

Application Number:	P/FUL/2021/05633		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	Land to the front and side of Old Oaks Eastworth Road Verwood BH31 7PJ		
Proposal:	Sever land and erect a detached 3 bedroom chalet bungalow with associated vehicular access and parking.		
Applicant name:	Flamant Construction Limited		
Case Officer:	Lucy Page		
Ward Member(s):	Cllr Coombs, Cllr Flower and Cllr Gibson		
Publicity expiry date:	28 March 2022	Officer site visit date:	12 April 2022
Decision due date:	12 July 2022	Ext(s) of time:	12 July 2022

1.0 The application has been referred to committee by the Service Manager for Development Management.

2.0 Summary of recommendation:

GRANT subject to conditions.

3.0 Reason for the recommendation: as set out in para 16.1 at the end of the report

- The development proposal would provide an additional dwelling in the built up area of an appropriate layout and design that would not have an adverse impact on the character and appearance of the area or the surrounding landscape.
- The development would not result in any significant harm to neighbouring residential amenity and the occupants of the proposed dwellings would enjoy an acceptable standard of amenity in accordance with Policy HE2 of the Local Plan.
- With the amendments secured the proposal would not have an adverse impact on road safety and would provide an acceptable level of on-site parking provision.
- The proposal would provide appropriate mitigation for its impact on biodiversity and biodiversity enhancement would be secured.

4.0 Key planning issues

Issue	Conclusion
Principle of development	Acceptable. The site is in the built up area of Verwood where the principle of development is acceptable.
Scale, design, impact on character and appearance	Acceptable. The proposal is considered to be an appropriate design and scale and would have an acceptable impact on the character and appearance of the immediate area in accordance with Local Plan policies HE2 and HE3.
Effect on trees	Acceptable, subject to conditions.
Impact on amenity	Acceptable.
Effect on biodiversity	Acceptable, subject to conditions.
Economic benefits	Acceptable.
Access and Parking	Acceptable.

5.0 Description of Site

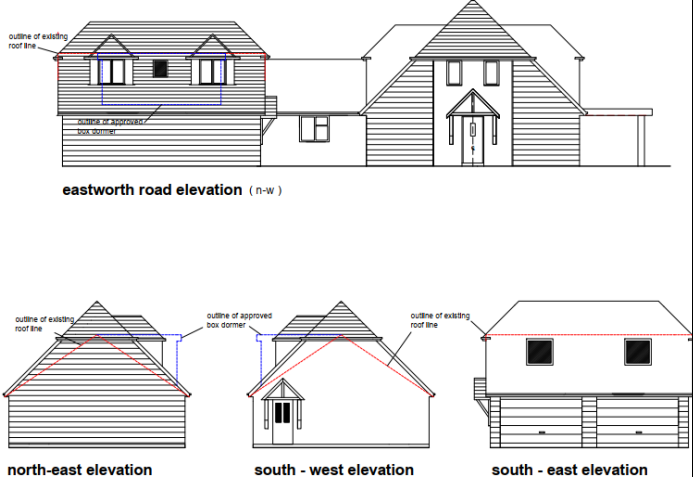

The application property comprises land to the front/side of an existing two-storey dwelling and garage known as Old Oaks located in the town of Verwood. The 496 sqm site is located on the corner of Eastworth Road and Edmondsham Road and currently comprises an area of open land between the highway and Old Oaks. There are two Oak Trees that are the subject of a Tree Preservation Order within this space; one just outside of the red line boundary and one within it that are visible in the street scene, and both are proposed to be retained. Both trees are within land controlled by the applicant.

