

Application Number:	P/LBC/2022/05321
Webpage:	Planning application: P/FUL/2022/05320 - dorsetforyou.com (dorsetcouncil.gov.uk)
Site address:	4 Waterloo Place, Weymouth, DT4 7NX
Proposal:	Erect single storey rear extension and internal alterations
Applicant name:	Mr & Mrs Shorthouse
Case Officer:	Toby Hibbs
Ward Member(s):	Cllr Orrell

1.0 This application has been brought to committee as Dorset Council is the landowner.

2.0 Summary of recommendation: Grant subject to conditions.

3.0 Reason for the recommendation:

- No harm to heritage assets - listed buildings or their setting or Conservation Area.

4.0 Key planning issues

Issue	Conclusion
Impact on landscape or heritage assets	No impact on the heritage assets (following amendments).

5.0 Description of Site

The Weymouth Town Centre Conservation Appraisal (2012) references Waterloo Place as being first established circa 1835 providing a pleasant entry into Weymouth Town Centre from the north. The application site is located at the rear of a mid-terrace building in a row of 12 Grade II* three storey listed terraces. The buildings of Waterloo Place are constructed in brickwork with number 1-6 finished in stucco render. The terraces feature slate tile roofing with bay sash windows and spearhead railings that comprise the principal elevation. Waterloo Place is situated some 84 metres northwest from Weymouth Beach and is considered a prominent and attractive landmark close to the Weymouth Esplanade. The site is within the Weymouth Town Centre Conservation Area.

6.0 Description of Development

The proposal is to erect an infill extension to the rear northwest elevation of the dwellinghouse to facilitate an enlargement of an existing ground floor bedroom and to carry out internal alterations to the existing sitting room. The proposed infill extension would be constructed with painted render walling with a timber door painted white, with cast iron rainwater goods and would feature a flat roof with a low-profile roof light. It would infill the gap between two existing built projections at the rear of the property and is very small in size.

In respect of the internal alterations these are proposed as the removal of an internal wall in the service wing to provide an enlarged room as part of the proposed infill extension; the removal of a modern partition enclosing the stairs at ground floor and reinstatement of the balustrade to match floors above; and a new partition to separate the stairs/hall from the sitting room to be finished with skirting and coving to match existing. The partition is to be scribed round existing elements of construction to ensure works are fully reversible.

7.0 Relevant Planning History

None.

8.0 List of Constraints

Grade II* listed building NUMBERS 1-12 WITH RAILINGS listed building grade G2*. HE Reference: 1147976 (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

Within the Weymouth Town Centre Conservation Area (*statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990*)

9.0 Consultations

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

Consultees

1. **Conservation Officer:** The Conservation Officer has no objection to the proposal, following the receipt of amended plans.
2. **Historic England:** The LPA should seek the view of its specialist conservation advisors.
3. **Weymouth Town Council:** No objection.

Representations received

None

10.0 Relevant Policies

West Dorset Weymouth and Portland Local Plan 2015

The following policies of the Local Plan are considered to be relevant:

- ENV4 - Heritage Assets
- Neighbourhood Plans

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

Other Material Considerations

Supplementary Planning Documents/Guidance

- Weymouth Town Centre Conservation Appraisal (2012)

National Planning Policy Framework (2021)

The following policies of the National Planning Policy Framework (2021) are considered to be relevant for this proposal:

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.

Relevant NPPF sections include:

- Section 16 'Conserving and Enhancing the Historic Environment' - When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

National Planning Practice Guidance

Duties:

Duty under section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Duty under section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of buildings or other land in the conservation area.

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. It is considered that given the type and nature of the development proposed it would have no adverse impact on people with protected characteristics.

13.0 Planning Assessment

Heritage & Conservation

13.1 The heritage assets relevant to this proposed development are the Grade II* listed building the subject of this application and the adjoining row of terraces, their setting and the Weymouth Town Centre Conservation Area. The proposed development having regard to its location at the rear of the property, the small scale of the extension and its design is considered to not result in any harm to the listed building itself, the setting of adjacent listed buildings or the character and appearance of the Conservation Area. The initial proposed development scheme featured a parapet roof which was considered visually damaging and at odds with the existing rear roof of the north facing wall which features a cat slide design. This has since been omitted through an amended plan which replaced the former with a flat roof. This amendment was subsequently supported by the Conservation Officer. Furthermore, the Conservation Officer recommended the infill extension was set back from either rear element to preserve the visual expression of the gap.

13.2 In respect of the internal alterations the Conservation Officer has no objection following the receipt of an amended plan which shows the retention of nibs to each end of the wall to be demolished to allow for the enlarged bedroom created by the infill extension.

13.3 It is considered that the proposed alterations and extension will result in no harm to the listed building or the character and appearance of the Conservation Area. Having regard to all of the above it is considered therefore that the development accords with Policy ENV4 of the adopted local plan and the NPPF.

14.0 Conclusion

14.1 The development has been assessed with regard to the policies of the West Dorset, Weymouth & Portland Local Plan (2015), the NPPF (2021) and all other relevant material considerations. It has been concluded that the proposed development would pose no harm to local amenity or the heritage assets of the Grade II * listed building(s), their setting and the Weymouth Town Centre Conservation Area. In reaching this conclusion regard has been had to the duties under sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

15.0 Recommendation

GRANT subject to conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Location, Site, Proposed floor plans & elevations 16/208/001 Rev B

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

3. The external door hereby approved shall not be installed until detailed drawings and specifications showing the design and construction of the new external door (at a scale no less than 1:10) have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

4. The rooflight to the extension hereby approved shall not be installed until details of the material, design, colour and height of the rooflight have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

5. Prior to the installation of the roof to the extension hereby approved the construction details of the roof and its finish, material, colour and sectional details of any connection with the existing building (this is to three sides) shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved details.

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

6. All new and replacement rainwater goods shall be cast metal and painted black to match the existing.

Reason: To preserve or enhance the character and appearance of the heritage asset.