
External Cost	£1,961,671	£1,586,223	N
Abnormal Cost	£1,122,268	£930,356	N
Professional Fees	8% (£863,753)	8% (£735,979)	Y % N Value
Contingency	5% (£514,139)	5% (£459,987)	Y% N Value
Finance Interest	7%	7%	Y
Marketing Sales & Agency Fees	2.5%	2.5% OM 1% AH	N
Legal Fees for Disposal	£1,000 per OM unit £10,000 AH	£750 per OM Unit £400 per AH Unit	N
Land Acquiring Costs	Not Disclosed	Negative land value so non included.	N
Profit Target	17.5% OM 6% AH	17.5% OM 6% AH	Y
Residual Land Value	-£2,569,805	-£1058,126	N
Benchmark Land Value	£675,000	£425,000	N
Existing Use Value	£67,260	£42,300	N
Premium	10 x EUV	10 x EUV	Y

Purchase Price	-	-	N
Alternative Use Value	-	n/a	Y
Viability Conclusion Full Policy Scheme	Not Viable	Not Viable	Y
Viability Conclusion Max Policy/ Deliverable Scheme	Not Viable	Not Viable	N

14.11 From the assessment provided by the DVS it is considered any affordable housing provision is not viable. This is given the difference in residual land value (RLV), where the RLV is the amount remaining once the gross development cost of a project is deducted from the gross development value.

14.12 Based on the assessment the following points are noted:

- The DVS has adopted a slightly higher gross development value than the applicant. This is based on research carried out by the DVS which officers have reviewed and have agreed with.
- Construction and external costs – The DVS has adopted lower construction and external costs than the applicant and this has been verified by the quantity surveying team who work with the DVS.
- Abnormal build costs - The DVS has adopted lower construction and external costs than the applicant and this has been verified by the quantity surveying team who work with the DVS.
- Profit target levels – are standard percentages adopted for open market and affordable housing units.
- CIL – the development was originally approved pre CIL and is not CIL liable.
- BNG – the development is also BNG exempt.

14.13 At the assessment date, the DVS surveyor concludes that when assessed with regards to full planning policy requirements (comprising 11no affordable housing, S.106 contributions of £42,162), the above scheme is not viable. The DVS surveyor also advises it is significant to note that the scheme assessed without any financial policy requirements produces a deficit of around £1,483,126 and is also considered unviable. Therefore, the deliverability of the proposed development may be a concern, however this is a commercial decision and not a material planning consideration.

- 14.14 Officer's have considered whether or not viability review mechanism is required. The Council's legal advice regarding the potential for imposing a viability review is that as the Section 106 agreement is more than 5 years old, on an application under s106A, the Council are obliged to consider only the modification proposed in the application and a viability review mechanism cannot be applied.

15 Impact on the original planning balance

- 15.1 The original permission 3/13/0674/OUT was judged to be acceptable in all respects subject to conditions by an inspector at appeal. The provision of affordable housing was to be secured in accordance with policy LN3 by legal agreement.
- 15.2 Proposed development will not change other than the exclusion of affordable housing provision. Policy LN3 remains applicable and although the policy seeks affordable housing provision it also provides for situations where developers are able to fully justify proposals for housing schemes with lower levels of affordable housing.

16.0 Conclusion

- 16.1 On the basis of the independent analysis of the viability statement submitted by the applicant, taking account of the details set out above, the approved development is not considered to be viable if the affordable housing secured by Section 106 needs to be provided. As advised by the DVS, the provision of affordable housing is not viable.
- 16.2 Officers therefore consider that permission should be granted for the removal of the affordable housing provision obligations in the associated Section 106 legal agreement in accordance with LN 3 of the Local Plan.
- 16.3 Section 106A of the Town and Country Planning Act 1990 requires the Council to consider whether the planning obligation continues to serve a useful purpose or would serve that purpose equally well if modified in the manner proposed. In this case, the provision of affordable housing remains a useful planning objective. However, robust viability evidence demonstrates that the affordable housing requirement renders the development unviable and acts as a barrier to delivery. The proposed modification would therefore facilitate the implementation of the scheme and the delivery of new housing. On balance, the loss of affordable housing is outweighed by the wider public benefit arising from the delivery of the development.

17.0 Recommendation

Grant the removal of affordable housing provision under the Town and Country Planning Act 1990, sect. 106A Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992.

Application Number:	P/HOU/2026/01416
Webpage:	Planning application: P/HOU/2026/01416 - dorsetforyou.com
Site address:	Saltwinds, Belle Vue Road, Swanage, BH19 2HP
Proposal:	Proposed extensions and alterations to provide ground and first floor accommodation, new hipped roof providing a second-floor loft room and covered balcony, and refurbishment of outbuildings.
Applicant name:	M Coral and W Lynch
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Suttle and Cllr Tomes

1. Reason application is going to committee:

This application comes before the planning committee at the request of the Eastern Planning Committee Chair.

2. Summary of recommendation:

GRANT planning permission subject to conditions as set out in section 18.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable.
Scale, design and impact on the character and appearance of the area and the Dorset National Landscape (formerly known as AONB)	Acceptable subject to condition.
Impact on Swanage Conservation Area	Acceptable.
Impact on neighbouring amenity	Acceptable subject to conditions.
Coastal erosion, land instability and subsidence	Acceptable subject to informative note.
Flood risk and drainage	Acceptable subject to informative notes.
Impact on trees	Acceptable subject condition.
Biodiversity	Acceptable subject condition.
Other considerations	Acceptable.

4. Description of site

- 4.1 Saltwinds is a partial two-storey cottage set back from Belle Vue Road to the rear of a garage and parking court serving Craig-y-Don to the east. The central flat roofed two-storey section of the dwelling is surrounded by single storey sections to the east and south including a converted garage.
- 4.2 The back land siting of the cottage combined with the flat roof of the two-storey element, and low level hipped and flat roofs serving the single storey elements, results in an unassuming dwelling that does not appear overly intrusive or visually prominent within views from the street or the surrounding areas including the downs to the east. As such, the cottage retains its subservience to the historic parent property of Craig-y-Don to the east.
- 4.3 Access to the property is via a driveway along the western boundary with the property otherwise surrounded by residential dwellings and their gardens.

5. Description of development

The householder application proposes extensions and alterations to provide ground and first floor accommodation with new hipped roof providing a second-floor loft room and covered balcony within the roof space, and refurbishment of the outbuildings.

6. Background and relevant planning history

304452 – Use land and buildings at corner of Peveril Road and Belle Vue Road, Swanage as Hotel – Granted 30th October 1957.

309555 – Convert dwelling into self-contained flats at ‘Craig-y-Don’, Belle Vue Road, Swanage – Granted 13th December 1965. Officer Note – The application property was converted to a cottage as part of this application with 7 flats provided in Criag-y-Don.

310564 – Revise layout for garages to cottage and flats at Craig-y-Don – Granted 19th February 1965. Officer Note – The application property formed part of the revised layout to be converted to a cottage as part of this application with 7 flats provided in Criag-y-Don.

6/1981/0537 - Erect garage and garden store – Granted 07/07/1981

6/1990/0719 - Convert existing garage/store to form additional living accommodation and form link porch – Granted 05/11/1990

P/HOU/2025/01355- Erect two storey side and rear extensions, demolish existing single storey extension. Addition of pitched roofs with roof terrace. On-site car parking spaces and secure storage for cycles. – Withdrawn 31/03/2025

P/HOU/2025/03187- Erection of two storey side and rear extensions, demolition of existing single storey extension. Addition of pitched roofs with roof terrace. On-site car parking spaces and secure storage for cycles – Withdrawn 22/07/2025

P/PAP/2025/00587 - Extensions to existing house. Advice following withdrawal of planning application. - Response issued 02/02/2026

Summary of advice: I am unable to encourage you to make a planning application for the current proposals and recommend that the tall, pitched roof enabling the provision of a loft room and covered balcony is removed from the scheme for the reasons set out

above. Alternatively, you may wish to consider replacing the roof with a lower-level and less visually incongruous addition – possibly of a hipped design.