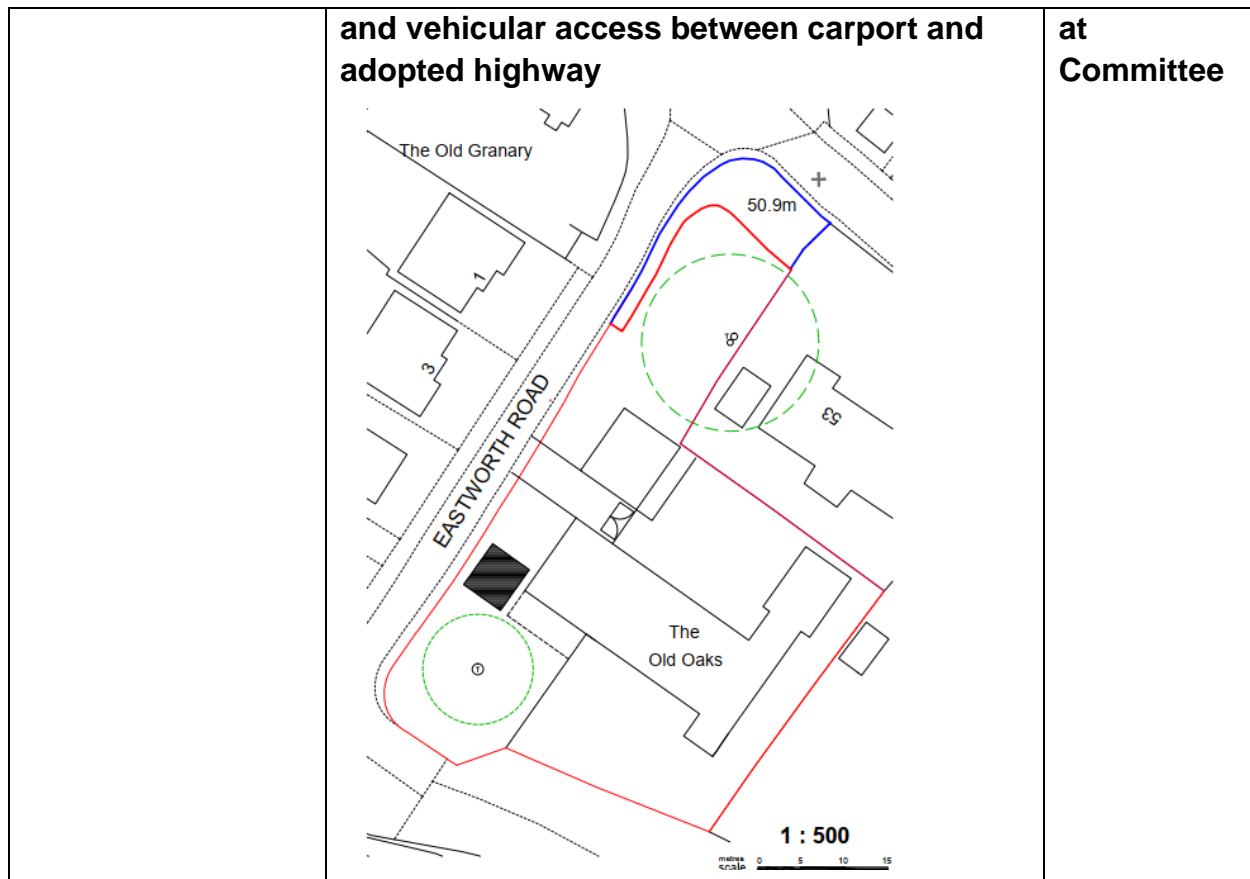
Following the construction of residential development on the western side of Eastworth Road (opposite the site), the surrounding area is now a more built up residential area comprising dwellings which vary in their style and age, including single storey, chalet and two storey properties. The site is located within the Verwood Urban Area as designated in the Christchurch and East Dorset Core Strategy (CS).

6.0 Description of Development

The proposed development seeks to sever the land to the front and side of the dwelling known as Old Oaks and to erect a detached 3 bedroom chalet bungalow with associated vehicular access and parking. The proposal would extend the existing detached double garage serving Old Oaks, introducing an additional wing which would extend forward of the front elevation of the existing garage structure. Some of the existing open land to the front/side of the site would be enclosed by close boarded fencing with hedging in front to provide a private garden area.

