

Application Number:	P/FUL/2021/01762
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Land West Of Watton Lane Bridport Dorset
Proposal:	Erection of 3no. dwellings
Applicant name:	Langley Construction
Case Officer:	Thomas Whild
Ward Member(s):	Cllr Bolwell; Cllr Clayton; Cllr Williams

1.0 This application is brought to the Planning Committee for determination as a result of representations received from Dorset Councillors in accordance with the Council's Constitution and Scheme of Delegation.

2.0 Summary of recommendation: Grant subject to conditions.

3.0 Reason for the recommendation: as set out in paras 16.1 – 16.3 below.

- Absence of 5 year housing land supply.
- Para 11d 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.
- Material fall back position established by extant outline planning consent for 2 dwellings.
- The proposal is acceptable in its design and general visual impact.
- The proposal would not result in a harmful impact upon the AONB.
- 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

Issue	Conclusion
Principle of development	Although outside the defined development boundary, the principle of development is considered acceptable. The tilted balance in favour of sustainable development is engaged due to council's inability to demonstrate a 5 year housing supply and as such the development policies relating to housing provision are considered to be out of date and have been given reduced weight. Officers have

	also given weight to the existence of an extant outline planning permission for two dwellings on the site which is considered to be a legitimate fall back position.
Landscape	Although located within the AONB the proposal is surrounded on three sides by housing and is visually contained. Where views of the development are available it would be seen in the context of the neighbouring housing. The design of the proposals is also such that the taller buildings are located on lower ground, limiting landscape impacts.
Design and Character	Although a slight increase in density compared to the approved scheme, the development would still reflect prevailing development patterns in the area. The building styles are suburban and would sit comfortably within the mix of styles observed.
Amenity	The scheme would maintain generous spacing between the proposed dwellings and neighbours which, together with the relative ground level and surrounding landscape features would avoid harmful impacts on amenity by way of overlooking, overbearing, loss of light or noise and disturbance.
Access and Highways	The site would utilise an established access which has been approved in conjunction with the development of three units on the site, which have been consented through two separate planning applications. The increase of one unit would not result in significant additional impacts.
Biodiversity	The proposals are supported by a biodiversity survey which has not identified the requirement for any additional surveys and which has proposed mitigation for impacts of wildlife utilising the site, which may be secured by a suitable condition.
Trees	Notwithstanding the tree officer's comments, there are no trees on the development site and where trees are present on the boundaries of the site they are a considerable distance from

	the footprint of buildings. The site is not affected by tree protection orders.
--	---

5.0 Description of Site

- 5.1 The application site is comprised of land on the western side of Watton Lane, on the western edge of Bridport. The site forms part of a rectangular field. A dwelling has recently been constructed in the north eastern corner of the field. The site is bounded to the north by dwellings known as Foxgloves and The Croft, which front onto Broad Lane. The site is bounded to the west by dwellings which are located to the rear of the properties on Broad Lane, where it is noted that outline planning consent has previously been granted for the construction of further dwellings to the rear of the properties.
- 5.2 The site slopes from north to south with the land continuing to fall away, more steeply, further to the south. The access to the site is taken from the north eastern corner of the site. The site's boundaries are defined to the north, east and west by existing hedgerows while the southern boundary is open.
- 5.3 The immediate surrounding area comprises low density development on the south western fringe of Bridport. Dwellings in the immediate vicinity comprise 1 and 2 storey detached dwellings in spacious plots on the southern side of Broad Lane. The northern side of Broad Lane is currently undeveloped farmland and is allocated in the Local Plan for the provision of open space as part of the Vearse Farm strategic development site to the west of Bridport.

6.0 Description of Development

- 6.1 The proposed development comprises the construction of three detached dwellings together with detached garages, access and landscaping. The access to the site would be taken via the existing access route which has been constructed for the recently constructed dwelling to the north east. The access road would travel into the site from the east before turning southwards to provide access to the new plots. The access road would continue to facilitate access to the remainder of the field located to the south, which would remain undeveloped and be accessed from a new field gate.
- 6.2 The application refers to plots 2, 3 and 4, plot 1 being the recently constructed dwelling in the north east and it is evident from the submitted drawings that the three dwellings now proposed would integrate with it to form a single coherent development.
- 6.3 Plot 2 comprises a single storey dwelling with a T-shaped plan form. The dwelling would provide two double and one single bedrooms together with a Living Room, Kitchen/Dining Room and utility room. The unit is essentially a handed version of the scheme approved for plot 1, which it would sit immediately to the west of. A detached garage would be located immediately to the north of the property.
- 6.4 Plots 3 and 4 are two storey units to be located in the southern part of the site. They are handed versions of the same design which provide four double bedrooms at the first floor with kitchen, dining room and living accommodation on the ground floor level. Each house would be oriented to present the front elevation to the north, with the rear elevation oriented southwards. The planform is rectilinear with a bay window to the living rooms and a hipped roof. Detached double garages are provided to the

north of each dwelling, oriented to present the garage doors towards the central access drive. A covered walkway is also proposed linking the garage to the front of the dwelling on plot 4.