- 6.1 A review of the above planning history suggests that the building originally served as an outbuilding to Craig-y-Don before being converted into a cottage as part of the conversion of Craig-y-Don from a single dwelling to seven flats and a cottage in the 1960s. Since the original conversion, the cottage has been extended to incorporate additional living accommodation in the garage to the south, a shed, and a covered terrace area between the rear elevation and southern boundary wall with the adjacent parking court.
- 6.2 This application follows the withdrawal of a previous householder application in the summer of 2025 and the subsequent provision of pre-application advice on an amended householder scheme in early 2026.
- 6.3 The plans were also amended during the application process in response to officer concerns that the proposed flat roof dormer did not integrate well with the existing flat roof of the property.

In summary, the amended scheme includes:

- Retention of the existing two-storey flat roof section of the building with solar panels to be installed and partial extension over to provide a covered external terrace.
- Retention of the existing single-storey hipped roof section to the east of the building with roof extension to the south over a passageway.
- Extension to south of property (including removal of existing roof) to provide additional ground floor accommodation and two additional bedrooms, a bathroom, and landing area at first floor level.
- A hipped roof over the extended southern section of the building with loft room at second floor level within the roof space served by a duo-pitched roof with cropped hip and over sail of north facing door, window, and small terrace area to protect neighbouring privacy.
- Removal of garage / outbuildings to the southwest of the main dwelling.
- Alterations to and retention of garden store with installation of air source heat pump adjacent to east elevation.
- New covered raised deck off west elevation.
- Replacement raised deck off north (rear) elevation with privacy screen on boundary with Criag-Y-Don.

7. List of constraints

Tree Preservation Order (TPO) reference: PDC/TPO 120

Statutory Settlement Boundary - Swanage

Dorset National Landscape – formerly known as Area of Outstanding Natural Beauty (AONB)

Mineral Strategy 2014 – Mineral Safeguarding Policy SG1 - Purbeck Limestone with Worbarrow Tout - Member: STAIR HOLE MEMBER

Wessex Water Treatment Works Catchment
and Sewage Treatment Works 2023 (Odour)

Durlston Head No Soakaways

Higher Potential ecological network

Radon: Class 1: Less than 1% – Low Risk, fewer than 1% of homes expected to exceed the radon action level – no protective measures required.

Right of Way: Footpath SE3/38 - Distance: 3.04m, Footpath SE3/39 - Distance: 26.51m,
Footpath SE3/37 - Distance: 26.53m, Footpath SE3/26 - Distance: 33.6m

Swanage Conservation Area - Distance: 22.44m

Site of Special Scientific Interest (SSSI) impact risk zone

Special Area of Conservation (SAC) (5km buffer): Isle of Portland to Studland Cliffs
(UK0019861); - Distance: 60.66 – Natural England consultation required

Special Area of Conservation (SAC) (5km buffer): Studland to Portland (UK0030382); -
Distance: 141.8m, St Albans Head to Durlston Head (UK0019863); Distance: 730.46m and
Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance:
4111.94m

Natural England - RAMSAR - Distance: 4111.94m

8. Consultations

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

Consultees

1. Natural England

No comments received.

2. Ramblers Association

No comments received.

3. Dorset Wildlife Trust

No comments received.

4. Dorset AONB Team

Do not wish to comment due to scale of proposal. Recommend Dorset National Landscape guidance is followed.

5. Dorset Council (DC) – Highways

There is capacity within the curtilage of the site for parking. Given the accessible location (albeit with some topography challenges) there are opportunities for walking, wheeling and cycling.

It is the applicant's responsibility to obtain any necessary permissions and consents from the relevant authorities, prior to carrying out works on or adjacent to the highway.

No objection subject to informative note.

6. DC - Rights of Way Officer

No comments received.

7. DC - Trees (East & Purbeck)

Site within area TPO dating from 1965.

None of the trees within the boundary are of sufficient age to have been present when the TPO was made and are not therefore protected.

No significant trees are affected by the proposal.

No objection to proposed felling of young trees for development and management of site as in submitted Arboricultural Method Statement.

No objection subject to condition.

8. Swanage Town Council

Comment of 22/04/26 on original plans:

Recommend refusal.

Support pre-application advice and comments therein regarding proposed addition of a tall, steeply pitched roof to provide loft room and balcony which is considered to appear out of character, intrusive, and contrived within its setting.

Comment of 02/06/26 on amended plans:

Object. Recommend refusal.

Amendments to roof do not overcome original concerns.

Support officer's pre-application advice regarding addition of a tall, steeply pitched roof to provide loft room and covered balcony, which is out of character, intrusive and contrived within setting.

9. Swanage Ward Members

No comments received.

Representations received

Total - objections	Total - No objections	Total - comments
7	0	0

Summary of comments of objections:

- Appreciate efforts made to reduce obtrusiveness of previous proposal.
- Height and massing of main pitched roof still excessive, obtrusive, and overbearing and should be reduced to maintain current low profile and historic subservient role of building.

- Securing elevated sea views should not take precedence over good design, landscape considerations, neighbouring amenity, sustainability, or the long-term quality of development within this sensitive location.
- Continued adaptation of the existing building is resulting in increasingly contrived architectural solutions that neither respect the character of the existing structure nor contribute positively to the surrounding area.
- Submitted west elevation misleading; gives impression the property will be small next to Craig-y-Don.
- Amended roof structure will block openness of Peveril Court. Lacks architectural coherence and appears contrived.
- Loss of light to kitchen, lounge and bedroom on west side of Craig-y-Don.
- Roof and balcony would form visually intrusive development from coastal path and surrounding viewpoints within wider landscape.
- Permitted use of flat roof area as terrace / entertaining area will adversely impact privacy of neighbouring properties and would be out of control of planning officers to prevent this happening with loss of privacy and quiet enjoyment.
- Any proposal should take a holistic and policy-led approach to design, rather than incremental additions that result in increased scale and visual intrusion that does not respect character of Belle Vue Road.
- Harmful overlooking from first floor west facing windows due to distance and private amenity spaces impacted. Use of obscure glazing should be secured as mitigation.
- Request conditions to restrict use of roof space and removal of permitted development.
- Solar panels would be shaded for most of the day by the proposed roof and will be ineffective.
- Replacement decking on East boundary will be prominent and overbearing for users of garden at Craig-Y-Don. Photos provided of clear view over garden now shrubs have been cleared.
- Deck should be re-sited to overlook applicant's garden.
- A privacy screen would be tall and susceptible to destruction by the wind.
- Request maps and address amended to show correct road and house name.
- Unclear how surface water would be managed in sensitive coastal environment.
- Harm to Dorset National Landscape.
- Will become a party house if rented out to holiday guests to the detriment of neighbours.
- Restrictive covenants on property require written approval from Craig-y-Don (Swanage) Ltd.

10. 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Section 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

11. Relevant policies

Development plan

In this case the development plans comprise the Purbeck Local Plan 2024, the Swanage Local Plan 2017 and the Bournemouth, Dorset & Poole Minerals Strategy (2014)

Local Plan - Adopted Purbeck Local Plan 2024:

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

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E3: Renewable energy

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E10: Biodiversity and geodiversity

E12: Design

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

Adopted Swanage Local Plan 2017:

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

SS: Swanage Settlement

Bournemouth, Dorset & Poole Minerals Strategy (2014)

Policy SG1 - Mineral Safeguarding Area

Material considerations

Emerging local plans:

Paragraph 49 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).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 August and 31 October 2025. Being at a very early

stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Swanage Neighbourhood Plan- In preparation – limited weight applied to decision making

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

National Planning Practice Guidance

Supplementary Planning Document/Guidance

Dorset AONB Landscape Character Assessment

The Dorset National Landscape Management Plan 2026-31

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.