7.0 Relevant Planning History

Application	Proposal	Decision
3/18/0631/HOU	Two storey side extension and alteration to roof	Granted 17/08/2018
3/19/0243/HOU	Proposed timber frame car port with office	Granted 20/03/2019
3/20/0940/HOU	<p>Alterations to the existing garage, raising the roof creating two dormers to the Eastworth Road Elevation</p>  <p>eastworth road elevation (n-w)</p> <p>north-east elevation south - west elevation south - east elevation</p>	Granted 02/02/2021
P/FUL/2021/05010	<p>Sub-divide the existing building to change the use of annex to form 1no. self contained dwelling</p>  <p>side elevation (south - west)</p> <p>front elevation (north - west)</p>	Granted
P/FUL/2021/05535	Change of use of verge to form part of residential curtilage. Erect detached carport	Also being considered



8.0 List of Constraints

Within the Urban Area of Verwood

Two Tree Preservation Orders: Description: English Oak

Within 5km of SSSIs: Holt and West Moors Heaths; Bugden's Copse and Meadows, Moors River System & Verwood Heaths

9.0 Consultations

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

Consultees

Natural England

- No objection subject to appropriate mitigation being secured.

Dorset Council Highways (initial response received 11.01.2022)

- Request for a detailed plan showing site access and including a detailed layout of the proposed turning and parking area for the site. Also a plan showing the exact site boundaries, showing the definition between the public highway and the land in the applicant's control.

(comments following amended plans received 23.05.2022)

- With regards to the amended plans submitted, DWG. No; 104/1221; as the applicant is proposing to take highway land from the junction with Edmondsham Road, can they confirm that the visibility splays from Eastworth Road onto Edmondsham Road will not be affected.
- The permeable paving that is shown on the submitted plans, this is not acceptable within the highway. The applicant would need to remove this and use a construction that is acceptable to Dorset Highways.

Dorset Council Trees (East & Purbeck) (received 13.01.2022)

The new dwelling will be dominated by the TPO trees but the internal layout has been designed to avoid undue pressure so no objection subject to conditions.

Dorset Council Building Control (received 24.12.2021)

- No building regulation issues to raise.

Cllr Flower- Verwood Local Ward Member (received 14/07/2022 as part of Scheme of Delegation process)

- There is an ongoing matter of a fence erected by the applicant on land which is designated as highway verge at the adjacent property in his ownership - The Old Oaks. The site location plan appears to be attempting to legitimise the incorrect position for the front fence, which has been moved forward by the houseowner. This matter is currently subject to enforcement action.
- The highway verge is a designated safe route to Trinity School so I have real concerns regarding the safety of the young people who use this route on an ongoing basis.
- I also note there are two mature trees in the proposed severance plot which, given their huge amenity value will surely benefit from TPO's. The existence of these two trees significantly reduces the amenity of the severance plot garden area. If approved the council can expect an application to remove one or both of these trees and for that reason alone I am of the opinion this application should be refused.

(further comments received 18/08/2022)

My big concern is not so much about the actual building being proposed, more the longer term pressure on the two mature oak trees, significantly

overshadowing and dominating the land which will become the garden. These tree are of significant amenity value.

Verwood Town Council

- Objection – Contrary to Policy HE2 – Scale, Height, Visual Impact, Relationship to nearby properties including minimising general disturbance to amenities. Concerns regarding removal of trees and highways comments regarding the access to the property.

Representations received

The application was advertised by Site Notice. No comments were received.

10.0 Relevant Policies

Adopted Christchurch and East Dorset Local Plan:

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

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

Other Material Considerations

Dorset Heathlands Planning Framework SPD 2020-2025

National Planning Policy Framework:

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan 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 any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Relevant NPPF sections include:

- Section 4. Decision taking: 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...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' outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 79-80 reflecting the requirement for development in rural areas.
- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places 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 126 – 136 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

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' - Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance.

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 would result in a new dwelling being provided within the settlement boundary of Verwood. In this regard the occupants would be able to access nearby facilities including shops, churches, doctors and leisure facilities and access public transport. The proposal is not judged to result in disadvantage to persons with protected characteristics.

