

<b>Application Number:</b>	P/HOU/2024/01422		
<b>Webpage:</b>	<a href="https://www.dorsetcouncil.gov.uk/planning-application/P/HOU/2024/01422">Planning application: P/HOU/2024/01422 - dorsetforyou.com (dorsetcouncil.gov.uk)</a>		
<b>Site address:</b>	Alexander House 33 Stoborough Meadow Wareham BH20 5HP		
<b>Proposal:</b>	Grey cladding above the dado line, replacement of UPVCsoffits and facias on porch with same cladding, new aluminium white double glazed windows.		
<b>Applicant name:</b>	Mr Robson		
<b>Case Officer:</b>	Emma Macdonald		
<b>Ward Member(s):</b>	Cllr Ezzard, Cllr Holloway		
<b>Publicity expiry date:</b>	17 April 2024	<b>Officer site visit date:</b>	Officer familiar with site from providing pre-application advice
<b>Decision due date:</b>	1 August 2024	<b>Ext(s) of time:</b>	1 August 2024
<b>No of Site Notices:</b>	1		
<b>SN displayed reasoning:</b>	To the front of the application site – this is considered sufficient to ensure that neighbours are aware.		

**1.0** The application comes before committee for decision at the request of the nominated officer.

**2.0 Summary of recommendation:**

The committee be minded to GRANT planning permission subject to conditions set out in section 18.

**3.0 Reason for the recommendation:** as set out in sections 16 and 17 of this report and summarised as follows:

- 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 including impact on the Dorset National Landscape (formerly AONB).
- 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	Acceptable- The application is within the Stoborough Settlement Boundary where there is no objection in principle to altering existing properties.
Impact on the character of the area and Dorset National Landscape (Formerly AONB)	<p>Acceptable- The proposed cladding will not harm the character of the area and is considered acceptable subject to a condition to secure material and colour details.</p> <p>The replacement of the exiting UPVC soffits and facials on the porch with the same Cedral cladding materials and the replacement of the UPVC windows with white aluminium double glazed windows is not judged harmful.</p> <p>Given the nature and scale of the proposal, there are not considered to be any wider impacts on the Dorset National Landscape.</p>
Impact on neighbouring amenity	Acceptable- The nature and scale of the proposed alterations means that there will be no significant impact on the amenity of occupiers of neighbouring properties.

#### 5.0 Description of Site

- 5.1 The application site, known as Alexander House, is located at 33 Stoborough Meadow within an existing residential area to the east of the B3075, Corfe Road. The site is also located within the Dorset National Landscape, a designation that sweeps over the area of Stoborough.
- 5.2 The detached, two storey, pitched roof dwelling lies to the west of a good sized, level, corner plot. There is a small garden to the front surrounded by a low wall, with iron fence above and shrubs. The curved frontage runs around the western and southern boundary, increasing in height towards the rear of the dwelling. Double gates provide access to the rear garden, parking and double garage located within a block in the northeast corner of the plot, detached from the dwelling.
- 5.3 Stoborough Medow is an established residential area comprising a mix of residential properties including detached, semi-detached and terraced properties, built between 1995 and 2000. Many dwellings in the vicinity have frontages that are set right onto the pavement, whereas others have low wall frontages. There is a wide variety of styles and designs of property including render, brick, and tiled roofs within the estate. There are also a number of examples of thatching, including the neighbouring dwelling to the north (recently damaged by fire).

## 6.0 Description of Development

- 6.1 Planning permission is sought for the erection of grey cladding above the dado line, replacement of UPVC soffits and fascia's on the porch with the same cladding and new aluminium white double-glazed windows.

### EXISTING



### PROPOSED



- 6.2 This application follows pre-application advice (P/PAP/2023/00650) in regard to the installation of grey cladding, new aluminium windows and the installation of solar PV panels at the dwelling. Officers considered the proposals to be acceptable in principle, but highlighted the importance of the use of high-quality materials in this sensitive area.