Bournemouth, Poole and Dorset residential car parking study May 2011 – guidance.

Dorset Biodiversity Protocol.

Dorset Council Level 1 Strategic Flood Risk Assessment 2024

Supplementary Planning Documents/Guidance for Purbeck area:

District Design Guide SPD

Managing and using traditional building details in Purbeck

Swanage Conservation Area Appraisal

Swanage Townscape Character Appraisal Supplementary Planning Document adopted August 2012.

12. 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. 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.

It is considered that the proposed development would not disadvantage persons with protected characteristics.

14. Public Benefits

None.

15. Planning Assessment

Principle of development

- 15.1 The application proposes extensions and alterations including raising part of the roof, to provide additional ground and first floor accommodation, adding a hipped roof to provide a second-floor loft room and covered balcony, and refurbishment of the outbuildings. The application site lies within the settlement boundary of Swanage where the principle of new householder development is acceptable in accordance with the settlement hierarchy and Policy V1: Spatial strategy for sustainable communities of the Purbeck Local Plan 2024.

Scale, design and impact on the character and appearance of the area and the Dorset National Landscape (formerly known as AONB)

- 15.2 Neighbour objections have been received to the proposal on grounds of height, design, intrusiveness, harm to the character and appearance of the area, and harm to the Dorset National Landscape setting. Concerns are raised in relation to the height and massing of the main pitched roof and its extension over part of the existing flat roof which is considered to be excessive and obtrusive.
- 15.3 Policy E12: Design of the Local Plan requires new development to demonstrate a high quality of design that positively integrates with its surroundings having regard to the District Design Guide SPD 2014. The Swanage Townscape Character Appraisal identifies the site as being located within the 'Large buildings – mixed' character type which still defines much of the essential character (and history) of Swanage despite significant insensitive and inappropriate alterations (including extensions) and wholesale redevelopment greatly reducing the quality and coherence of the area. Further design guidance is provided within the Purbeck Design Guide SPD 2014.
- 15.4 The two-storey extensions to the south of the flat-roof section of the building would result in an increase in the height, scale, and mass of the dwelling close to the southern boundary wall with the adjacent garage court. However, the single storey nature of the development to be retained to the east and the flat roof outbuilding / garden store to the southwest retains a more open character and suitable separation gaps between the extended dwelling and the neighbouring buildings. As such, the additional footprint, depth, and width of the extended property would not appear overly intrusive, dominating, or cramped in relation to the built form and mass of the historic host dwelling of Craig-Y-Don, the plot size, or the neighbouring built form at Peveril Court, particularly when viewed within the wider street scene. It is also judged that the distance retained between the two-storey additions and the neighbouring properties would not result in a level of overbearing impact or obtrusiveness that would appear harmfully out of character with the surrounding area.
- 15.5 The proposed hipped roof addition is of an acceptable design and finish (lay tile) that would appear in keeping with the adjacent Craig-y-Don. Whilst taller than the roofline of Peveril Court, it would remain substantially lower than Craig-y-Don and remain subservient to the historic parent property. During the application process amendments were secured to better integrate the new roof with the flat roof section of the host building in terms of visual balance and details such as the eaves and chimney. This has resulted in replacement of a flat-roof dormer window with an extension of the more traditional duo-pitched roof with a cropped hip which over sails a small terrace and the north facing door and window to preserve the privacy of neighbours.
- 15.6 The resulting scheme is substantially reduced in scale, height, and mass from the previous withdrawn application and the pre-application enquiry. Whilst not of an outstanding design when viewed from the east and west, it is acknowledged that the integration of the two roof types does provide a difficult design challenge and the amended plans seek to achieve a more cohesive proposal that better integrates the more traditional appearance of the new roof and the parapet wall of the existing flat roof. On balance, officers consider that the amended proposal is acceptable in terms of design and external appearance in compliance

with Policy E12: Design of the Purbeck Local Plan 2024 and the objectives of the Purbeck Design Guide SPD 2014.

- 15.7 Proposed materials are to match existing including plain clay roof tiles, white render finish walls, Purbeck Stone detailing, timber cladding of the garden store and dark grey upvc window frames. Given the range of materials within the locality, and the siting of the property outside the Conservation Area, the proposed external finishes are considered to be acceptable, and specific details can be secured by condition (Condition 3).
- 15.8 The application site is located within the Dorset National Landscape but outside the Purbeck Heritage Coast and Jurassic World Heritage Site designations which extend along the cliffs to the east. The planning authority is required by statute to seek to further the purposes or conserving and enhancing the natural beauty of the National Landscape and NPPF para 189 requires that great weight is given to conserving and enhancing the natural beauty in National Landscapes.
- 15.9 Policy E1: Landscape of the Purbeck Local Plan 2024 notes that the scale and extent of any development proposals within the Dorset National Landscape will be limited and will only be permitted where it will conserve and enhance the natural beauty of the area. The proposed extensions to an existing dwelling within the settlement boundary, with a backdrop of residential buildings, is not judged to result in demonstrable harm to the character and visual quality of the landscape character. The scale, height and mass of the proposals – including the roof additions - have been amended throughout the pre-application and planning processes resulting in a substantial reduction on the original scheme. Whilst the roof additions would be visible in longer range views from the south due to the hillside setting, they would be set between the taller and more imposing Craig-y-Don to the east and the two-storey urban development to the west and south, thereby appearing acceptable in height within the established roofline of the surrounding urban development. As such, the development is judged to conserve the natural beauty of the area so continues to further the purposes of the landscape designation.
- 15.10 The proposal is considered to comply with Policy E1: Landscape of the Purbeck Local Plan 2024 and the objectives of the Dorset AONB Management Plan 2026-31.

Impact on Swanage Conservation Area

- 15.11 The application site lies approximately 22m to the west of Swanage Conservation Area which extends over the downs and cliff to the east. When viewed from the downs the proposed development would be set against the existing backdrop of neighbouring development which is also located outside the Conservation Area; as such there is considered to be no harm to setting of the designated heritage asset.

Impact on neighbouring amenity

- 15.12 The cottage is surrounded by residential development on all sides and impacts of the proposed extensions on neighbouring amenity is a key consideration. Neighbours have raised concerns over loss of privacy, overlooking, overbearing impact, and noise associated with potential use of the flat roof as a terrace, the use of the raised decking, and side facing windows.

Peveril Court

- 15.13 To the west of the application site, the courtyard development of Peveril Court consists of two-storey terraced dwellings that face onto each other with front gardens and a footpath access in between. With relatively small rear gardens, the front gardens serving the houses on Peveril Court are also used as external amenity space by the occupiers. The closest neighbours to the proposal are nos. 13 and 16 whose east facing (side) elevations are approx. 1.2m from the boundary fence with the cottage. Currently, the two-storey dwelling

and its single storey flat roof extensions have minimal impact on the amenity of the neighbouring occupiers due to their relatively low height, boundary fencing and vegetation.