7.0 Relevant Planning History

Application Number	Location	Proposal	Decision	Decision Date
P/FUL/2021/01675	Land At Watton Lane Bridport DT6 5JY	Erect Dwelling (Alternative Scheme)	Granted	30/09/2021
P/NMA/2021/01052	Land West Of Watton Lane, Bridport	Amendment to planning permission WD/D/19/002539 - Amended elevation and floor plans to adjust design to take account of a water main	Refused	28/04/2021
WD/D/20/003073	Land West Of, Watton Lane, Bridport	Request for confirmation of compliance with condition 3 of planning approval WD/D/19/002539	Response Given	15/12/2020
WD/D/19/002539	Land West Of Watton Lane, Bridport	Application for approval of reserved matters for access, appearance, landscaping, layout & scale in relation to Outline Approval WD/D/18/000232	Granted	26/02/2020
WD/D/19/002178	Land West Of, Watton Lane, Bridport	Erect 2 dwellings (Outline Application - Access and Layout)	Refused (appeal allowed)	17/01/2020
WD/D/18/000232	Land West Of, Watton Lane, Bridport	Outline application for the erection of 1no. dwelling	Granted	24/05/2018

8.0 List of Constraints

- **Area of Outstanding Natural Beauty; Dorset** (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National

Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

- **Landscape Character; Wooded Hills; Chideock Hills**
- **Outside of Defined Development Boundary.**

9.0 Consultations

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

Consultees

- 1. Highways** – Initial comments recommended amendments to ensure the provision of visibility splays and areas for turning for plots 2 and 3. Amended plans received and no objection subject to condition requiring the construction of the first 5.0m of the vehicle access to a specification to be agreed, for the visibility splays to be retained and for the construction of the estate road.
- 2. Trees** – Commented to request the submission of an arboricultural impact appraisal and method statement.
- 3. Symondsburry PC** – Note that the application is for three dwellings where an application for two dwellings was previously refused. The development approach may be piecemeal considering the whole of the landholding and Dorset Council may wish to consider a comprehensive proposal designed to prevent piecemeal uncoordinated development.

It is not clear how foul water will connect to a mains sewer which is understood to be located in the adjacent property of 'Little Paddock' without a detrimental effect on landscape and hedgerows.

The development is becoming denser than the development allowed by the previous inspector and this may have an effect on the long distance view of the AONB from public rights of way as well as short view being detrimental. This could be considered to degrade the available green open space that characterises the area. Nonetheless the dwellings still relate to the existing residential dwellings by infilling an area of grassland.

There is no mention of how biodiversity net gain will be achieved.

There may be a need for pedestrian and vehicle passing places on the access.

Clarification is required in respect of the use of materials.

No objection.

- 4. Bridport Ward (Cllr Bolwell)** - Due to the number of objections from members of the public and also Symondsburry PC and Bridport TC then should the

planning officer be minded to suggest approval then I, as a Ward Member, would request this application is heard and determined by the Planning Committee.

I note the concerns over the original 1 building dimensions and its effects on the landscape and also the subsequent previous approval of 2 dwellings by appeal and the potential use of this appeal decision as a basis for increasing the number of dwellings on site. Also, the BANP policies being quoted. I do not believe that a Delegated decision for approval would be in the Public interest.

Cllr Clayton - This application (land west of Watton Lane, Bridport) is located in my ward. Due to the degree of public interest and adverse public opinion regarding this application I request that the decision is made by committee.

5. Building Control West Team No Comment.

6. Natural Environment Team – No comments received.

7. Bridport Town Council (Site lies outside of the TC area) Strongly object. This is a cynical opportunist expansion of the original application. Bridport Town Council supports the comments of the large number of objectors to this application, and the overwhelming opposition of local residents. The application does not conform with Bridport Area Neighbourhood Plan policies, including L1 and L4(2) and has an unacceptable impact on the AONB.

