

<b>Application Number:</b>	P/HOU/2021/04457
<b>Webpage:</b>	<a href="https://planning.dorsetcouncil.gov.uk/">https://planning.dorsetcouncil.gov.uk/</a>
<b>Site address:</b>	6 Culliford Road Dorchester DT1 2AT
<b>Proposal:</b>	Erect rear flat roof extension
<b>Applicant name:</b>	Mr & Mrs Symes
<b>Case Officer:</b>	Annabel Cox
<b>Ward Member(s):</b>	Cllr Jones and Cllr Rennie

**1.0** The applicant is a Dorset Council employee in the Planning Department.

**2.0 Summary of recommendation:**

GRANT subject to conditions

**3.0 Reason for the recommendation:**

- Para 14 of the National Planning Policy Framework (NPPF) sets out that permission should be granted for sustainable development unless specific policies in the NPPF indicate otherwise
- The location is considered to be sustainable and the proposal is acceptable in its design and general visual impact.
- There is not considered to be any significant harm to neighbouring residential amenity.
- There are no material considerations which would warrant refusal of this application

**4.0 Key planning issues**

<b>Issue</b>	<b>Conclusion</b>
Principle of development	The Principle of development is acceptable
Scale, design, impact on character and appearance	The proposed development is considered to be in scale with the main dwelling and would appear as a subservient addition. The proposed development would not have an adverse impact on the visual amenities of the site or locality.
Impact on amenity	The proposed development would not have a significant adverse impact on the living conditions of occupiers of residential properties.

Impact on Conservation Area	The proposal is not considered to harm the special character of the Conservation Area.
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## 5.0 Description of Site

The application site is located on the east side of Culliford Road, close to Dorchester Town Centre. The dwelling is two-storey and terraced, forming part of Dorchester's Conservation Area. The dwelling is constructed of brick, under a slate roof. The front of the dwelling is characterised by bay windows, a small front garden area and low-level brick wall to the boundary. To the rear is a narrow garden.

Within the street, many neighbouring dwellings have erected extensions to the rear.

## 6.0 Description of Development

The proposed development seeks to erect a single storey rear extension, to be constructed of matching materials to the existing. French windows are proposed to the rear elevation, providing access to the garden and 1 no. rooflight to the flat roof. A small extension is also proposed to enlarge the existing single storey WC.

## 7.0 Relevant Planning History

No relevant planning history.

## 8.0 List of Constraints

DORC, Dorchester Conservation Area

ENV 4; Conservation Area; DORCHESTER CONSERVATION AREA

ENV 9; Groundwater Source Protection Areas; NULL

SUS2; Defined Development Boundary; Dorchester

ENV 2; Poole Harbour Nutrient Catchment Area; Poole Harbour

DCP Article 4 Direction

EA - Areas Susceptible to Groundwater Flooding; Clearwater; >= 50% <75%;

NE - SSSI impact risk zone;

EA - Poole Harbour Catchment Area

## 9.0 Consultations

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

### Consultees

1. P - Dorchester Town Council- no objection
2. W - Dorchester East Ward- no response

## Representations received

Total - Objections	Total - No Objections	Total - Comments
0	0	0

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

## 10.0 Relevant Policies

### **Adopted West Dorset and Weymouth & Portland Local Plan:**

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

- INT1 - Presumption in favour of Sustainable Development
- ENV1 - Landscape, seascape & sites of other geological interest
- ENV 2- Wildlife and Habitats
- ENV4 - Heritage assets
- ENV 9- Pollution and contaminated land
- ENV10- The landscape and townscape setting
- ENV12- The design and positioning of buildings
- ENV16- Amenity
- SUS2 - Distribution of Development

### **National Planning Policy Framework**

The relevant chapters of the NPPF include:

Part 2- Achieving sustainable development.

Part 4- Para 38 - 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, including brownfield registers and permission in principle, 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.

Part 12- Achieving well-designed places.

Part 16- Conserving and enhancing the historic environment

### **Other material considerations**

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

## **11.0 Human rights**

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

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

## **12.0 Public Sector Equalities Duty**

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

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

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. The proposal does not give rise to any identified impacts in respect of individuals or groups with protected characteristics.

## **13.0 Planning Assessment**

### **Principle of Development**

The proposed development is for a single storey extension to an existing dwelling within the Dorchester Settlement boundary. The principle of development is acceptable and complies with the relevant policies of the Local Plan, and the NPPF.

### **Design**

The proposed design is modest in nature and similar to existing extensions to the rear of this row of terraces. The proposed development is considered to be in scale with the main dwelling and would appear as a subservient addition. The proposed development would not have an adverse impact on the visual amenities of the site or locality.

### **Amenity**

All windows would be at single storey level and they would not result in any overlooking. The proposed development would not have a significant adverse impact on the living conditions of occupiers of the neighbouring residential properties.

### **Conservation Area**

The proposed development is to the rear of the dwelling and therefore not visible from the Conservation Area. The proposal is not considered to harm the special character or the appearance of the Conservation Area.

## **14.0 Conclusion**

The proposed development complies with the policies of the adopted Local Plan and the relevant sections of the National Planning Policy Framework as already listed.

## **15.0 Recommendation: Grant, subject to 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:

2021/40/01 Location Plan, Existing Floor Plan and Elevations (received 02/11/2021)

2021/40/02 Block Plan, Proposed Floor Plan and Elevations (received 02/11/2021)

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

### **Informative Notes:**

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 38 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

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

In this case:

-The application was acceptable as submitted and no further assistance was required.