- 15.14 The proposed extensions and alterations would retain two west facing windows at first floor level facing towards Peverill Court. One would serve an en-suite (as existing) and the other would serve bedroom 3 as a secondary window. The closest window (bedroom 3) would be positioned approx. 9m away from the boundary fence with the courtyard area (front gardens, shared pedestrian access) of Peveril Court. Given the distance to the boundary, the secondary nature of the window, and with no direct window to window overlooking, the bedroom window is not considered to result in a level of overlooking / loss of privacy to the neighbouring amenity that would be so harmful as to form a reason for refusal. The en-suite window is positioned slightly further away from the boundary, but as it serves a bathroom it is considered reasonable to condition that this is fitted in obscure glazing to protect both occupier and neighbouring amenity (Condition 4).
- 15.15 Occupiers of properties on Peveril Court have raised concerns that the proposed extensions and roof addition would be overbearing and obtrusive in nature. Whilst officers acknowledge that the outlook from the neighbouring properties will be altered, the extensions and alterations are judged to be sufficiently distanced from the properties on Peveril Court as to not appear overly dominating, overbearing, or result in harmful overshadowing. It is also noted that the proposals may result in some loss of daylight in the morning, but impacts are not judged to be so harmful as to form a reason for refusal given the presence of the substantially larger Crag-y-Don to the east which would already result in some shading.

The Long House

- 15.16 To the north of the application site, The Long House also provides residential accommodation. The building is set downhill from the application site at a significantly lower level than the application site and the adjacent development to the south. Properties within The Long House have habitable windows facing south onto an area of parking and a small area of garden behind a retaining wall. The application property adjoins this area of garden on its northern boundary. Currently the boundary treatment, small trees and other planting serve to screen views between the buildings to some extent.
- 15.17 Due to variations in land levels, removal of the trees and other planting would likely lead to a perception of increased overlooking from north facing windows - living room and dining room on ground floor; bedroom 1 and en-suite at first floor; and loft room with north facing window and covered balcony at second floor. The addition of the second-floor loft room and covered balcony in particular introduce an increased perception of overlooking due to the raised height; however, actual overlooking of the Long House properties on the lower land to the north of the site would be reduced by the set back of this element of the scheme compared to the first-floor windows. Mutual overlooking also exists due to the town setting and from the raised gardens and roof terraced of neighbouring properties including Craig-y-Don. As such, it is judged that loss of privacy and overlooking would not be demonstrably more harmful to the neighbouring amenity than the existing position.
- 15.18 While the removal of trees within the garden of the application site is likely to increase the perception of overlooking and loss of privacy, the Council's Tree Officer has confirmed that none of the trees are subject of the Tree Protection Order covering the site, so their removal does not require consent and is outside the control of the Council. Further detail of tree impacts is included in the section below.

Craig-y-Don

- 15.19 Craig-y-Don is a large, detached Purbeck Stone building located to the east of the application site which was converted into seven (now six) flats in the 1960s at the same

time as the cottage was formed. There are a number of west facing windows serving the flats in Craig-y-Don over three levels which look onto the proposed extensions.

- 15.20 At ground floor level the west windows include two kitchens, two obscure glazed bathrooms, and a bedroom. The kitchens are both small and are not considered to form habitable rooms in which the occupiers would spend a significant amount of time to be adversely impacted by the proposed increase in height and mass. The ground floor bedroom window serving the northernmost flat has a raised outlook to the north as well as the west. As such, the proposed increase in height and mass of the extensions is not considered to result in a level of harm to the occupier amenity that would form a reason for refusal.
- 15.21 At first floor level, the west facing windows serve a small kitchen and a lounge. Again, the kitchen windows are not considered to serve a habitable room in which the occupier would spend a significant amount of time to be adversely impacted by the proposed increase in height and mass. The west facing lounge window also looks directly onto the parking court to the south of the proposed two storey extensions. Whilst the outlook from the window would alter, any loss of light to the window is not considered to be so demonstrably harmful as to form a reason for refusal. North facing habitable windows at first floor level are also sufficiently distanced from the proposed extensions as to not be harmfully impacted.
- 15.22 At second floor level a bedroom window faces west directly above the lounge window below. Again, whilst the outlook from the window would alter, no significant harm has been identified that would justify refusal. North facing habitable windows at second floor level are also sufficiently distanced from the proposed extensions to the west as to not be harmfully impacted.
- 15.23 In respect of overlooking and loss of privacy to the occupiers of Criag-y-Don, a first-floor bathroom window is proposed in the east facing elevation of the application property. This will be well screened by the intervening hipped roof, but a condition (Condition 4) could also secure the installation of obscure glazing to secure occupier and neighbouring amenity. On this basis, impacts are considered acceptable.
- 15.24 In terms of the south facing extensions, outlook from the first-floor bedroom windows is over the garage / parking court serving Craig-Y-Don with some off-set views to the east and west. As the parking court is not considered to form private amenity space and given the level of off-setting to neighbouring habitable windows, it is judged that there would be no demonstrable harm to neighbouring amenity.
- 15.25 Replacement raised timber decking to the rear of the dwelling is to include a 1.8 m high privacy screen directly on the boundary with Craig-Y-Don. Occupants of Craig-y-Don have objected to the screen due to the varying ground levels and raised height of the decking, with concerns raised that the screen would be overbearing. They have also advised that the decking formerly erected at the site was not lawful as no planning permission was obtained.
- 15.26 Officers have no information on the date that the decking was originally erected at the property. Notwithstanding the decking, there is an existing level of mutual overlooking between the application property, Craig-y-Don and their gardens due to the variations in land levels including the drop in levels to the north. The installation of a privacy screen is considered to provide betterment on the current position, and the remainder of the decked area would be positioned further away from the boundary with reduced impact of direct overlooking. It is acknowledged that the screen would appear taller from the adjacent garden, but given the limited size of the screen, its lightweight obscure glazed finish and the substantial communal garden serving Craig-y-Don, it is judged that it would not appear unduly overbearing or incongruous and that impacts in terms of loss of privacy would be acceptable. A condition on the decision (Condition 5) would secure retention of the screen

at the approved height and in accordance with the approved materials and obscure glazed finish.

All neighbours

- 15.27 The proposals also include a loft room and store area served by an internal stairway and a north facing external terrace. Neighbours have raised concern that access would be possible from the covered terrace onto the retained flat roof of the existing dwelling which could then be used as a roof terrace, introducing a new level of overlooking, loss of privacy, overbearing impact, and potential for noise. Whilst shown as an area to be used for the installation of solar panels, it is considered reasonable to include a condition on the decision that would prevent the use of the flat roof as any form of external terrace area, thereby ensuring no demonstrable harm to the neighbouring amenity (Condition 8). Further additions and alterations to the roof of the property are already restricted by the Dorset National Landscape siting which removes permitted development rights but a condition restricting additional windows and openings in the east and west elevations of the property is considered reasonable to ensure that impacts of overlooking can be properly assessed by officers (Condition 9).
- 15.28 Neighbours are also concerned that the house would be used as a holiday 'party house'. Given the limited size of the four-bedroom dwelling, it is unlikely that a holiday use would result in a material change to the existing lawful residential (C3) use. However, should any future use result in a substantial change to the residential character of the dwelling that represents a material change of use then separate planning permission would be required.
- 15.29 Subject to conditions, the proposal is judged to comply with Policy E12: Design of the Purbeck Local Plan 2024 in respect of neighbouring amenity.

Coastal erosion, land instability and subsidence

- 15.30 Comments of concern were previously raised by neighbours in respect of the impact of the proposed development on nearby cliff stability, local land instability, and historic underground quarrying and quarrying tunnels.
- 15.31 The site is located outside of the Coastal Change Management Area, so Policy E6 of the Purbeck Local Plan 2024 does not apply and there is no requirement for the submission of a vulnerability assessment.
- 15.32 In terms of potential land instability, the responsibility and subsequent liability for the safe development and secure occupancy of the site rests with the developer and/or landowner. An informative note to this effect can be included on the decision.
- 15.33 The proposed extension foundations would require Building Regulations approval, and this is obtained separately to the planning application process.