13.0 Financial benefits

What	Amount / value
Material Considerations	
None	
Non Material Considerations	
CIL Contributions	£ 43,531.47
Estimated annual council tax benefit	£ 3231.38
New Homes Bonus	Approx. £1000

14.0 Climate Implications

The proposal provides housing within an existing settlement with access to local amenities and public transport links to larger settlements. The dwelling would be built to current Building Control standards, existing mature Oak trees would be retained and additional native planting would be secured. The dwelling would be serviced by suitable drainage to prevent surface water flooding.

15.0 Planning Assessment

15.1 The main considerations involved with this application are:

- Principle of development
- Scale, design and impact on the character of the area
- Impact on trees

- Highways and Parking
- Biodiversity including Dorset Heathlands
- Impact on amenity

Principle of Development

- 15.2 The site is located within the Verwood Urban Area as designated in the Christchurch and East Dorset Core Strategy (CS). The principle of the proposed development is acceptable subject to all other matters being acceptable and compliance with other relevant policies which are considered in this report.

Impact on the character and appearance of the area

- 15.3 The site sits on the corner of Eastworth Road and Edmondsham Road. The proposal would introduce a chalet style dwelling, similar in characteristics to the existing Old Oaks dwelling but with a lower roof ridge height of approximately 6.6 metres (compared to 7.5 metres for the main roof of Old Oaks). It is relevant that a new housing development is under construction on the opposite side of Eastworth Road which includes completed two storey dwellings immediately adjacent to the application site which have eroded the previous spaciousness of this part of the road.
- 15.4 A previous appeal decision for the detached garage building (which forms part of this current application) considered the effect of development on this land. It is pertinent that the Inspector considered, *“There are no extensive views to the appeal site when approaching from either direction due to the curve of Edmondsham Road to the south-east and mature trees to the north-west such that the site does not form a focal point. Although the proposed development would be clearly visible when in proximity it would be seen in the context of existing development and vegetation rather than isolated. This context would reduce its visual impact.”*
- 15.5 It is acknowledged that the current proposal to convert and extend the garage building to a dwelling would increase the amount of built form and extend it closer to the highway however amendments to the application have been made in the light of officer concerns to slightly reduce the size of the extension to the garage building which would extend approximately 4.8m towards Eastworth Road. Whilst this addition would reduce the space between existing built form and the carriageway it was noted during the site visit that beyond the site, residential properties are set closer to the highway and this built form can be seen when looking across the site from Edmondsham Road. The plot size for the new dwelling is commensurate with those provided for the new development opposite. It is considered that whilst a large addition to the existing building, the conversion and extension of the garage would sit appropriately in the context of the existing pattern of development and is acceptable in this regard.

- 15.6 The proposal also includes the extension of residential curtilage of the area of mown grass land between the garage building and Eastworth Road and Edmondsham Road. The initial proposal included all of the land up to Edmondsham Road however, as part of discussions between the agent, amended plans were received which reduce the extent of the residential curtilage proposed to enable part of the open character of this corner site to be retained. The plans now indicate that a distance of 7m would be retained between the fence line/hedged boundary of the garden area and the carriageway of Edmondsham Road and a distance of 2m between the fence line/hedging and the carriageway of Eastworth Road. This will retain a sense of the open character on this corner within the two streetscenes and would also ensure that one of the two large Oak trees and the existing street furniture remain visible as part of the open front boundary when travelling along Edmondsham Road. Following the amendments it is judged that the proposal would be compatible with its locality in accordance with policy HE2 subject to a condition to remove permitted development rights for outbuildings which could negatively harm the open character (no. 13).