Bridport Town Council notes that this is a neighbouring parish application and respects the comments of Symondsburry Parish Council as the main consultee.

Representations received

Total - Objections	Total - No Objections	Total - Comments
25	0	1

9.2 In addition to comments summarised above from consultees and Bridport Town Council, 26 comments have been received. Comments have been received from immediate neighbours, residents of Bridport and further afield.

- Object to the application being determined under delegated powers and request that it be determined by committee – associated suggestion that the delegated decision process is open to corruption.
- Development in AONB and loss of countryside.
- Increase in the number of units.
- Impact on infrastructure of Bridport.

- Development is located outside of DDB and would represent creeping urbanisation of the Town.
- Proposed houses are out of character with the area.
- Countryside is already being lost at Vearse Farm.
- Increase in traffic.
- Increase in pollution.
- Impact on views from footpaths.
- Site is too small to support the size of the buildings.
- Access too narrow.
- Site is close to the Jurassic Coast world heritage site.
- Lack of a public meeting about the proposals.
- Proposal should not be accepted as it is not for affordable housing.
- Concerns in respect of scale of the development.
- Objections to previous application for two houses apply to an even greater degree.
- The proposal is a salami slicing approach that could result in even more units.
- The developer had previously indicated that they had no intention of increasing the number of units.
- The property already built is not in accordance with the approved plans.
- Overlooking of neighbouring property (the Croft).
- Lack of neighbour notification.
- Overdevelopment of the site.
- Access road allows access to the field and potential for future expansion of the site.
- There is a material difference from the previously approved scheme and must be considered on its own merits.
- There have been changes in policy since the previous decision including:
 - Extent of housing land supply shortfall

- Measures being put in place to address the shortfall.
- Housing delivery test shows delivery exceeding requirements.
- Site has not been subject to the SHLAA review process.
- Conflict with the climate emergency.
- There can be no assumption that the inspector would come to the same conclusion with the current application as before.

10.0 Relevant Policies

West Dorset Weymouth and Portland Local Plan 2015

10.1 So far as this application is concerned, the following policies are considered to be relevant:

- INT1 – Presumption in favour of sustainable development
- ENV1 – Landscape, Seascape and Sites of Geological Interest
- ENV2 – Wildlife and habitats
- ENV10 – The landscape and townscape setting
- ENV11 – The pattern of streets and spaces
- ENV12 – The design and positioning of buildings
- ENV16 – Amenity
- SUS2 – Distribution of development
- HOUS6 – Other residential development outside defined development boundaries.
- COM7 – Creating a safe and efficient transport network

Bridport Area Neighbourhood Plan May 2020

10.2 So far as this application is concerned the following policies are considered relevant:

- H6 – Housing Development Requirements
- L1 – Green corridors, footpaths, surrounding hills and skylines
- L2 – Biodiversity
- D1 – Harmonising with the site
- D5 – Efficient use of land
- D6 – Definition of streets and spaces
- D8 – Contributing to the local character
- D10 – Mitigation of light pollution

Other material considerations

National Planning Policy Framework

10.3 So far as this application is concerned the following sections and paragraphs are considered relevant:

- 2. Achieving sustainable development
- Paragraph 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.

- 5. Delivering a sufficient supply of housing
- 12. Achieving well-designed places
- 15. Conserving and enhancing the natural environment

West Dorset Design and Sustainable Development Planning Guidelines
West Dorset Landscape Character Appraisal

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.

11.1 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

12.1 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.

12.2 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 not considered that the recommendation would prejudice any persons with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations	
Job creation during construction	Not quantified
Non Material Considerations	

14.0 Climate Implications

14.1 The proposal would result in additional CO2 emissions from the dwellings themselves, during construction and from transport relating to their ongoing use. The proposals must however be considered in the context of the previous grant of planning consent for two additional dwellings on the site. The climate implications, in respect of the provision of a net increase of one dwelling, would be modest.