Flood risk and drainage

- 15.34 The application site is located in Flood Zone 1 and outside areas of surface water and groundwater flood risk as identified on the EA Flood Map for Planning and the Dorset Council SFRA Mapping. The site is located within 400m of the coastline where soakaways are not permitted for drainage. The proposed extensions will be of a similar footprint to the existing development within the application site and the proposals are not considered to result in any greater flood risk to the site or surrounding area than the existing dwelling so no condition is needed but an informative note drawing attention to the inappropriateness of soakaways can be added to the decision. Wessex Water have published guidance notes about their surface water policy for minor development and an informative note to this effect can also be included on any decision notice.

- 15.35 The proposal is considered acceptable in accordance with Policies E4: Assessing flood risk and E5: Sustainable Drainage Systems of the Purbeck Local Plan 2025.

Impact on trees

- 15.36 The application site is covered by a large area Tree Preservation Order which also includes properties to the north, south and west. The application is supported by a Tree Survey and Arboricultural Method Statement which has been subject of consultation with the Council's Tree Officer.
- 15.37 In their response, the Tree Officer has advised that the area Tree Preservation Order (TPO) dates from 1965 and none of the trees within the boundary of the site are of a sufficient age to have been present when the TPO was made and are therefore not protected. No significant trees are affected by the proposed development and there is no objection to the proposed felling of young trees for the development and management of the site. The Tree Officer raises no objection to the proposal subject to a condition on the decision requiring all works to be undertaken in accordance with the submitted details (Condition 7).
- 15.38 On this basis, the proposal complies with Policy I3: Green infrastructure, trees and hedgerows of the Purbeck Local Plan 2024.

Biodiversity

- 15.39 The site is located within 60m of the Isle of Portland to Studland Cliffs Special Area of Conservation. Given the distance to the SAC and the presence of other residential development within the intervening area, it is considered that the proposed householder extensions would not result in significant effects that would require an Appropriate Assessment and consultation with Natural England.
- 15.40 Dorset Wildlife Trust were consulted on the proposal given proximity to a Higher Potential Ecological Network, but no response was received.
- 15.41 The application is supported by a negative Preliminary Roost Appraisal which includes lighting mitigation (section 4.6) and biodiversity enhancement in the form of an in-built bat box (section 4.7). Implementation of the mitigation and enhancement detailed in the appraisal can be secured by condition (Condition 6) to ensure compliance with Policy E10: Biodiversity and geodiversity of the Purbeck Local Plan 2024.

Other considerations:

Highway Impacts

- 15.42 The application proposes continued use of the existing vehicular access to the site. The Council's Highway Engineer has been consulted on the proposal and notes that there is capacity within the curtilage of the site for parking and also given the accessible location (albeit with some topography challenges) there are opportunities for walking, wheeling and cycling. No objection is raised and the proposal is judged to comply with Policy I2: Improving accessibility and transport of the Purbeck Local Plan 2024.
- 15.43 The Highway response notes that it is the applicant's responsibility to obtain any necessary permissions and consents from the relevant authorities, prior to carrying out works on or adjacent to the highway. An informative note will be included on the decision to this effect.

Public Rights of Way

- 15.44 A public right of way is located in proximity of the site, and an informative note can be included on the decision in respect of potential impacts.

Neighbour comments

- 15.45 A neighbour comment has requested that the maps and mailing address provided with the application be amended to show the correct road name – Bon Accord Road. The road and

house names are provided by the Ordnance Survey plan base and The Local Land and Property Gazetteer, as well as the applicant. Any updates would need to be requested / undertaken separate to the application process.

- 15.46 Neighbours have also advised that the proposals would conflict with restrictive covenants on the property. This is a private issue that does not form a material planning consideration.

16. Environmental implications

The proposed extensions and alterations will meet modern building regulations standards and will include high levels of insulation and modern glazing minimising energy consumption and carbon emissions. Local materials are to be used wherever possible. Renewables are included and will provide environmental gains.

17. Summary of issues and the planning balance

The design and appearance of the proposal have been carefully considered by the local planning authority. It is acknowledged that the integration of the existing flat roof with parapet wall and the proposed hipped roof provides a difficult design challenge. The applicants and their architect have sought to positively address this through revisions following pre-application advice and during the planning application process. The current proposals seek to achieve a more cohesive design approach that better integrates the two roof types and sits comfortably within the street scene and the varies character of the surrounding area. On balance, officers consider that the amended proposal is of an acceptable design and complies with policies of the Purbeck Local Plan 2024 as a whole and the objectives of the NPPF in all other respects. There are no other material considerations that indicate that permission should be refused. Planning permission is therefore recommended to be granted subject to conditions and informative notes as set out below.

18. Recommendation

Grant, subject to the following conditions:

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:

25147.01 A Location & Block Plan

25147.09 C Proposed Site Plan

25147.10 C Proposed Cellar & Ground Floor Plans

25147.11 C Proposed First & Loft Floor Plans

25147.12 C Proposed West Elevation

25147.14 C Proposed East Elevation

25147.15 C Proposed North Elevation

25147.16 A Proposed South Elevation

25147.02 A Topographical Plan

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

3. Prior to first use, details and samples of all external facing materials for the walls and roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.
Reason: To ensure a satisfactory visual appearance of the development.
4. Before the first-floor ensuite and bathroom are brought into first use, the windows serving both rooms must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the obscure glazing shall be retained as such.
Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential properties.
5. The obscure glazed privacy screen to the approved rear deck shall be erected before first use of the deck area and shall thereafter be retained and maintained in perpetuity. The screen shall have an obscurity of at least industry standard level 3
Reason: To protect neighbour amenity.
6. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled 'Bats & Nesting Birds Report' by ABR Ecology Ltd and dated 9th March 2026.
The development hereby approved must not be first brought into use unless and until:
i) the recommendations detailed in sections 4.6 and 4.7 of the ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority (LPA), and
ii) written evidence demonstrating compliance has been submitted to and approved in writing by the LPA.
The development shall subsequently be implemented entirely in accordance with the ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.
Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.
7. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) ref. SW/AMS/517a/26, dated 11th March 2026 and Tree Protection Plan (TPP) (Appendix 1b to report SW/AMS/517a/26, dated 11th March 2026). All tree protection shall be retained until the development is complete and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.
Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.
8. The flat roof area of the host dwelling, located to the north of the loft / store and external terrace at second floor level as hereby approved, shall not be used as a balcony, roof terrace/garden or amenity area.
Reason: To protect the amenity and privacy of the neighbouring residential properties.
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional window(s) or other opening(s) permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the east and west elevations of the extensions hereby approved.

Reason: To protect neighbouring amenity.

Informative Notes:

1. This site lies within an area where there is evidence of unstable land. The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner.
2. 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>

3. The applicant is advised that Wessex Water have published guidance notes about their surface water policy for minor development. The policy encourages developers to consider the most effective methods of directing surface water back to the environment in accordance with the Sustainable Drainage Systems hierarchy. Where necessary, applications to Wessex Water for a surface water connection can be made online.

<https://www.wessexwater.co.uk/services/building-and-developing/building-a-new-house-or-extension>

4. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

5. INFORMATIVE NOTE: Contact Dorset Highways

The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

6. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 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.
- The applicant was provided with pre-application advice.

Application Number:	P/LBC/2026/03245
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Museum of East Dorset High Street Wimborne Minster Dorset BH21 1HR
Proposal:	Alteration to existing fascia sign and add new painted fascia sign
Applicant name:	Mr Andy Putt
Case Officer:	Ellie Lee
Ward Member(s):	Cllr Bartlett and Cllr Morgan

1. Reason application is going to committee:

The application site is on Dorset Council land.