The impact on trees

- 15.7 The site benefits from two large specimen Oak trees which benefit from the protection of a Tree Preservation Order and it is acknowledged that concern about the impact of development on these trees has been raised by a Ward Councillor as well as the Town Council. It is relevant that prior to the submission the landowner and tree officer discussed the limitations of the site and how any new building should be laid internally to minimise the Oak trees dominance on the scheme. It was also identified at that meeting that a disused foul drain existed running in front of the Oak (T2) nearest the building at a depth of some 1.5 – 2m. Effectively the presence of the drain has acted as a root barrier. The Tree Officer has confirmed that the proposed 'no dig screw auger construction' is the only acceptable build method due to its simplicity and no use of concrete, however it is noted that the building would still be dominated by the Oak (T2).
- 15.8 The trees' positioning within the site is such that their canopies, particularly T2 would shade/partially shade the majority of the rear/side garden area during the summer months however there is still a small proportion of the garden area which would remain free from this effect, sufficient that officers do not consider that refusal on grounds of future pressure on the trees would be warranted. In relation to the internal layout, the open plan nature of the dwelling and the use of fenestration is such that no habitable room would rely solely on light from the windows on the north elevation (closest to the trees). In order to control future extensions and windows which could result in unacceptable pressure on trees, as well as impacts on neighbouring amenity, condition 8 and 12 would remove these permitted development rights.

- 15.9 The application is supported by an Arboricultural Statement which confirms that the development could be accommodated without detriment to these protected trees (subject to condition) and the Tree Officer has confirmed their agreement with this approach. It is considered relevant that future occupants of the property would be aware the relationship of the site and these protected trees. The Tree Officer has confirmed that the submitted RNapc tree report has met the tree constraints and subject a pre commencement site meeting the scheme (condition no. 3), if undertaken correctly, will have little if any impact on the trees. Confirmation of foundation detail would be needed along with a detailed construction method statement and services plan. Conditions to this effect have been added.
- 15.10 It is considered on balance that whilst much of the external amenity space would be affected in some part by shade from the tree canopy, the dwelling and internal living space would not be significantly affected, and the protected trees could be successfully retained both during and following development. The development is acceptable in relation to its impact on trees and would accord with the aims of Policy HE2 of the Local Plan.

The effect on the highway and parking

- 15.11 As described earlier in the report, the initial proposal included all of the land up to Edmondsham Road however this has now been reduced to enable space between the fence line demarcating the new residential curtilage and the carriageway. The plans now indicate that a distance of 7m would be retained between the fence line/hedged boundary of the garden area and the carriageway of Edmondsham Road and a distance of 2m between the fence line/hedging and the carriageway of Eastworth Road. It is considered that these changes would address the concerns raised by Cllr Flower, as ward member, including visibility onto Edmondsham Road as the 7 metre setback of the hedgeline/fencing would enable visibility splays to be maintained and with a 2 metre set back along Eastworth Road (apart from immediately in front of the dwelling), pedestrians would still be able to use this land, (although it is relevant that there is a tarmacked footpath on the opposite side of Eastworth Road).
- 15.12 The existing garage building would continue to provide one integral parking space with additional parking to the front of the building. The existing dwelling at Old Oaks would continue to be able to utilise a large parking area to the rear/side of their dwelling which is accessed between the existing garage and the existing dwelling. It is considered that the development provides sufficient parking for the new development and the existing dwelling would also maintain a suitable level of parking and manoeuvring within their plot.
- 15.13 The Highways Officer has raised no objections to the plans with the exception of the proposed porous materials which do not meet highway standards and confirmation

that the development would not affect existing site lines. As confirmed previously in the report the proposal has since been amended to pull back the boundary so that there is a 7 metre distance between the carriageway and the hedge/fencing along Edmondsham Road and 2 metres from Eastworth Road. A condition (no. 6) has been added for details of the construction of the access to be submitted to and approved in writing by the LPA and the agent has agreed to this pre-commencement condition. It is considered that with this condition in place, the proposal would have an acceptable impact on the highway and would accord with Policies KS11 and KS12 of the Local Plan.

Biodiversity

- 15.14 With the exception of the Oak trees which are a positive biodiversity benefit on the site, there are few existing features within the site that encourage wildlife.
- 15.15 The application provides opportunities to incorporate features into the design which are beneficial to wildlife. Measures such as the incorporation of roosting opportunities for bats and the installation of bird nest boxes or bowls and a bee bricks within the design are appropriate and securing the implementation of such biodiversity enhancement measures would be in line with Local Plan policy and the National Planning Policy Framework (NPPF 2021). Condition 10 secures this.