15.0 Planning Assessment

Principle of development

- 15.1 The site is located outside of the defined development boundary of Bridport, which in the vicinity of the site, is drawn approximately 100m to the east of the site boundary. Although located outside of the defined development boundary the site is contiguous with urban fringe development which extends westwards from the defined development boundary meaning that development of the site would relate well to the urban form.
- 15.2 Being outside of the defined development boundary, the proposal would conflict with policy SUS2 of the local plan, which indicates that development should be strictly controlled with regard to the need to protect and enhance the natural environment. However, the council is currently unable to demonstrate a 5 year supply of deliverable housing sites, the current supply standing at 4.97 years. In light of this, policies for the delivery of housing must be considered out of date and the presumption in favour of sustainable development as set out in the National Planning Policy Framework applies. In accordance with paragraph 11(d) of the framework this means planning permission should be granted unless doing so would conflict with policies of the framework which protect features of particular importance or if doing so would result in significant and demonstrable harm to outweigh the benefits.
- 15.3 In this case, the site's planning history is also of particular relevance. Outline planning permission has previously been granted by a planning inspector at appeal for the construction of two dwellings on this site. That planning consent was granted on 5 October 2020 meaning that the consent remains extant and reserved matters may be submitted up until 5 October 2023, with a further 2 years for implementation after their approval. The existence of that outline planning consent which remains extant at present is considered to constitute a material fall-back position to which significant weight must be attributed as it clearly establishes the principle of residential development on this site.
- 15.4 The current application would result in an additional dwelling above the two which have been previously consented on the site. When taken alongside the existing dwelling to the north eastern corner of the site the four dwellings would result in a development density of 8 dwellings per hectare, whereas the 3 consented dwellings would represent 6 dwellings per hectare. Both represent a low density of development which would reflect the density of development locally. It is not therefore considered that the addition of a single unit above that previously approved

would represent a sufficiently significant change to the character of the development to support a different conclusion in respect of the principle of development.

- 15.5 In view of the reduced weight that can be afforded to policy SUS2 as result of the Council's 5 year housing supply position, the extant planning permission and the relatively limited change that an additional dwelling would add, it is considered that the principle of development is acceptable in this instance.

Landscape

- 15.6 The site is located within the Dorset Area of Outstanding Natural Beauty and is within the Wooded Hills Character Type and the Chideock Hills Sub area as described in the West Dorset Landscape Character Assessment. The Landscape Character Assessment describes the important features of the area as comprising open hilltops with greensand summits, and heathland vegetation; archaeological interest with hillforts on summits and burial mounds; large oak woodlands and arable fields on valley sides; a patchwork of pastoral fields on valley bottoms with species rich hedgerows and occasional orchards. Paragraph 176 of the NPPF directs that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty.
- 15.7 The site itself sits on the urban fringe of Bridport and is bounded to the north east and west by development of a similar density to the proposals. While the southern boundary of the site is open there is farm development and some housing further to the south. There is an established treeline which forms the southern boundary of the field within which the site sits (which is within the blue line for the planning application).
- 15.8 While the proposal would result in the development of previously undeveloped land, the incursion into the open landscape would be minor and the development would generally be viewed against the backdrop of the existing urban fringe development within which it would sit. The trees on the southern boundary of the field would provide a visual screen and limit the visibility of the development in closer range views from the south.
- 15.9 The proposals have also sought to limit the impacts by locating the larger scale two storey houses on the southern part of the site where the ground levels are lower, with the lower scale development accommodated in the northern part of the site.
- 15.10 In view of the site's setting, the planning history and the low density nature of the proposed development it is not considered that the proposal would result in a harmful impact upon the landscape or the special character of the Dorset AONB or undermine the setting of the settlement or result in coalescence of settlements. It is not therefore considered that the proposal would be in conflict with policy ENV1 of the Local Plan or policies L1 or L4 of the neighbourhood plan. A planning condition is proposed to require details of landscaping measures to be agreed.
- 15.11 Third party comments on the application have also had reference to the potential impact of the development on the Jurassic Coast World Heritage Site. The boundary of the world heritage site runs from the mean low water mark to the top of the cliff, with the coastline being designated specifically for its geodiversity. Given the

significant distance of the site from the boundaries of the WHS it is not considered that the proposal would have potential to result in a harmful impact upon it.

Design and character

15.12 The layout of the proposal effectively divides the site into four quarters, with the recently constructed plot 1 in the north western corner. The access drive would then continue through the site, turning southwards to follow the plot boundaries. The dwellings would sit relatively centrally within their plots with generous front driveways and space for gardens and landscaping. The layout and pattern of development which would be created is similar to the character which is established by the surrounding development, particularly that to the north and west.

15.13 Third party comments have noted that the layout would be more formal than the layout shown for the appeal scheme, where the inspector referred to the relatively informal layout as a factor counting in the proposals favour. Although the appeal scheme was an outline application, layout was one of the matters for which approval was sought. While it is the case that the current proposal would result in a more formalised layout than previously approved it is not considered this would lead to a development which is out of character with or harmful to the character of the surroundings.