## 7.0 Relevant Planning History

Permission Ref.	Proposal	Decision & Date
6/1994/0245	Erection of 59 dwellings including garages, creation of landscaped playing fields, public open space, associated highway and temporary access works.	Granted 26/06/1995
Relevant conditions: Condition 5:		

<p>Notwithstanding the provisions of schedule 1, Part 1 and 2 of the General Development Order 1988 or any subsequent amendments no enlargement, improvement or other alterations to the buildings hereby approved (including the use of garaging and parking courts for any other purposes), the erection of curtilage buildings, the formation of hardstandings, the erection, construction, improvement or alteration of walls, fences or other boundary features or the formation, laying out and construction of any means of access, shall take place without the express consent of the Local Planning Authority.</p> <p>Condition 7:</p> <p>The external materials and their colour shall be as shown on the deposited plan, no alterations shall be made to these materials or colour without the express consent in writing of the Local Planning Authority.</p> <p>To ensure that the external appearance of the building(s) is satisfactory having regard to its particular locality.</p>		
6/2003/0694	Retain satellite dish	Granted 22/09/2003
6/2009/0456	Replace existing kitchen window with French doors and replace iron gates with wooden gates.	Granted 01/10/2009
P/HOU/2022/00882	Erect ground floor rear extension and insert window	Granted 25/03/2022
P/PAP/2022/00244	Insert four dormer windows and three rooflights to form loft conversion	Response given 27/05/2022
P/HOU/2022/03518	Loft conversion with dormer windows and roof lights	Granted 02/08/2022

## 8.0 List of Constraints

Within Stoborough Settlement boundary

Within Dorset National Landscape (formally AONB)

Poole Harbour Nutrient Catchment Area

Dorset heathlands - 400m heathland buffer, Description: Stoborough & Creech Heaths

Nutrient Catchment Area

Right of Way: Footpath SE5/11; - Distance: 40.58

Poole Harbour Recreation Zone

Groundwater – Susceptibility to flooding

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021); - Distance: 2977.95

Natural England Designation - RAMSAR: Poole Harbour (UK11054); - Distance: 484.59

Site of Special Scientific Interest (SSSI) impact risk zone

Mineral and Waste - Ball Clay Consultation Area

Radon: Class: Class 1: Less than 1%

Dorset National Landscape (Area of Outstanding Natural Beauty): (statutory protection Local Planning Authorities to seek further the purposes of conserving and enhancing the natural beauty of the area of outstanding natural beauty- National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000)

## 9.0 Consultations

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

### Consultees

#### 1. Ramblers Association

No comments received

#### 2. Dorset Council - Rights of way Officer

No comments received

#### 3. Arne Parish Council – objection received 19/04/2024

- The Parish Council noted the 20+ local neighbours' responses expressing an objection to this proposal.
- The proposed introduction of cladding is out of keeping with the original excellent design philosophy of the Stoborough Meadow as a whole.
- The proposed change to this very prominent property will seriously damage the traditional "Dorset Village" style of Stoborough Meadow as a coherent whole.

#### 2. Ward Councillor – Wareham - Cllr Ezzard – comments received 22/04/2024

This award-winning, unique estate, was designed and built as a forerunner /pilot scheme of the Poundbury Estate, so any modifications to the finish of walls and windows will not be in keeping with, and spoil the whole street scene as Alexander House is the focal point when entering the estate. The cladding proposed will stand out like a sore thumb, and so degrade the excellent overall look of the House and street. It will also set a precedent for other houses on this picturesque hamlet to be modified.

### **Representations received**

<b>Total - Objections</b>	<b>Total - No Objections</b>	<b>Total - Comments</b>
21	0	0

### **Summary of representations:**

- Proposed cladding would detract from the original architectural design of the development and be totally out of place in a particularly prominent position.
- All Permitted Development Rights are removed in order to prevent unnecessary departures from the original concept.
- The columns either side of the front entrance with the balcony above, present an outstanding feature, yet naturally blend in with the rest of the premises.
- The materials used on the exterior are also replicated on many other properties on the development.
- The proposal is unnecessary overdevelopment, using materials not in keeping with the design of properties in the vicinity.
- Cladding is devoid of any local character or charm.
- Allowing cladding would set a precedent for further cladding on the estate.
- Impact on the AONB
- Objection to aluminium windows.
- Impact/disruption from building works