Impacts on Dorset Heathlands

- 15.16 The application site lies within 5km but beyond 400m of Dorset Heathland which is designated as a Site of Special Scientific Interest and a European wildlife site. The proposal for a net increase of one residential unit, in combination with other plans and projects and in the absence of avoidance and mitigation measures, is likely to have a significant effect on the site. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site's conservation objectives.

The appropriate assessment (separate document to this report) has concluded that an additional dwelling in this location would result in likely significant effects set out in the Dorset Heathlands Planning Framework SPD.

The mitigation measures set out in the Dorset Heathlands 2020-2025 SPD can prevent adverse impacts on the integrity of the site. The SPD strategy includes Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM). In relation to this development the Council will fund the HIP and SAMM provision via the Community Infrastructure Levy. The strategic approach to access management is necessary to ensure that displacement does not occur across boundaries. With the mitigation secured the development will not result in an adverse effect on the integrity of the designated site so in accordance with regulation 70 of the Habitats Regulations 2017 planning permission can be granted; the application accords with policy ME2.

The Effect on Amenity

- 15.17 The dwelling would sit adjacent to the existing dwelling known as Old Oaks and the annex building, which has been recently been approved to become a separate dwelling (P/FUL/2021/05010). To the east of the site there is a single storey residential property known as 53 Edmondsham Road.
- 15.18 In relation to the impact on Old Oaks the development would increase the size and height of the existing garage building and introduce more windows. The plans indicate that there would be no windows at either ground or first floor level facing towards the front elevation of Old Oaks. Given the close relationship between these two properties it is considered necessary to restrict openings in this elevation to ensure that a suitable level of amenity is maintained.
- 15.19 On the rear elevation there are two roof lights at first floor level facing towards the rear garden of no.53, serving the stairwell and a bedroom en-suite. The stairwell rooflight is high level and would not enable views however given the proximity of the ensuite window to the boundary it is considered reasonable to condition that this is obscured glazed. There are also two roof lights serving a bedroom and dressing area that face over the parking area of Old Oaks and towards the single storey element of that dwelling. There is a distance of approximately 18 metres between these buildings and given that the view is over the parking area of Old Oaks it is not considered that it is necessary to condition that these windows are obscured glazed.
- 15.20 The additional wing of the building would sit adjacent to part of the side boundary with no.53. The roof ridge height at this point would be 6.6 metres however the eaves are low (2.27m) and the roof would pitch away from the boundary. The orientation of the building in relation to this neighbour is such that a limited amount of additional shadowing would be created over part of their garden during part of the afternoon however the majority of their private amenity space would remain unaffected.
- 15.21 With regards to plot sizes, the retained garden for Old Oaks and the proposed garden for the new dwelling provides sufficient space for outside amenity and is acceptable in this regard. It is considered necessary however to restrict any additional outbuildings by condition. Condition 13 secures this.

16.0 Conclusion

The site is located within the Verwood Urban Area as designated in the Christchurch and East Dorset Core Strategy (CS) where the principle of residential development in this location is acceptable. It is considered that whilst a large addition to the existing building, the development would sit appropriately in the context of the existing pattern of development and is acceptable in this regard. The proposed retention of open land between the fence/hedging and the highway and confirmation

that protected trees could be successfully retained and maintained on the site will ensure a sense of the open and verdant character on this corner within the two streetscenes is continued, and following the amendments made it is considered that the proposal would be compatible with its locality, in accordance with policy HE2.

The Highways Officer has confirmed that subject to conditions, the development could be accommodated without detriment to highway safety. The development would also be acceptable in relation to amenity and with the biodiversity mitigation secured the development would accord with the aims of Policies ME1 and ME2 and the Dorset Heathlands SPD.

Subject to conditions, the development accords with Local Plan policies KS1, KS2, KS11, KS12, LN1, LN2, HE1, HE2, HE3, ME1 and M2 and the NPPF (2021) and is recommended for approval.

Written agreement to the pre-commencement conditions was received from the applicant on the 8 July 2022.