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	The proposal is acceptable in principle.
Impact on heritage assets and design	The proposal results in no harm to the Grade II* listed building or to the Conservation Area.

4. Description of site

- The application site is within the urban area of Wimborne Minster, the Wimborne Minster Conservation Area, Town Centre Boundary, Primary Shopping Area, and the building is a Grade II* listed building.
- The site is Dorset Council owned land, and the building (known as the Priests House Museum) is currently used by the Museum of East Dorset.
- The proposed non illuminated fascia signage alterations and additions will be to the west elevation which is immediately adjacent to and fronts the High Street.

5. Description of works

The proposal seeks consent for new fascia signage and also alterations to existing fascia signage fronting the High Street, on the west elevation of the building.

The new non illuminated signage and proposed alterations to the existing signage on the front (west) elevation above the ground floor windows, will be painted onto the existing fascia of the Grade II* listed building. It will have a dark green colour and contrasting light coloured lettering to match the existing signage.

The submitted statement confirms that the existing approved projecting hanging signage associated with the museum is to be retained.

6. Background and relevant planning history

Application No.	Proposal	Decision	Date
P/ADV/2026/02975	Alteration to existing fascia sign and add new painted fascia sign	<i>Under consideration</i>	<i>Under consideration</i>
3/21/0833/ADV & 3/20/2247/LB	Update external signage on the building, which covers 23-27 High Street and 29 High Street, Wimborne Minster, BH21 1HR 1) The replacement & updating of the Tourist Information fascia sign above the main entrance (29 High Street). 2) The replacement and updating of two hanging signs on existing ironwork. 3) The addition of a new sign in the recess in front of the main entrance. 4) An etched logo of the National Lottery Heritage Fund on the glazed front door. Add and update signage on the Hilda Coles Open Learning Centre. The building elevation is off Crown Mead, adjacent to Wimborne Library. This will include: 1) Repainting an existing sign on the building and applying vinyl lettering. 2) Installing a new permanent sign to the right hand side of the entrance doors to this building. <i>For the Listed Building application only ref: 3/21/2247/LB, the following is also included at the end of the description:</i> In addition, alterations are proposed to the door to the High Street. (Amended description).	Granted	01/12/2021

3/21/0718/TCA	T1 Common Walnut: Remove lowest truncated branch over lawn area. Remove lowest branch over yard in adjacent property. Lift the smaller tertiary branches on South side over building and away from windows providing at least 2m clearance.	No objection	07/05/2021
3/18/0900/FUL & 3/18/0901/LB	Window and Door alterations and internal alterations and repairs to the Listed Building.	Granted	21/06/2018
3/15/0606/LBC & 3/15/0607/FUL	Install glazed doors in place of solid timber doors	Granted	18/11/2015
3/13/0227/LBC	Erect fascia sign facing High Street <i>Refusal reason: Affixing the Museum of East Dorset fascia sign hereby proposed to this visually prominent elevation which is part of a Grade II Star Listed Building would adversely affect the character and appearance of the listed building; would fail to make a positive contribution to local character and distinctiveness and result in harm to the significance of what is a Designated Heritage Asset. Therefore, this sign fails to adhere to the policy set out in paragraphs 131 and 132 of the NPPF accordingly. The proposal is also contrary to Policy HE1 of the emerging Christchurch and East Dorset Core Strategy, as it is unsympathetic to the character of the building and will fail to respect its key architectural features, one of which is an uninterrupted stone facade.</i>	Refused	25/06/2013
3/12/0191/FUL & 3/12/0203/LBC	Provide access gate to garden boundary wall on south elevation at rear of museum (retrospective)	Granted	13/06/2012
3/12/0165/NMC	Non-material amendment to Planning Permission 3/10/0769/FUL to make changes to positions of openings, internal alterations & external materials	Granted	15/03/2012
3/10/0769/FUL & 3/10/0770/LBC	Free standing timber framed building, located to the rear of the main building to accommodate Learning, Storage and Enhancement of Visitor Facilities (Tea Room and W.Cs) as amended by plans received 15/10/2010 for external alterations (scale and position of building unchanged) and plans rec'd 29.10.2010 to move W section of building 500mm to the north.	Granted	17/12/2010
3/09/0627/FUL	Retention of free standing wooden construction shed	Granted	06/10/2009
03/99/0523/LBC	Repair of rendered rear gable at attic level including introduction of steel frame to support roof structure.	Granted	06/01/2000
03/94/0436/LBC & 03/94/0435/ADV	Erect non-illuminated exterior sign, siting amended by plans rec'd 20 July 94	Granted	15/08/1994 & 30/09/1994
03/90/0926/LBC	New shop front reinstate windows and internal alterations Listed Building application	Granted	06/11/1990

03/90/0925/FUL	New shop front reinstate windows and internal alterations, as amended by plans rec 1 Oct 90	Granted	18/01/1991
03/90/0327/LBC	Internal alterations, Listed Building application, amended by plans received 31/8/90	Response Issued	06/11/1990
03/89/1453/OUT	Change of use from dwelling to Tourist Information Centre and extension to Museum.	Granted	19/01/1990
03/85/1802	Garage and Store	Granted	18/10/1985
03/85/1659	Reconstruct specimen store Listed Building application	Granted	27/09/1985

7. List of constraints

- Wimborne Minster Conservation Area
- Listed Building (Grade II*) - Priests House Museum (23 and 25, High Street)
- Listed Building (Grade II) - Albion Hotel & Chandlers Wine Shop (19, High Street): building to side/north of application site
- Highways: High Street (Class D): 5.65 metres from site and Cook Row (Class D): 5.95 metres from site
- Urban Area of Wimborne
- Wimborne Minster Town Centre Boundary & Primary Shopping Area
- Right of Way: Footpath ref: E2/6: 30.83m from the site
- Within 5km of Dorset Heathlands
- Within Flood Zone 2
- Surface Water Risk: 1 in 30 - adjacent to west elevation of building
- Surface Water Risk: 1 in 100 - adjacent to west elevation of building and also overlaps part of the west of the building
- Surface Water Risk: 1 in 1000 - covers most of the built form areas within the site
- Groundwater – Susceptibility to flooding
- Radon: Class 1.0 (low)

8. Consultations

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

Consultees

1. Historic England – Comments (30/06/2026):

It is not necessary to consult us on this application again, unless there are material changes to the proposals.

2. National Amenity Societies

No comments received

3. Ramblers Association

No comments received

4. Dorset Council (DC) - Conservation Officer – Comments (01/07/2026):

- Proposed signage design and colour to match existing.
- Colour and finish are subtle shade and traditional colour.
- Placement within existing fascia board.
- There are no conservation objections to the proposed scheme.

5. DC - Asset & Property

No comments received

6. DC - Rights of Way Officer

No comments received

7. Wimborne Minster Town Council – Comments (07/07/2026):

No Objection

8. Wimborne Minster Ward Members

None received

Representations received

The application was advertised by Site Notice, and 2 no. Site Notices were displayed at the site. No third party consultation response have been received.

9. Duties

The Planning (Listed Buildings and Conservation Areas) Act 1990 - requires that special regard is had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises the Christchurch and East Dorset Local Plan – Part 1 – Core Strategy 2014:

Adopted Christchurch and East Dorset Local Plan 2014:

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

HE1: Valuing and conserving our historic environment

HE2: Design of new development

Material considerations

Emerging local plans:

Paragraph 49 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).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total

loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

Inc. Historic Environment

Supplementary Planning Documents/Guidance

Wimborne Minster Conservation Area Appraisal SPG15

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.

