

Application Number:	P/HOU/2024/02580		
Webpage:	https://planning.dorsetcouncil.gov.uk/		
Site address:	2 Vale Cottages Ring Street Stalbridge Dorset DT10 2LZ		
Proposal:	Erect single storey rear extension		
Applicant name:	MR & MRS TOTTLE		
Case Officer:	Pete Markham		
Ward Member(s):	Cllr Vitali		
Publicity expiry date:	15 June 2024	Officer site visit date:	16 May 2024
Decision due date:	8 July 2024	Ext(s) of time:	19 July 2024
No of Site Notices:	2		
SN displayed reasoning:	1 – on gate in front of primary elevation 1 – on lamppost in front of neighbouring Stalbridge Methodist Church		

1.0 Reason for Consideration at Committee

The application is brought to committee as the applicant is a member of staff that has a direct involvement in the planning process (but not in relation to this particular application).

2.0 Summary of recommendation:

GRANT subject to conditions

3.0 Reason for the recommendation: as set out in paras 16 at end of the report

- 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 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 extending a residential dwellinghouse is acceptable
Impact on the character of the area and heritage assets	The proposal would not demonstrably harm the character of the area, the Conservation Area or any neighbouring listed buildings.
Impact on neighbouring amenity	No significant impact to neighbouring properties
Impact on Biodiversity	No significant impact on Biodiversity
Flood risk and drainage	No concerns in regard to flood risk

5.0 Description of Site

2 Vale Cottages is located in the village of Stalbridge and is situated along the main route through the town (A357 – Ring Street), and opposite the entrance to Dikes supermarket.

The property is a semi-detached dwelling, located adjacent to Stalbridge Methodist Church. Across the road (Southwest of the properties primary elevation) is a Grade II Listed Building, Bruneseella and the Thatched Cottage. The property is situated within Stalbridge Conservation Area.

The external walls of the primary elevation and side elevation are composed of stone, with the rear elevation in render and the roof is comprised of plain tiles. The property has access to the rear through a gate which leads to garages and off road parking.

6.0 Description of Development

The proposal seeks to create a single storey rear extension to the northeast elevation of the existing property. The proposed ultraroom tiled roof of the extension will be a lean-to style with a rooflight in the centre. The external walls will have a render finish to match the existing dwelling, with windows in white upvc to match. The extension would measure approximately 3.05 metres deep by 2.9 metres wide, with the height of 3.1 metres at its highest point, 2.3 metres high to the eaves.

7.0 Relevant Planning History

2/1998/0075 - Decision: GRA - Decision Date: 11/06/1998
Erect 2 no. semi-detached houses, form vehicular access there to

8.0 List of Constraints

Grade: II Listed Building: BRUNESELLA AND THE THATCHED COTTAGE List Entry: 1153093.0; - Distance: 10.19

Application is within Stalbridge Conservation Area - Distance: 0

Groundwater – Susceptibility to flooding; - Distance: 0

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

Scheduled Monument: Medieval standing cross near the junction of the High Street and Gold Street, 240m south east of St Mary's Church (List Entry: 1014850.0); - Distance: 227.4

Radon: Class: Class 1: Less than 1% - Distance: 0

9.0 Consultations

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

Consultees

1. **Stalbridge Town Council**

No Objection to proposal

2. **DC - Conservation Officer**

No Objection to proposal

2 Vale Cottages is a modern property located in the Stalbridge Conservation Area and situated opposite Grade II listed Brunessella and The Thatched Cottage. The proposed rear extension will not harm the significance of the listed building or its setting. While there will be oblique views of the new extension from the Conservation Area if heading north along Ring Street, the extension, which is single storey, small scale and to be finished in matching materials to the existing building, is not considered to cause harm to the special character and appearance of the Conservation Area. We therefore have no objection to the proposal which can be supported by Conservation.

3. **Cllr Vitali Stalbridge & Marnhull**

No comments received.

Representations received

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

Petitions Objecting	Petitions Supporting
0	0

Summary of comments of objections:

No comments received.

Summary of comments of support:

No comments received.

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.