17.0 Recommendation: Approve 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:
100 0622 Site location and block plan
101 1221 Ground and first floor plans
102 1221 Proposed elevations (southwest, southeast, northeast)
103 1221 Elevations (Eastworth Road and roof)
104 0622 Site plan (including boundary treatment)

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

3. Prior to commencement of works (including site clearance and any other preparatory works) a pre-commencement site meeting between the Council's Tree Officer and the Arboricultural Consultant or Site Manager shall take place to confirm the protection specification for the affected protected trees. The protection of the trees shall be in accordance with the RNapc Tree Report Reference 233/AIA/1 dated 17 December 2021. The tree protection measures shall be erected in accordance with BS5837:2012 and shall be positioned as shown on the Tree Protection Plan ref RNapc Reference 233/AIA/1 dated 17 December 2021. This is to be erected before any equipment, materials or machinery are brought onto the site for the purposes of development (including demolition). The protection shall be retained until the development is completed and nothing shall be placed within the fencing,

nor shall any ground levels be altered, or excavations made without the written consent of the planning authority.

Reason: To comply with the arboricultural and landscape requirements and to ensure that trees and landscape amenity are not harmed or lost during any stage of this development.

4. Notwithstanding details already submitted with the application, no development shall commence on site until a construction method statement and the final foundation design for the proposed building have been submitted to and approved in writing by the Local Planning Authority. The building shall then be erected as per the approved documents.

Reason: To comply with the arboricultural and landscape requirements and to ensure that trees and landscape amenity are not harmed or lost during any stage of this development.

5. Prior to the commencement of works (including site clearance and any other preparatory works), a plan showing all service routes, including the position of any soakaways and ground source heat pumps, shall be submitted to and agreed in writing by the LPA. The development shall then be carried out in full accordance with the approved details.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area.

6. Prior to commencement of development and notwithstanding the submitted plan drawing number 104/0622 showing permeable surfacing for the vehicular access and hardstanding, details of the materials to be used in the construction of the vehicular access and hardstanding and including visibility splays shall be submitted to and approved in writing by the LPA. The development shall be laid out, constructed and surfaced and thereafter retained and maintained in accordance with the approved details.

Reason: In the interests of highway safety.

Note: The use of permeable surfacing is unacceptable in relation to the highway crossover.

7. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the walls and roof 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.

8. 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 southwest elevation of the building hereby approved.

Reason: To protect neighbouring amenity and the character of the area.

9. The roof light on the southeast elevation serving the bedroom en-suite at first floor level shall be fitted with at least Industry Standard level 3 privacy screening (or similar alternative) which shall be installed prior to the first occupation and shall be retained as such thereafter.

Reason: To protect amenity and privacy.

10. The development shall include 2 bat boxes, 2 bird boxes and 2 bee bricks which shall be installed prior to first occupation and these features shall thereafter be maintained and retained on the site.

Reason: To enhance biodiversity on the site.

Note: See informative 5 for details.

11. Prior to the commencement of any development hereby approved, above damp course level, a soft landscaping and planting scheme showing the mix of native species and spacing of the boundary hedging as shown on plan 104/0622 shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development. The scheme shall include provision for the maintenance and replacement as necessary of the hedgerow planting for a period of not less than 5 years.

Reason: In the interest of visual amenity.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargements or roof enlargement(s) or alteration(s) of the dwellinghouse hereby approved, permitted by Class A, Class B and Class C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To control additional development which could increase pressure on protected trees and to protect amenity and the character of the area.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

Reason: To protect amenity and the character of the area.

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. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.
3. 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
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. Net gain for biodiversity
The net gain biodiversity measures required by condition 10 should accord with best practice guidance published on the Council's website https://www.dorsetcouncil.gov.uk/w/species-and-habitat-advice-notes-and-guidancesheets?p_l_back_url=%2Fsearch%3Fq%3Dspecies%2Band%2Badv%2Bsheets

Background Documents:

Eastern Planning Committee
7 September 2022

Case Officer: Lucy Page

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the Council's website.