11. 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.

12. 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.

No disadvantage to persons with protected characteristics has been identified for this proposal.

13. Public Benefits

Improved legibility of signage will assist wayfinding, visitor engagement and public understanding of the building's civic and cultural function.

14. Assessment

This application seeking Listed Building Consent requires an assessment of the impacts on the significance of affected heritage assets, including any contribution made by their setting.

Principle

The proposal for new signage to one of the fascia windows at ground floor level within the High Street, and the lettering alterations to the existing fascia signage to the other window frontage are acceptable in principle. The existing signage was approved under previous applications 3/21/0833/ADV and 3/20/2247/LB.

This application is a dual application alongside advertisement application P/ADV/2026/02975.

Impact on heritage assets and design

The proposed works would be to the west elevation of the existing Grade II* listed building known as Priest's House Museum. The site lies within the Wimborne Minster Conservation Area, and the application is supported by a Heritage Statement which explains that the building makes a positive contribution to the character and appearance of the conservation area, and forms part of the historic commercial frontage along the High Street. The Historic England listing describes the Grade II* listed building comprises of a late 16th or early 17th century hall house, which was altered and extend during the 18th century.

The proposed signage would be painted onto the fascias of the west elevation of the building, as shown on the submitted plans. The proposed painting of the signage would be green and the lettering a pale/white colour.

The submitted application includes supporting information which explains the public benefits to the museum that would result in the event that consent is granted. These are:

- Improved legibility of signage, which will enhance the visibility and accessibility of the museum and associated visitor facilities, including for visitors approaching along the High Street, with the potential for associated viability benefits.
- Clearer signage of the museum's services will assist with wayfinding, visitor engagement and an understanding of the building's civic and cultural function.

Whilst it is acknowledged that the proposed signage would be painted onto the fascia of the elevation of the Grade II* Listed Building, it is considered that no harm would result to the fabric of the Grade II* Listed Building, the Wimborne Minster Conservation Area or to the street scene.

Furthermore, it is considered that the changes and additions of fascia signage on the west elevation of the building, would make a positive contribution to the significance of the Wimborne Minster Conservation Area in particular within the High Street. The proposed signage would not be illuminated.

Historic England has chosen not to comment.

The Conservation Officer has reviewed the proposed signage and notes the proposed placement of the advertisement on the existing fascia board and that the signage will have a shade and finish which will be of a traditional colour. As such, the Conservation Officer has no objections to the proposed scheme.

The proposed paint to be used for the signage has not been provided with the application, but the proposed colours of the fascia signage and the lettering have been provided:

- Fascia background signage: dark green to match existing signage
- Lettering on fascia signage: white/light coloured.

In summary, no harm would result from the proposal to heritage assets and public benefits have been identified.

Therefore, the proposal accords with local planning policies HE1 and HE2, and section 16 of the National Planning Policy Framework.

15. Environmental implications

The proposed new signage and alterations to the existing signage are not considered to result in any significant environmental implications.

16. Summary of issues

For the above reasons and subject to conditions, the application is judged not to cause harm to the listed building so is acceptable.

17. Recommendation: Grant listed building consent subject to the following conditions:

1. The works hereby permitted shall be carried out in accordance with the following approved plans:
P-01 Location and Block Plan
P-02 Altered and Additional Signage (Proposed)
Proposed Fascia Signage

Reason: To preserve the architectural and historical qualities of the building.

Informative Notes:

1. Informative: National Planning Policy Framework Statement
In accordance with paragraph 39 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 application was acceptable as submitted and no further assistance was required.

2. This permission/consent does not permit the display of any advertisements that require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations, 2007 or under any Regulation revoking and re-enacting or amending those Regulations, including any such advertisements shown on the submitted plans.

Application Number:	P/ADV/2026/02975
Webpage:	https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=429075
Site address:	Museum of East Dorset High Street Wimborne Minster Dorset BH21 1HR
Proposal:	Alteration to existing fascia sign and add new painted fascia sign
Applicant name:	Operations Manager- Andy Putt
Case Officer:	Ellie Lee
Ward Member(s):	Cllr Bartlett and Cllr Morgan

1. Reason application is going to committee:

The application site is on Dorset Council land.

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	The proposal is acceptable in principle.
Impacts on amenity	The proposal results in no harm to amenity and no harm to the Grade II* listed building within the Conservation Area.
Impacts on public safety	The proposal results in no harm to public safety.

4. Description of site

- The building is a Grade II* listed building within the urban area of Wimborne Minster, the Wimborne Minster Conservation Area, Town Centre Boundary, Primary Shopping Area
- The site is Dorset Council owned, and the building (the Priests House Museum) is currently used by the Museum of East Dorset.
- The proposed fascia signage alterations and additions will be to the west elevation which is immediately adjacent to the High Street. On the opposite side of the High Street are other shops (no. 18) and an area of open space that lies north of the Minster.

5. Description of development

The proposal seeks consent for new fascia signage and also alterations to existing fascia signage fronting the High Street, on the west elevation of the building.

The new non illuminated signage and proposed alterations to the existing signage on the front (west) elevation above the ground floor windows, will have a dark green colour and contrasting light coloured lettering to match the existing signage.

The submitted statement confirms that the existing approved projecting hanging signage associated with the museum is to be retained.

6. Background and relevant planning history

Application No.	Proposal	Decision	Date
P/LBC/2026/03245	Alteration to existing fascia sign and add new painted fascia sign	<i>Under consideration</i>	<i>Under consideration</i>
3/21/0833/ADV & 3/20/2247/LB	Update external signage on the building, which covers 23-27 High Street and 29 High Street, Wimborne Minster, BH21 1HR 1) The replacement & updating of the Tourist Information fascia sign above the main entrance (29 High Street). 2) The replacement and updating of two hanging signs on existing ironwork. 3) The addition of a new sign in the recess in front of the main entrance. 4) An etched logo of the National Lottery Heritage Fund on the glazed front door. Add and update signage on the Hilda Coles Open Learning Centre. The building elevation is off Crown Mead, adjacent to Wimborne Library. This will include: 1) Repainting an existing sign on the building and applying vinyl lettering. 2) Installing a new permanent sign to the right hand side of the entrance doors to this building. <i>For the Listed Building application only ref: 3/21/2247/LB, the following is also included at the end of the description:</i> In addition, alterations are proposed to the door to the High Street. (Amended description).	Granted	01/12/2021
3/21/0718/TCA	T1 Common Walnut: Remove lowest truncated branch over lawn area. Remove lowest branch over yard in adjacent property. Lift the smaller tertiary branches on South side over building and away from windows providing at least 2m clearance.	No objection	07/05/2021