### **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.

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (AONB)

### **11.0 Relevant Policies**

#### **Development Plan**

#### **The Purbeck Local Plan (2018-2034) Adopted 2024 – Date of adoption 18/07/24**

Policy V1: Spatial strategy for sustainable communities

Policy E1: Landscape

Policy E10: Biodiversity and Geodiversity

Policy E12: Design- which expects proposals for all development to demonstrate high quality design which, amongst other things, positively integrates with their surroundings

**Arne Neighbourhood Plan** made (adopted) 22 June 2021

Policy 2: Local Character - requires new development to respond to its context and the established character of the area. Development proposals should use materials and appropriate detailing which reflect the local distinctiveness and rural character of the area.

### 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 making: 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 and beautiful 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 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

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'- In Areas of Outstanding Natural Beauty great weight should be given to conserving and enhancing the landscape and scenic beauty (para 182). Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 184). Paragraphs 185-188 set out how biodiversity is to be protected and encourage net gains for biodiversity.

### Other material considerations

Purbeck District Design Guide adopted 14 January 201

#### **Box 10. Building materials**

1. Consider building with local materials, observing traditional patterns of distribution and use.
2. Consider the environmental sustainability of the building materials used in your project.
3. Refer to the Council's detailed design guidance *Managing and Using Traditional Building Materials in Purbeck*.

#### **Box 11. Windows and doors**

1. Ensure that the main entrance of a building is easy to identify and access.
2. Match door and window details to architectural style.
3. Ensure a sense of consistency and order in the way that you arrange and proportion window and door openings.
4. Consider sympathetic and sustainable selection of materials.
5. Ensure you have taken means of escape into account.

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.

There may be some impact on persons with protected characteristics living in the locality during the construction period, however given the scale of the proposed works impacts will be limited.

### **14.0 Financial benefits**

None

### **15.0 Environmental Implications**

Replacement windows will need to accord with current Building Control requirements.

### **16.0 Planning Assessment**

#### Background

- 16.1 This application follows pre-application advice (P/PAP/2023/00650) provided in relation to works to this dwelling. The pre-application advice was in regard to the installation of grey cladding, new aluminium windows and the installation of solar PV panels. Officers considered the proposals to be acceptable in principle, however officers highlighted the importance of the use of high-quality materials in this sensitive area.
- 16.2 Planning permission is sought for the erection of grey cladding above the dado line, replacement of UPVC soffits and fascia's on the porch with the same cladding and new aluminium white double-glazed windows.

Principle of development

- 16.3 The proposed development is situated within the settlement boundary of Stoborough, where alterations to dwellings are acceptable in principle, subject to all other material considerations and consideration of representations received.
- 16.4 Planning permission for this estate was granted in 1994 (6/1994/0245) and included a condition removing all permitted development rights related to alterations, enlargements or other alterations. The purpose of this condition was to ensure that the external appearance of the buildings is satisfactory, having regard to its particular locality. This is considered further below.

Impact on the character of the area and the Dorset National Landscape

- 16.5 The immediate area is characterised by a mix of residential properties, including detached, semi-detached and terraced properties. In terms of design, there is a wide variety of styles of property, however most comprise, render, brick, and tiled roofs. There are also a number of examples of thatching.
- 16.6 Alexander House, 33 Stoborough Meadow the subject of this application, is positioned within the Stoborough Meadow development. Although it is in a prominent location within the development, it is not prominent from Corfe Road; the property is set well within the development and can only be glimpsed from the main road. It is partially screened from views by a mature tree located to the southwest of the application site and softened by vegetation within the site boundary.



- 16.7 Grey Cedral weatherboard cladding is proposed to be installed above the dado line on all elevations. Objections to the use of cladding have been received from Arne Parish Council, the Ward Member and neighbours. It is noted that some of the objections received, refer to plastic or UPVC cladding but the cladding proposed is Cedral cladding which is made of cement and tends to be of to be good quality and more durable than plastic or UPVC materials.