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 16 requires that in considering whether to grant listed building consent, special regard is to be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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

Development Plan

Adopted North Dorset Local Plan:

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

- Policy 1 - Presumption in Favour of Sustainable Development
- Policy 2 - Core Spatial Strategy
- Policy 3 - Climate Change
- Policy 4 - The Natural Environment
- Policy 5 - The Historic Environment
- Policy 24 - Design
- Policy 25 - Amenity

Material Considerations

Emerging Local Plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options Consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the Draft Dorset Council Local Plan should be accorded very limited weight in decision making.

National Planning Policy Framework

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. Where the development plan is absent, silent, or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Other relevant NPPF sections include:

- Section 4. Decision taking: 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...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.
- Section 12 'Achieving well designed places indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 126 – 136 advise that:

The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.

- Section 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 179-182 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- 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).

Other material considerations

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

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.

In this case there are no known protected characteristics in relation to the applicant or occupants of adjoining dwellings, nor any impact on persons with protected characteristics because of the development.

14.0 Financial benefits

None

15.0 Environmental Implications

The development would need to comply with current building standards in respect of insulation. There are no other climate change implications as a result of this development.

16.0 Planning Assessment

Principle of development

Policy 2 of the adopted North Dorset Local Plan sets out that all development proposals should be located in accordance with the spatial strategy for North Dorset, which promotes growth in the 4 main towns, Stalbridge and 18 larger villages. The proposed development site is located in Stalbridge and is inside of a designated settlement boundary, and therefore complies with Policy 2 of the Local Plan.

Impact on the character of the area and heritage assets

2 Vale Cottages is located inside of the Stalbridge Conservation Area. Located across Ring Street, approximately 10 metre Southwest is a Grade II Listed Building, Brunessella and the Thatched Cottage. Due to the nature of the proposal, to the rear elevation, it is considered that the proposed works would not adversely impact on neighbouring listed buildings or the conservation area. Therefore, there would be no harm to the significance of the designated assets.

It is judged that the proposal would be harmonious to the main dwelling in regard to design and scale and would be subservient to the main dwelling. It is considered that the proposal would not demonstrably harm the character of the area. Therefore, the proposal would comply with Policy 5 and Policy 24 of the Local Plan.

Impact on neighbouring amenity

Regarding privacy, Policy 25 states that *“Development will be permitted provided that it is designed to protect the privacy of its occupants and those of neighbouring properties”*. Regarding sunlight and daylight, Policy 25 states that *“Development will be permitted provided that any buildings and associated open areas (including gardens) receive adequate levels of daylight and sunlight and the levels of daylight and sunlight reaching any neighbouring property and open space are not reduced below acceptable levels”*.

The officer considered the proposed works in relation to neighbouring properties, specifically Stalbridge Methodist Church. It is considered that the proposal would not significantly overlook or cause overbearing issues to any neighbouring properties given the position of the proposal in relation to the main dwelling and neighbouring properties and is considered to comply with Policy 25 in the Local Plan.

Impact on Biodiversity

Policy 4 in the Local Plan states that *‘Where there is likely to be an impact on nationally protected or locally rare or scarce species, an assessment of the impact on these species should be submitted to accompany development proposals. This should be appropriate to the scale of development and be informed initially through consultation with the local environmental records centre’*.

A Biodiversity Checklist was completed as part of the application, which outlined there was not a need for further ecological surveys. The officer considers that the proposed works will have no further impact on biodiversity than the existing dwelling.

Flood risk and drainage

The property sits in Flood Zone 1, and not at risk of fluvial flooding. The property does not lie within an area at risk of surface water flooding but is inside areas mapped at risk of groundwater flooding. The officer does not consider that the proposed extension would be any more at risk than the existing dwelling.

17.0 Conclusion

This proposal is judged to comply with policies listed above and so complies with the Development Plan as a whole with no material planning considerations indicating permission should be refused.

18.0 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:

WAC/1366/L01 Location Plan

WAC/1366/L02 Block Plan

WAC/1366/P01 Proposed Floor Plans & Elevations

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

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 applicants/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.