

Application Number:	P/FUL/2022/07272		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	3 Stevens Close Blandford Forum Dorset DT11 7NA		
Proposal:	Erect 1 No. dwelling, form new vehicular access and create 1 No. parking space, (demolish existing garage).		
Applicant name:	Mr Miles		
Case Officer:	Jane Green		
Ward Member(s):	Cllr Lacey-Clarke and Cllr Byron Quayle		
Publicity expiry date:	3 February 2023	Officer site visit date:	11 November 2021 for pre-application enquiry
Decision due date:	6 March 2023	Ext(s) of time:	10 March 2023

1.0 Committee referral following scheme of delegation consultation due to Town Council objection.

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation: as set out in paras 14 in the report.

- 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

Issue	Conclusion
Principle of development	The principle of development is acceptable by reason of its location within the settlement

	boundary and therefore identified as a sustainable location
Scale, design, impact on character and appearance	The proposed dwelling would not be out of character with the existing housing estate and due to its size and scale would not represent overdevelopment of the site
Impact on amenity	The proposed development, by reason of its size, design and positioning would result in satisfactory living conditions for existing and future occupiers
Economic benefits	Modest contribution in terms of employment during construction period, revenue to the Local Authority in terms of Council tax and generation of spending by occupiers in the local community
Access and Parking	The proposed access would be acceptable in terms of highway safety and sufficient parking for the existing dwelling and the proposed dwelling is acceptable

5.0 Description of Site

The site forms part of the garden of number 3 Stevens Close, a brick, two-storey semi-detached property located within a cul-de-sac. The pair of properties are surrounded by residential properties in all directions and are located higher in the road than the properties to the north east and the south east. Number 3 has a front/side/rear garden and is bounded in part by a low brick wall and an established hedge.

The area is a large modern planned form housing estate on the north eastern side of Blandford Forum. It is characterised by two storey, brick built semi-detached and terraced properties. The pattern of development comprises typically of rectangular plots of various sizes. This plot in particular has a larger than average size plot and currently benefits from an attached garage at the side and off-road parking for a further two cars which not all properties in the area enjoy.

6.0 Description of Development

The proposal would see the erection of a two-storey attached, two-bedroom property to the north east side elevation of the existing property, over the single garage footprint.

The property benefits from an extant planning permission for a two-storey side extension granted in October 2021 which is not of a dissimilar scale to the proposed new dwelling applied for here.

7.0 Relevant Planning History

2/1983/0034 - Decision: GRA - Decision Date: 22/02/1983

Erect garage, modify vehicular access

2/2005/0211 - Decision: GRA - Decision Date: 06/04/2005

Erect rear porch

P/HOU/2021/02139 - Decision: GRA - Decision Date: 14/10/2021

Erect single storey rear extension. Erect first floor extension over garage.

P/PAP/2021/00244 - Decision: RES - Decision Date: 19/11/2021

Erection of a new 2 bedroom dwelling

Principle acceptable subject to changes in proposed design and orientation

P/FUL/2022/03074 - Decision: WIT - Decision Date: 14/07/2022

Erect a dwelling and create new pedestrian and vehicular access.

Application withdrawn to address concerns raised for design

8.0 List of Constraints

EA - Risk of Surface Water Flooding Extent 1 in 1000 - Distance: 0

EA - Areas Susceptible to Groundwater Flooding; Clearwater; < 25%; - Distance: 0

DESI - Area of Outstanding Natural Beauty (AONB): Cranborne Chase & West Wiltshire Downs; - Distance: 265.65

DESI - Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

DESI - Minerals and Waste - Waste Consultation Area - Name: J&G Environmental; - Distance: 0

DESI - Minerals and Waste - Safeguarding Sites - Name: J&G Environmental; - Distance: 243.09

9.0 Consultations

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

Consultees

1. P - Blandford Forum TC – “The Town Council objects to the application as it is contrary to NDDC LP 2016 Policy 24 Design, and our principal objection is on this policy. The Council considers it to be overdevelopment leading to cramped development and a diminution of garden amenity in the vicinity. (Blandford + NP policy B1 applies)”

2. W - Blandford Ward – No comments received

3. **DC - Highways** – No objection, subject to conditions
4. **DC - Minerals & Waste Policy** – No comments received
5. **DC - Dorset Waste Team** – No comments received
6. **DC - Trees (North/West/Weymouth)** – No objections
7. **DC - Building Control North Team** – No comment to make
8. **Natural England** – No comments received

Representations received

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

10.0 Duties

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

11.0 Relevant Policies

North Dorset Local Plan Part 1 2016

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Core Spatial Strategy

Policy 3 – Climate Change

Policy 4 -The Natural Environment

Policy 6 – Housing Distribution

Policy 7 – Delivering Homes

Policy 16 – Blandford

Policy 23 – Parking

Policy 24 – Design

Policy 25 – Amenity

Blandford + Neighbourhood Plan 2011-2033 – adopted 22 June 2021

Policy B1 – Blandford Forum and Blandford St Mary settlement boundaries

National Planning Policy Framework July 2021

Section 2 Achieving sustainable development

Section 4 Decision making

Section 5 Delivering a sufficient supply of homes

Section 8 Promoting healthy and safe communities

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 14 Meeting the challenge of climate change
Section 15 Conserving and enhancing the natural environment

12.0 Human rights

Article 6 - Right to a fair trial.