- 16.8 Officers have considered the concerns raised with regards to the cladding being out of keeping for the area. The character of the development has evolved since its construction and although the vernacular generally comprises brick and render frontages, there are many examples of the incorporation of other details such as plastic windows and solar panels. There are also examples, within the development, of cladding, albeit these are small scale sections, such as porch canopies. There are also examples of thatching and stone walling which adds to the mix of materials. All these variations and changes have had an impact on the character of the area from how it was originally planned.
- 16.9 Although the proposed cladding is a departure from the existing form, the material proposed is considered good quality and the restrained chosen colour is sympathetic to the existing colour pallet of the area. In addition, the use of horizontal boarding and use of dual materials proposed (render and cladding) retains the horizontal aesthetic seen on other dwellings in the vicinity. There are examples of dwellings constructed of half brick/half render on the approach to the application site and elsewhere dwellings with 1/3 brick/render and other dwellings with horizontal brickwork features.
- 16.10 The dwelling has some interesting features, such as the chimney and the semicircular features on the front elevation. Officers requested further details of how the cladding would abut these features. Cross sections have been provided and officers are content that the cladding will be able to be fixed satisfactorily to the dwelling.
- 16.11 Overall, officers consider that given the mix of styles and aesthetic finishes within the development it would be difficult to argue that the proposed cladding will be an incongruous addition that would result in demonstrable harm the character of the area sufficient to warrant refusal of the application. It is however, reasonable to condition that Cedral cladding is used and that details of the proposed cladding are agreed before use to ensure that the material and colour are acceptable (condition 3).
- 16.12 The existing UPVC soffits and fascias on the porch are also proposed to be replaced with the same Cedral cladding materials. Visually, officers consider that this will be an improvement on the existing materials.
- 16.13 The existing white UPVC windows are proposed to be replaced with white aluminium double glazed windows. The use of aluminium windows is not considered to have a detrimental impact on the street scene and the use of white reflects most of the windows in the vicinity including the existing windows at the application site.

- 16.14 The Dorset National Landscape (formally AONB) sweeps across Stoborough. Given the location of the application site within the Stoborough Meadow development, there are not considered to be any wider impacts on the Dorset National Landscape.
- 16.15 A number of comments were made suggesting the site is within a Conservation Area but Stoborough Meadows lies to the south of the Stoborough Conservation Area and the proposal would not affect its setting.
- 16.16 Overall, the proposed materials are considered to appropriately integrate with the property's surroundings in accordance with Policy E12 'Design' of the Purbeck Local Plan 2024 and Policy 2 of the Arne Neighbourhood Plan.

#### Impact on neighbouring amenity

- 16.17 33 Stoborough Meadow is located on a corner plot with garden to the front and rear. Officers do not consider that the proposed alterations will have a significant impact on the amenity of occupiers of neighbouring properties.
- 16.18 Concern has been raised by neighbours regarding the disruption that would be caused from the building works proposed. Although it is acknowledged that the works will give rise to some additional movements, given the nature and scale of the proposed works, officers do not consider that short term impacts will be unacceptable.
- 16.19 The proposal is therefore considered to be in accordance with Policy E12 'Design' of the emerging Purbeck Local Plan in terms of impact on local amenity.

#### Other issues

- 16.20 No harm to biodiversity is anticipated from the proposals but there is an opportunity to secure enhancement via a requirement for a bat or bird box to be erected on the newly clad property (condition 4) to accord with NPPF para 186(d).

### **17.0 Conclusion**

Officers consider that, subject to conditions the proposal accords with the Development Plan as a whole.

### **18.0 Recommendation**

#### **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:  
Location Plan The location plan  
RPW/234/01/01 A Block plan, elevations & floor plan  
RPW/234/01/02 33 Stoborough Meadow - Planning Cladding Details.pdf

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

3. Prior to use on site, details (including colour photographs) of the Cedral cladding shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.

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

4. At least one bat and/or bird box shall be erected 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 applicants/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.
- The applicant was provided with pre-application advice.