15.14 In respect of the buildings themselves, it is noted that plot 2 is similar to the overall design of the approved and constructed plot 1. The proposal would therefore tie in well with that established character. It is further noted that the scale and appearance of these plots would be similar to the character of the properties immediately to the north, which are late 20th century bungalows.

15.15 The dwellings proposed for plots 3 and 4 would be of greater scale, being two storey properties. It is noted that within the immediate vicinity of the site a mix of scales can be observed with several two storey properties of similar bulk and scale to those proposed. There are also a variety of building types and styles observed in the vicinity. It is not considered that there is any overarching design character established and the area is not subject to any heritage or character designations. The proposed two storey dwellings would have a suburban character, which, although not particularly distinctive would not be unattractive or represent an uncharacteristic addition to the variety of buildings in the area.

Amenity

15.16 The relatively low density and loose knit layout of the proposed development allows for generous separation distances to be achieved between the proposed dwellings and their neighbours. The dwelling on plot 2 would be located in excess of 30m from the nearest dwelling to the north, at The Croft. While the garage to plot 1 would be located closer, there would still be in excess of 20m between it and the neighbouring property. While the separation from the property Tenterden, located to the north west would be less, the scale and layout of the development is such that it would not give rise to potential harmful impacts.

15.17 It is noted that the dwellings to the north are on higher ground than the application site and the land levels continue to fall away further to the south. This change in land

levels and the design approach of locating the larger scale dwellings in the southern part of the site prevents against harm by way of overbearing or loss of light.

15.18 To the west the separation distances are greater, at 35m to the boundaries of the site. In view of these significant separations it is not considered that there would be any potential for harmful impacts by way of overlooking or overbearing.

15.19 To the south of the site, the land levels continue to fall away, meaning that the proposed dwellings would be on higher ground than the residential development which is present there. However, the nearest dwelling is located 82 metres from the southern boundary of the application site and there would be open fields and a substantial tree boundary between the properties. Therefore, while there may be some visibility of the new houses the distance is such that there would not be overbearing or overlooking impacts. As the houses are located to the north, there would be no potential for loss of light.

15.20 It is not therefore considered that the proposals would give rise to any harmful impacts to residential amenity. Furthermore, the dwellings would provide a good standard of amenity for future residents.

Access and highways

15.21 The application has been reviewed by the Highways Authority and following the submission of a revised site plan showing the provision of visibility splays from the access and providing additional space for turning within plots 2 and 3 it has been confirmed that there is no objection on highways grounds, subject to the imposition of appropriate conditions.

15.22 Notwithstanding this it is noted that a number of comments have been received from third parties raising concerns in respect of the suitability of the access and the additional vehicle movements which would arise as a result of the development.

15.23 The proposals would only result in an increase in one dwelling over the previously consented 3, one of which has already been implemented. The access has already been confirmed as being suitable to serve a residential development on the site and it is not considered that the net increase of one additional dwelling would result in a significant increase in vehicle movements or harm to highway safety. In light of the Highway Authority's comments, it is not considered that refusal on highways grounds could be sustained.

Biodiversity

15.24 The application has been supported by a biodiversity survey and report which concludes that there is negligible potential for impact upon roosting bats, no evidence of badger setts and negligible potential for dormice. Some potential for commuting bats, nesting birds and foraging badgers was identified and mitigation is proposed to prevent impacts upon those species. It is noted that some development of the site has already taken place since the completion of that survey, with the construction of plot 1.

15.25 Although a biodiversity plan has not been agreed with the Natural Environment Team, the survey does include a number of recommendations for the provision of

mitigation measures. A condition is therefore proposed to secure appropriate mitigation.

Trees

15.26 Comments have been received from the Tree officer requesting a tree survey and arboricultural impact appraisal and method statement. While no tree survey has been provided, it is noted that there are no trees on the site itself with any trees and hedgerows being confined to site boundaries. Furthermore, the site is not affected by any tree preservation orders. In light of this and the previous grant of planning permission, where no tree survey was provided, it is not considered that a reason for refusal on the grounds of the lack of information regarding trees could be sustained.

Flood Risk and Drainage

15.27 The site is located wholly within flood zone 1 and is not identified as being at risk of flooding from rivers or the sea. The nearest area identified as being at risk of flooding is in excess of 400m to the east of the site. In view of this and the relatively limited site area and building coverage it is not necessary to require a flood risk assessment and it is not considered that the proposal would be likely to give rise to increased risk of flooding elsewhere.

