

Application Number:	P/HOU/2023/02594		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	35 Alexandra Road Dorchester DT1 2LZ		
Proposal:	Demolish conservatory, erect single storey extension and install rear dormer window		
Applicant name:	Mr and Mrs A Collins		
Case Officer:	Emma Macdonald		
Ward Member(s):	Cllr Fry and Cllr Canning		
Publicity expiry date:	10 June 2023	Officer site visit date:	10 July 2023
Decision due date:	6 July 2023	Ext(s) of time:	TBC

1.0 Reason application is going to committee: The applicants are Ann Collins, Development Management Area Manager South/West Team and Andrew Collins, Development Management Team Leader Northern Team.

2.0 Summary of recommendation:

GRANT, subject to conditions

3.0 Reason for the recommendation: as set out in paras 16 and 17 at end

- Para 11 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.
- The proposal is acceptable in its design and general visual impact and there is no significant harm to the Dorchester Conservation Area.
- 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 extending the property is acceptable.
Scale, design, impact on character and appearance of the area including the Dorchester Conservation Area	The proposed development would not have an adverse impact on the visual amenities of the site or locality. The proposal would not have an adverse impact on the Dorchester Conservation Area
Impact on amenity	The proposed development would not have a significant adverse impact on the living conditions of occupiers of residential properties.
Impact on trees & biodiversity	The proposed development will have no detrimental impact on trees and a proportionate level of biodiversity enhancement is proposed.
Parking	The proposed development does not result in any alterations to existing parking and access arrangements.

5.0 Description of Site

- 5.1 35 Alexandra Road is located on the east side of Alexandra Road, within a residential area comprising traditional terraced properties. The application site is situated within the defined development boundary for Dorchester and also within Dorchester's Conservation Area.
- 5.2 The existing dwelling is a two-storey mid terraced, Edwardian dwelling, constructed of brick with projecting bay window and porch to the front and a conservatory to the rear. The dwelling is sat in a level rectangular plot with garden to the rear and a small, paved area to the front. The rear garden is bounded on both sides and rear with vertical close board fences. There is a gate to the rear leading to an alleyway which runs along the length of Alexandra Road to the rear of the properties.
- 5.3 To the north and south are attached neighbouring dwellings, opposite is a row of larger semidetached traditional properties and to the rear is a block of flats on the former railway sidings of Poets Way. These flats are of modern design and their construction is significantly greater in height and mass than the properties along Alexandra Road.

6.0 Description of Development

- 6.1 There are two elements to this application for planning permission. The first is the demolition of the existing rear conservatory and erection of a replacement single storey extension. The existing conservatory has a dwarf brick wall with a timber frame and plastic roof structure. The applicant has explained that this conservatory has come to the end of its life. Previous owners also removed the wall between the kitchen and the conservatory and as such the rear space is understood to get very cold, especially in the winter.
- 6.2 The proposed replacement extension would be marginally larger at 5m long as opposed to the existing conservatory at 3m long. The replacement extension will be constructed of brick with a solid wall along the boundary with number 37 and a single

window facing towards the boundary with number 33. A glass lantern is proposed to provide natural light to the extension, with a GRP flat roof and UPVC windows. A pair of French windows are proposed at the eastern end to gain access to the garden, with 2 single panes of glass over a dwarf brick wall. The existing boundary fence with No 37 is proposed to be retained.

- 6.3 The second element of the application is the erection of a dormer window on the rear elevation to provide for additional room in a loft conversion. There is currently a roof light window over the stairwell. The proposed dormer would be above this but below the ridge height. The dormer is proposed to be 4m in length across the roof, 1.5m in height and project out a maximum of 1.8m. Two white UPVC windows are proposed, a single window and double casement. The roof is proposed to be finished in GRP, with dark cedar cladding to the sides.

7.0 Relevant Planning History

1/D/08/001297 - Decision: WIT - Decision Date: 19/01/2009

Install external lift, including alterations to existing front garden steps

8.0 List of Constraints

ENV 2; Poole Harbour Nutrient Catchment Area; Poole Harbour

Site of Special Scientific Interest (SSSI) impact risk zone

JBA - Risk of Groundwater Emergence; Groundwater levels are between 0.5m and 5m below the ground surface.; There is a risk of flooding to subsurface assets but surface manifestation of groundwater is unlikely

Scheduled Monument: Henge, Romano-British amphitheatre and Civil War fieldworks known collectively as Maumbury Rings (List Entry: 1003204); - Distance: 240.44

Scheduled Monument: Dorchester Roman walls (List Entry: 1002449); - Distance: 233.8

9.0 Consultations

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

Consultees

1. P - Dorchester Town Council – No objection
2. W - Dorchester West 1 – No comment received
3. W - Dorchester West 2 – No comment received
4. DC – Conservation Officer – No Objection

Representations received

No letters of representation have been received.

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

Petitions Objecting	Petitions Supporting
0	0
0 Signatures	0 Signatures

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.