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

The first protocol of Article 1 Protection of property.

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

13.0 Public Sector Equalities Duty

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

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

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

The proposal would not have any specific impact on persons with protected characteristics.

14.0 Planning Assessment

Principle of Development

The application site is within the settlement boundary for Blandford Forum and as such is in the location where development is supported by Policy 2 of the North Dorset Local Plan, Part 1 (Adopted 2016). Policy 6 of the Adopted Local Plan sets out Blandford as one of the main towns within the District where housing growth is focused. Policy 7 supports infilling within settlements subject to it being "sensitively designed, ensuring a high level of amenity for adjoining properties". This is considered below against the relevant policies. Policy 16 supports the development and redevelopment within the settlement boundary of Blandford as does policy B1 of the Blandford + Neighbourhood Plan.

The residents of the property would have access to the facilities and services within Blandford Forum and the site is in a well-established residential area. The site is also located a short walking distance away from a convenience store. As such, the provision of housing on this site is considered to be a sustainable location for new housing. The principle of development is therefore acceptable and would contribute to the District's housing land supply. However, there are other issues that must be considered including the impact of the development on the immediate character and appearance of the area and consideration as to whether these impacts outweigh the housing land supply issue are paramount.

Scale, design, impact on character and appearance

Infill development should relate to existing surrounding development in terms of scale, density, massing, space between buildings, established rhythms of plot sizes and building form, design detail and character. Any new building should respect the shape, mass and form of the existing buildings which define the character of the area.

The proposal here relates in size and scale to the surrounding built form and would be of similar proportions to other dwellings in the locality. Pre-application advice about orientation of the property has been followed and the design before us balances any previous concerns for impact on amenity of neighbouring properties with visual amenity and it is considered it would not appear incongruous in the streetscene.

It is noted the Town Council considers the proposal to be overdevelopment leading to cramped development and a diminution of garden amenity, however for the reasons above this opinion is not agreed with.

Impact on amenity

There would not be a harmful level of overshadowing or overbearing effect on the existing or the proposed property and there would be a satisfactory outlook from the property due to the distance between the properties. There would be a reasonable degree of privacy to proposed and existing private living space due to the positioning and distance between openings. The first floor side window serves a staircase so there are no concerns for overlooking to the properties to the north east.

A sufficient area of outdoor amenity space would exist for the proposed and existing dwelling and is reflective of those found within surrounding plots so would not appear out of character.

Economic benefits

In terms of the economic objective the proposal would create a short period of employment during the construction phase. A modest amount of revenue to the Local Authority would be generated by the proposal and the additional population

would generate a small amount of spending in the local community which would support and make a slight contribution to the growth of the local economy.

Access and parking

1No. parking space would be provided for the new dwelling within the red line of the application site. This is considered sufficient for the proposed dwelling. The proposed access is considered acceptable subject to conditions as suggested by the Council's Highways Officer. It is noted that the majority of dwellings within the vicinity have on site parking and although on street parking is quite limited in Stevens Close, there is more in nearby streets if needed.

It is noted that there is a hardstanding and parking shown on the plan within the blue line, and therefore in the applicant's ownership, to serve the existing dwelling. It is considered reasonable to include an informative bringing this to the applicant's attention to assess whether this requires planning permission in its own right, although some hardstanding is permitted development.

Overall, the proposed dwelling would have sufficient off-street parking, and there is no highway safety reason that would warrant refusal of the application.

15.0 Conclusion

Whilst the Town Council's comments are noted it is considered that the development is considered to preserve the character of the area, protect neighbour amenity and provide sufficient residential amenity and off street parking. The proposal would provide a small but important contribution towards the housing land supply in an area that lacks adequate delivery, and there is no harm that has been identified that would significantly and demonstrably outweigh this benefit when assessed against the NPPF, taken as a whole.

16.0 Recommendation

GRANT of planning permission 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:

Location plan

Block plan

Proposed Elevations

Proposed Roof Plan

Proposed Floor plan

Proposed Block plan of the site

Section through site
Block Plan showing tree information

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

3. The external materials to be used for the wall(s) and roof(s) shall be similar in colour and texture to the existing building(s).

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

4. 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.

5. No development above damp proof course shall take place until a surface water drainage strategy (including its maintenance) which shall include appropriate arrangements for the discharge of surface water is submitted to and approved in writing by the Local Planning Authority.

The approved drainage scheme shall be in place before first occupation of the development hereby permitted and retained for the life of the development hereby permitted.

Reason: In the interests of flood prevention.

6. Before the development is occupied or utilised the first 5.00 metres of each vehicular access, measured from the rear edge of the highway (excluding the vehicle crossing – see the Informative Note below), must be laid out and constructed to a specification submitted to and approved 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.

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on the BLOCK PLAN Rev A-14.11.2022 must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

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

8. There must be no gates hung so as to form obstruction to the vehicular accesses serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway

9. The soft landscaping works detailed on approved block plan drawing B-28.11.2022 (annotated entrance and trees) must be carried out in full during the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The soft landscaping shall be maintained in accordance with the agreed details and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

10. Details of 1No. of bat/bird boxes shall be submitted to and agreed in writing by the Local Planning Authority which shall be erected as agreed prior to first occupation or use of the development hereby approved.

Reason: To enhance or protect biodiversity.