15.28 Comments from the parish council have raised the issue of whether connection to the foul sewer network can be achieved without harm to boundary hedges. It is noted however that the necessary connections to the sewer into this site have already been made in connection with the dwelling which has already been constructed. There would not therefore be a requirement to form additional connections.

16.0 Conclusion

16.1 Although the site is located outside of the defined development boundary of Bridport, policy SUS2 has been given reduced weight as the council is currently unable to demonstrate a 5-year housing land supply and the presumption in favour of sustainable development applies. Furthermore, the site is the subject of an extant outline planning consent for the construction of two dwellings, which is a material consideration to which significant weight is afforded.

16.2 The site sits alongside existing residential development and would be experienced in the context of those dwellings. It is not considered that the proposal would therefore be out of character or would give rise to harmful impacts upon the landscape or special character of the AONB.

16.3 The proposal would be appropriate to the local character and would not give rise to unacceptable impacts in respect of overlooking, overbearing, loss of light or noise and disturbance. There would not be an unacceptable impact on highway safety and where potential exists for protected species to utilise the site, it is considered that impacts can be mitigated. There is therefore no policy with the NPPF which would provide a clear reason for refusal of the development proposed and the benefits of granting planning permission are assessed to outweigh the adverse impacts of the development.

17.0 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:

Site Location Plan - 18/009/20

Site Plan - 18/009/21 Rev A

Plot 2 - House Plan & Elevations - 18/009/22 Rev A

Plot 2 - House Plan & Elevations - 18/009/23 Rev B

Plot 2 - Garage 18/009/24

Plot 3 - House Plan & Elevations - 18/009/25

Plot 3 - House Plan & Elevations - 18/009/26

Plot 3 - Garage - 18/009/27

Plot 4 - House Plan & Elevations - 18/009/28 Rev A

Plot 4 - House Plan & Elevations - 18/009/29

Plot 4 - Garage - 18/009/30

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

3. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the wall(s) and roof(s) shall have been 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. Prior to commencement of the development approved details of the finished floor level(s) of all the building(s) hereby approved shall have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be relative to an ordnance datum or such other fixed feature as may be agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

5. No development shall take place until an ecological design strategy (EDS) addressing biodiversity mitigation and enhancement measures has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following:

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g) Persons responsible for implementing the works.
- h) Details of initial aftercare and long-term maintenance.
- i) Details for monitoring and remedial measures.
- j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

6. Prior to the commencement of any development hereby approved above damp course level, details of all proposed means of enclosure, boundary walls and fences to the site, shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

Reason: In the interests of the amenities of the area

7. Before the development hereby approved is first occupied the first 5.0m of the vehicular access(es), measured from the nearside edge of the highway (excluding the vehicle crossing - see the informative note below), including the visibility splays, shall have been laid out, constructed, and surfaced, to a specification which shall have been submitted to, and agreed in writing by, the Local Planning Authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and or deposited onto the adjacent carriageway causing a safety hazard.

8. Before the development is occupied or utilised the access, geometric highway layout, turning and parking areas shown on the submitted drawings must be

constructed, unless otherwise agreed in writing by the Planning Authority. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site.

9. Before the development hereby approved is first occupied or utilised the visibility splay areas as shown on the approved plans must be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. Notwithstanding the provisions of the Town and Country Planning General Development Order 2015, or any Order revoking or re-enacting that Order, the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

Reason: In the interest of highway safety

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 applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

2. Street Naming and Numbering

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

3. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and

you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

4. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act.

The Natural Environment Team, Dorset Council recommends that vegetation, hedge, shrubs and tree removal; translocation or cutting back avoids the bird nesting season which runs from mid-February to 31st August. This is in order to avoid impacts to nesting birds and infringement of the legislation.

Vegetation or site clearance as a result of this development should be undertaken outside of the nesting season specified above. In some seasons the nesting period may start before or extend beyond these dates, so the applicant should be aware that the dates are a guide only.

If clearance work has to be undertaken during the nesting season, a breeding bird survey needs to be carried out by a suitably qualified person no more than 48 hours before clearance /cutting works commence. Any active nests identified should be protected by a 5m exclusion zone until the young have left the nest.

As a general rule, it should be assumed that birds will be nesting in trees, scrub, reeds or substantial ditch side vegetation during the core breeding period, unless a survey had shown this not to be the case. In addition, some species are ground nesting, such as the skylark and lapwing, both of which can occur on grassland areas and cleared sites where there is a time lapse between demolition and development.

5. The vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email 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.