Within the Dorchester Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990). Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

11.0 Relevant Policies

Adopted West Dorset and Weymouth & Portland Local Plan:

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

INT1	- Presumption in favour of Sustainable Development
ENV1	- Landscape, seascape & sites of other geological interest
ENV 2	- Wildlife and habitats
ENV4	- Heritage assets
ENV10	- The landscape and townscape setting
ENV12	- The design and positioning of buildings
ENV12	- The design and positioning of buildings
ENV16	- Amenity
SUS2	- Distribution of Development

National Planning Policy Framework

As far as this application is concerned the following section(s) of the NPPF are considered to be relevant;

- Part 2 - Achieving sustainable development.
- Part 4 - 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, 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.

- Part 12 - Achieving well-designed places.
- Part 15 – Conserving and enhancing the natural environment
- Part 16 - Conserving and enhancing the historic environment

Statutory duty under section 72 Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Other material considerations

Dorchester Conservation Area Appraisal adopted 29 July 2003
WDDC Design & Sustainable Development Planning Guidelines (2009)

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.

No implications for this proposal.

14.0 Financial implications

None

15.0 Environmental Implications

None

16.0 Planning Assessment

Principle of development

The application site is situated within the defined development boundary for Dorchester which sits at the top of the settlement hierarchy, the highest priority location for new development as set out in Policy SUS2 'Distribution of Development'. Development within the defined development hierarchy will normally be permitted.

The principle of extending the property is therefore acceptable subject to other material considerations considered below.

Scale, design, impact on character and appearance of the area including the Dorchester Conservation Area

There are a number of single storey extensions to the rear of properties within the road, all of slightly different size and designs. The proposed extension, shown in the elevation drawing below, would be constructed of brick to match the existing brick at the rear of the property. The wall to the south of the proposed extension is proposed to be solid brick, and the existing boundary fence would remain.

The single storey extension will not be visible from the street scene. The proposed design and scale of this extension is considered in keeping with the character of the existing dwelling, appearing as a subservient addition, and replacing, in part, the existing rear conservatory. There will be no detrimental impact to the overall pattern of development seen within the local area as a result of the proposed extension. The proposed materials are considered appropriate.

The proposed dormer window would also not be visible from the street scene and is smaller in scale than the dormer on the neighbouring dwelling at Number 27, as shown on the photograph below. There are also other examples of dormer windows within the area. For example, it is noted that a large dormer window was recently permitted at No. 47 Olga road (WD/D/18/001070) situated within the same character area of the Conservation Area. This dormer window extension is visible in the street scene from Olga Road and from the rear at the Edward Road Play Area.



EAST ELEVATION



The design and scale of the proposed dormer is considered modest in scale and will not adversely affect the character and appearance of the area.

Dorset Council's Conservation Officer has been consulted on these proposals and has raised no objection in relation to the impacts on the Dorchester Conservation Area from the proposed works.

The proposal would result in no harm and is considered to preserve the character and appearance of the conservation area. This conclusion has been reached having regard to: (1) section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area; and (2) policies ENV4, ENV10 and ENV12 of the adopted West Dorset, Weymouth and Portland Local Plan 2015.

Amenity

The proposed single storey extension is on the boundary with the adjacent property to the south but due to its scale and design it is not considered overbearing or inappropriate in its setting. The existing fence is proposed to be retained, thereby giving rise to no impacts in terms of overlooking.

Although the proposed rear dormer window will introduce new windows on the rear elevation at the second floor, there is not considered to be any increase in impacts in terms of overlooking or loss of privacy with regards to neighbouring properties or the flats to the rear than from the existing windows on the first-floor rear elevation.

Overall, it is considered that the proposed development would not have a significant adverse impact on the living conditions of occupiers of residential properties in accordance with Policy ENV16 'Amenity'.

Impact on trees & biodiversity

There is one ornamental tree in the rear garden, located approximately 10m from the proposed extension. The tree is protected due to its size and being within a Conservation Area.

The impact from the development on the tree has been discussed with Dorset Council's Tree Officer who does not consider that there will be any adverse impact given the distances involved.

It is a requirement of all development to protect and where possible enhance the natural environment, as stated in the NPPF, paragraphs 8, 174 and 180. The applicant has suggested that a bird box will be attached to the tree. It is reasonable to secure this through condition to ensure a proportionate level of biodiversity enhancement is provided by the development.

Parking

The proposed development does not result in any alterations to existing parking and access arrangements.

17.0 Conclusion

The proposed development complies with the policies of the adopted Local Plan and the relevant sections of the National Planning Policy Framework as already listed.

18.0 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:

TQRQM23114174205654 Location Plan

TQRQM23114174346698 Block Plan

21 100 08 Proposed Floor Plans

21 100 09 Proposed Elevations and Section - Option C.pdf

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

3. At least one bird box shall be erected, and thereafter retained, prior to first occupation or use of the development hereby approved.

Reason: To enhance or protect biodiversity.

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 application was acceptable as submitted and no further assistance was required.