

Western & Southern Area Planning Committee

20 April 2023

Decision List

Application Reference: P/FUL/2022/06301

Application Site: 35 George Street, West Bay, Bridport, DT6 4EY

Proposal: Retain change of use from shop to shop/off-licence/bar.

Recommendation: GRANT subject to conditions.

Decision: GRANTED subject to the following conditions.

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

Location Plan (Received 17/10/2022)

Floor Plan (Received 11/10/2022)

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

2. The premises shall not be used as a bar other than between the hours of 12:00 to 23:00.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

3. No live music shall be played at the premises. Any amplified music played at the premises shall not be audible at any external façade of any nearby residential dwellings.

Reason: To safeguard the character and amenity of the area and living conditions of any surrounding residential properties.

4. Within one month from the date of this notice, a Flood Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved Flood Evacuation Plan shall be adhered to.

Reason: In order to safeguard the building and its users from unnecessary flood risk

Informatives:

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.

Advertisements & Signage

The applicant is advised that any proposed signage will need to be the subject of a Listed Building Consent application.

Internal & External Alterations

The applicant is advised that any proposed alterations to the interior or exterior fabric of the grade II listed building will need to be subject of a Listed Building Consent application.

Application Reference: P/FUL/2022/05320

Application Site: 4 Waterloo Place, Weymouth, DT4 7NX

Proposal: Erect single storey rear extension

Recommendation: Grant subject to conditions.

Decision: GRANTED 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, 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.

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.

Application Reference: P/LBC/2022/05321

Application Site: 4 Waterloo Place, Weymouth, DT4 7NX

Proposal: Erect single storey rear extension and internal alterations.

Recommendation: GRANT subject to conditions.

Decision: GRANTED 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, 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.