3/18/0900/FUL & 3/18/0901/LB	Window and Door alterations and internal alterations and repairs to the Listed Building.	Granted	21/06/2018
3/15/0606/LBC & 3/15/0607/FUL	Install glazed doors in place of solid timber doors	Granted	18/11/2015
3/13/0227/LBC	Erect fascia sign facing High Street	Refused	25/06/2013
	Refusal reason: <i>Affixing the Museum of East Dorset fascia sign hereby proposed to this visually prominent elevation which is part of a Grade II Star Listed Building would adversely affect the character and appearance of the listed building; would fail to make a positive contribution to local character and distinctiveness and result in harm to the significance of what is a Designated Heritage Asset. Therefore, this sign fails to adhere to the policy set out in paragraphs 131 and 132 of the NPPF accordingly. The proposal is also contrary to Policy HE1 of the emerging Christchurch and East Dorset Core Strategy, as it is unsympathetic to the character of the building and will fail to respect its key architectural features, one of which is an uninterrupted stone facade.</i>		
3/12/0191/FUL & 3/12/0203/LBC	Provide access gate to garden boundary wall on south elevation at rear of museum (retrospective)	Granted	13/06/2012
3/12/0165/NMC	Non-material amendment to Planning Permission 3/10/0769/FUL to make changes to positions of openings, internal alterations & external materials	Granted	15/03/2012
3/10/0769/FUL & 3/10/0770/LBC	Free standing timber framed building, located to the rear of the main building to accommodate Learning, Storage and Enhancement of Visitor Facilities (Tea Room and W.Cs) as amended by plans received 15/10/2010 for external alterations (scale and position of building unchanged) and plans rec'd 29.10.2010 to move W section of building 500mm to the north.	Granted	17/12/2010
3/09/0627/FUL	Retention of free standing wooden construction shed	Granted	06/10/2009
03/99/0523/LBC	Repair of rendered rear gable at attic level including introduction of steel frame to support roof structure.	Granted	06/01/2000
03/94/0436/LBC & 03/94/0435/ADV	Erect non-illuminated exterior sign, siting amended by plans rec'd 20 July 94	Granted	15/08/1994 & 30/09/1994
03/90/0926/LBC	New shop front reinstate windows and internal alterations Listed Building application	Granted	06/11/1990
03/90/0925/FUL	New shop front reinstate windows and internal alterations, as amended by plans rec 1 Oct 90	Granted	18/01/1991
03/90/0327/LBC	Internal alterations, Listed Building application, amended by plans received 31/8/90	Response Issued	06/11/1990
03/89/1453/OUT	Change of use from dwelling to Tourist Information Centre and extension to Museum.	Granted	19/01/1990
03/85/1802	Garage and Store	Granted	18/10/1985
03/85/1659	Reconstruct specimen store Listed Building application	Granted	27/09/1985

7. List of constraints

- Wimborne Minster Conservation Area

- Listed Building (Grade II*) - Priests House Museum (23 and 25, High Street)
- Listed Building (Grade II) - Albion Hotel & Chandlers Wine Shop (19, High Street): building to side/north of application site
- Highways: High Street (Class D): 5.65 metres from site, and Cook Row (Class D): 5.95 metres from site
- Urban Area of Wimborne
- Wimborne Minster Town Centre Boundary & Primary Shopping Area
- Right of Way: Footpath ref: E2/6: 30.83m from the site
- Within 5km of Dorset Heathlands
- Within Flood Zone 2
- Surface Water Risk: 1 in 30 - adjacent to west elevation of building
- Surface Water Risk: 1 in 100 - adjacent to west elevation of building and also overlaps part of the west of the building
- Surface Water Risk: 1 in 1000 - covers most of the built form areas within the site
- Groundwater – Susceptibility to flooding
- Radon: Class 1.0 (low)

8. Consultations

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

Consultees

1. Historic England – Comments (30/06/2026):

It is not necessary to consult us on this application again, unless there are material changes to the proposals.

2. National Amenity Societies

No comments received

3. Ramblers Association

No comments received

4. Dorset Council (DC) - Conservation Officer – Comments (01/07/2026):

- Proposed signage design and colour to match existing signage.
- Colour and finish are subtle shade and traditional colour.
- Placement within existing fascia board.
- There are no conservation objections to the proposed scheme.

5. DC – Highways – No objection (10/06/2026)

It is considered that the signage would have no impact on the highway.

The Highway Authority has NO OBJECTION to the proposal.

6. DC - Asset & Property

No comments received

7. DC - Rights of Way Officer

No comments received

8. Wimborne Minster Town Council – Comments (24/06/2026):

No Objection - Assuming Conservation Officer approves

9. Wimborne Minster Ward Members

No comments received

Representations received

The application was advertised by Site Notice and 2 no. Site Notices were displayed at the site. No third party consultation response have been received.

9. 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.

The Planning (Listed Buildings and Conservation Areas) Act 1990 - includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises the Adopted Christchurch and East Dorset Local Plan – Part 1 – Core Strategy 2014

Adopted Christchurch and East Dorset Local Plan 2014:

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

KS11: Transport and development

HE1: Valuing and conserving our historic environment

HE2: Design of new development

Material considerations

Emerging local plans:

Paragraph 49 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).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

Emerging neighbourhood plans

Wimborne Minster Neighbourhood Plan- In preparation – limited weight applied to decision making

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- Section 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- Section 6 'Building a strong, competitive economy', paragraphs 88 and 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 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:
The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.
Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that when considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

Inc. Determining planning applications

Supplementary Planning Documents

Wimborne Minster Conservation Area Appraisal SPG15

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Heathlands Interim Air Quality Strategy 2020-2025

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.

11. 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.

12. 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 proposed signage is not anticipated to result in any disadvantage to persons with protected characteristics; the contrasting colour scheme may assist with legibility.

13. Public Benefits

Improved legibility of signage will assist wayfinding, visitor engagement and public understanding of the building’s civic and cultural function.

14. Planning Assessment

The National Planning Policy Framework paragraph 141 requires that applications for Advertisement Consent are only assessed in relation to their impacts upon public safety and amenity.

Principle of development

The proposal for new signage to one of the fascia windows at ground floor level within the High Street, and the lettering alterations to the existing fascia signage to the other window frontage are acceptable in principle. The existing signage was approved under previous applications 3/21/0833/ADV and 3/20/2247/LB.

Impacts on amenity

Amenity includes aural and visual amenity and factors relevant to amenity include the general characteristics of the locality, including the presence of any feature of historic, architectural, cultural or similar interest.

The proposal seeks consent for new fascia signage and also alterations to existing fascia signage, within the High Street front elevation of the building, both of which are proposed to match the appearance of existing signage on this elevation.

The existing projecting hanging signage (associated with the museum) on the High Street elevation previously approved by application 3/21/0833/ADV will be retained.

Historic England chose not to comment. The Council's Conservation Officer has reviewed the proposed signage and notes the proposed placement of the advertisement on the existing fascia board using a traditional colour and finish'. As such, the Conservation Officer has no objections to the proposed scheme.

The proposed new fascia signage and alterations to existing fascia signage, would be of a colour and appearance that is in keeping with the character of the area and listed building, so it is considered that the scheme results in no harm to amenity and no harm to the Grade II* listed building within the Conservation Area.

The proposal accords with local policies HE1 (Valuing and conserving our historic environment) and HE2 (Design of new development) and also policies within Section 16 (Conserving and enhancing the historic environment) of the NPPF; the amenity impacts of the proposal are acceptable.

Impacts on public safety

The Council's Highways officer was consulted on the application and considers that the signage would have no impact on the highway and as such has no objection to the application. No other safety impacts have been identified.

As the proposal results in no harm to public safety, it accords with local planning policy KS11 (Transport and development) and the policies within section 9 (Promoting sustainable transport) of the NPPF.

15. Environmental implications

The proposed new signage and alterations to the existing signage are not considered to result in any significant environmental implications.

16. Summary of issues and the planning balance

For the above reasons and subject to conditions, the application is judged to be acceptable in terms of amenity and public safety.

17. Recommendation: Approve subject to the following conditions:

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

P-01 Location and Block Plan

P-02 Altered and Additional Signage (Proposed)

Proposed Fascia Signage

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

2. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. No advertisement shall be sited or displayed so as to; a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or c) hinder the operation of any device used for the purposes of security or surveillance or for measuring the speed of any vehicle.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason: As is required by Regulation 14 and Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Informative Notes:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 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 application was acceptable as submitted and no further assistance was required.

2. The applicant is advised that in accordance with Part 3, 14(7) of the Town and Country Planning (Control of Advertisements) Regulations 2007, the consent expires after a period of 5 years.

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