

Eastern Area Planning Committee
Wednesday 6th December
Decision List

Application Reference: P/FUL/2023/03413

Application Site: 23 De Moulham Road Swanage BH19 1NS

Proposal: Demolition of dwelling and erection of four dwellings

Recommendation: GRANT subject to conditions set out in section 17.

Decision: Grant 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:

221/011 Proposed block and location plan

012 F AMENDED Proposed site plan

013 A AMENDED Proposed ground floor plan

015 B AMENDED Proposed first floor plan

016 C AMENDED Proposed second floor plan

017 B AMENDED Proposed roof plan

221-018 C AMENDED Proposed rear (east) elevation

221-019 B AMENDED Proposed side (south) elevation

221-020 B AMENDED Proposed front (west) elevation

221-021 B AMENDED Proposed side (north) elevation Plots 1 and 2

221-022 B AMENDED Proposed side (north) elevation Plots 3 and 4

221-123 D AMENDED Proposed street scene

221-024 A AMENDED Proposed section

221-025 B AMENDED Proposed street scene diagram

221-026 C AMENDED Proposed site density plan

221-027 A AMENDED Proposed street scene diagram (ridge and eaves heights)

221-028 A AMENDED Proposed street scene diagram (overlooking angles)

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

3. Before the development hereby approved commences a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:
 - the parking of vehicles of site operatives and visitors

- loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - delivery, demolition and construction working hours
- The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

4. Prior to the commencement of development a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality.

5. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 12th June 2023 must be strictly adhered to during the carrying out of the development. The development hereby approved must not be first brought into use unless and until:
 - i) the mitigation, compensation and enhancement/net gain measures detailed in the approved biodiversity plan have been completed in full, unless any modifications to the approved Biodiversity Plan as a result of the requirements of a European Protected Species Licence have first been submitted to and agreed in writing by the Local Planning Authority, and
 - ii) evidence of compliance in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority.
 Thereafter the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

6. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the walls and roofs shall have been submitted to, and approved in writing by the Local Planning Authority. The details shall include a decorative band on the northern flank elevation of the northernmost unit. Thereafter, the development shall proceed in accordance with such materials and details as have been agreed.

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

7. Prior to the commencement of any development hereby approved, above damp course level, full details of hard landscape proposals shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.
8. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on Drawing Number 012 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.
9. Before the development hereby approved is occupied or utilised any entrance gates must be hung so that the gates do not open over the adjacent public highway.
Reason: To ensure that any gates do not cause a safety hazard on the highway.
10. A privacy screen as shown on Drawing reference: 015B shall be installed and retained to a height of 1.7m on the first floor balcony/terrace of unit 1.
Reason: To protect the amenities of the occupiers of the adjoining properties.
11. 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 enlargement, improvement or other alteration of a dwellinghouse permitted by Class A and/or 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 and impact on the AONB
12. Prior to first occupation of the units, the second floor rooflight on the southern elevation of Unit 1 (southern-most unit) and the second floor rooflight on the northern elevation of Unit 4 (northern-most unit) shall be obscure glazed to at least industry standard level 3 and fixed shut. These rooflights shall thereafter be retained in this manner.
Reason: In the interests of neighbouring amenity

Informatives:

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 applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant was provided with pre-application advice.
- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.
2. The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.
 3. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, CountyHall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

Application Reference: P/FUL/2023/04646

Application Site: Cefyn Bryn, 3 Ballard Estate, Swanage, BH19 1QZ

Proposal: Demolition of existing single storey dwelling and erection of new single storey dwelling

Recommendation: The committee be minded to GRANT planning permission subject to conditions as set out in Section 18 of this report.

Decision: Reason for refusal:

The proposal by reason of its scale, form, mass, and positioning near the site side boundaries, results in a proposal that would appear visually dominant and overbearing in the street scene to the detriment of the local townscape character. The proposal is considered to result in a form and layout of development that fails to positively integrate with its surroundings, historic quality, and townscape character of the Ballard Estate. The proposal is contrary to the objectives of Section 12 of the NPPF including paragraphs 130 and 134 and section 11 paragraph 124(d); Policies D and LHH of the Purbeck Local Plan 2012; Policy STCD of the Swanage Local Plan

2017; the Purbeck District Design Guide 2014 paragraphs 20, 21, and 39; and the Swanage Townscape Character Appraisal Section 04.8 Ballard Down.