

Application Number:	P/HOU/2025/02317
Webpage:	Planning application: P/HOU/2025/02317 - dorsetforyou.com
Site address:	Blackhill Cottage Shitterton Road Bere Regis Wareham BH20 7HU
Proposal:	Retained use of the outbuilding and proposed changes to facing materials and ridge height to mitigate reasons for refusal of application P/COU/2021/04183 (Change of Use of Land from Agricultural to an ancillary garden use)
Applicant name:	Mr John Whiteside
Case Officer:	Emma Macdonald
Ward Member(s):	Cllr Beddow and Cllr Baker

1. Reason application is going to committee:

The application comes before committee at the request of the Eastern Area Planning Committee Chairman.

2. Summary of recommendation:

The committee GRANT subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable – subject to consideration of all material considerations
Impact on the character of the area and setting of the Conservation Area and listed buildings	Acceptable – the alterations and planting will significantly reduce the scale and mass of the building resulting in a scheme that should not result in demonstrable harm to the intrinsic character and beauty of the countryside or settling of the Bere Regis Conservation Area.
Impact on the living conditions of neighbouring properties	Acceptable – the location, distance from dwellings and the proposed use should not give rise to a detrimental impact on the amenity of occupiers of neighbouring dwellings
Access	Acceptable - given the scale of the proposal

4. Description of site

- 4.1 The application site comprises a broadly level rectangular parcel of land measuring 0.2ha that lies immediately to the south of Blackhill Cottage, on the western edge of Bere Regis in the hamlet of Shitterton.

- 4.2 The short axis of the site extends away from Blackhill Cottage with the long axis running in a south easterly direction. The eastern section of the site adjoins the back gardens of residential properties along Shitterton Road, the southern edge adjoins rural fields and areas of newly planted woodland including public rights of way.
- 4.3 The parcel of land is mainly laid to grass land with some shrubs and new tree planting. The outbuilding, subject of this application, and gravelled parking area are located in the southeastern corner of the site. A close boarded fence runs around the perimeter of the site.
- 4.4 The existing metal clad outbuilding measures approximately 8m long by 6m deep. The pitched roof has a ridge height of approximately 4m high. There is a gravel area in front leading to access gates which open onto a narrow lane which leads down to the main road running through Shitterton.
- 4.3 Blackhill Cottage is located within the Bere Regis Conservation Area. However, the application site sits to the south, outside of the Conservation area and outside the Bere Regis Settlement boundary. The site is also located to the southwest of listed cottage, 12 Shitterton Road. Number 10 Shitterton Road is also listed.
- 4.4 Beyond the application site, the land opens out to a rural landscape, including Marys Wood and other woodland, criss-crossed by public rights of way.
- 4.4 Planning permission P/COU/2021/04183 was approved, in March 2022 for the change of use of this land from agricultural to an ancillary garden use, but subject to a condition that removed permitted development rights for garages, sheds or other outbuildings or any hard surfacing.

5. Description of development

- 5.1 Planning permission is sought to retain the existing outbuilding, with changes to the existing facing materials and ridge height. Natural slate roof tiles are proposed for the roof and the walls are proposed to be cladding with natural timber. The proposed scheme does not amend the footprint of the existing outbuilding.

6. Background and relevant planning history

Permission Reference	Proposal	Decision & date
6/2020/0534	Demolish existing bungalow and erect a new dwelling	Grant - 06/10/2021
P/COU/2021/04183	Change of Use of Land from Agricultural to an	Grant - 01/03/2022 Condition 3 <i>Notwithstanding the provisions of the Town and Country Planning (General Permitted</i>

	ancillary garden use.	<i>Development) (England) Order 2015 (or any Order revoking and reenacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 shall be erected or constructed nor shall any hard surfacing permitted by Class F be laid.</i> <i>Reason: To protect amenity and the character of the area and the setting of the Conservation Area.</i>
P/HOU/2024/04550	Retain replacement shed store. Retrospective application for the replacement outbuilding. The new outbuilding is 8m x 6m and less than 4m tall.	Refuse - 10/10/2024 Reason for refusal: <i>The shed/store does not positively integrate with its surroundings due to its substantial scale, mass and height, located outside of the settlement boundary. The shed/store is considered to have an incongruous, unduly prominent and visually intrusive built form in this rural setting, resulting in harm to the intrinsic character and beauty of the countryside and settling of the Bere Regis Conservation Area. As such the proposal is contrary to paragraph 180 b) and paragraphs 201, 203, 205 and 206 of the NPPF and Policies E1 'Landscape', E2 'Historic Environment' and E12 'Design' and of the Purbeck Local Plan.</i>
P/PAP/2024/00755	Facing materials for replacement outbuilding to mitigate reasons for refusal	Response issued – 14/01/25 <i>Officers were unable to encourage an application based upon the submitted proposal which failed to accord with planning policy requirements. Significant amendments would be required to make the development acceptable.</i>
P/HOU/2024/04550	Retain replacement shed store. Retrospective application for the replacement outbuilding. The new outbuilding is 8m x 6m and less than 4m tall.	Appeal dismissed - 01/05/2025 The Inspector concluded as follows: <i>The development does not accord with the development plan and there are no other material considerations to override this finding.</i>
P/VOC/2025/02670	Change of use of land from agricultural to ancillary garden	Refused – 30/06/2025

	use (without compliance with condition 3 of planning approval P/COU/2021/04183 which is unduly restrictive and removes all permitted development rights)	The use of the land as residential garden with relief from condition 3 of P/COU/2021/04183 would be likely to result in additional incidental residential development and associated harm to the rural character of the area and setting of the Bere Regis Conservation Area so would be contrary to Policies E1 'Landscape', E2 'Historic Environment' and Policy E12 'Design' of the Purbeck Local Plan.
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7. List of constraints

Poole Harbour Nutrient Catchment Area - Natural England Designation

Bat Roosts SY89/BR 0059 - Distance: 9.96

Dorset Heathlands - 5km Heathland Buffer

Natural England Designation - RAMSAR: Dorset Heathlands (UK11021) - Distance: 700.83

Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857) - Distance: 451.76,
Site of Special Scientific Interest (SSSI) impact risk zone

Right of Way: Footpath SE6/34 and Footpath SE6/55;

Ancient Woodland: Sitterton Wood; Ancient Replanted Woodland - Distance: 416.07

Wessex Water Risk of foul sewer inundation 2023 Medium Risk of Foul Sewer Inundation

Wessex Water Treatment Works Catchment

Groundwater – Susceptibility to flooding

Risk of Surface Water Flooding Extent 1 in 1000 and 1 in 100-year event plus 40% allowance

8. Consultations

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

Consultees

1. Dorset Council – Conservation Officer

The preferred solution would be to locate the building closer to Blackhill Cottage in order that it is viewed within the context of the existing dwellings rather than as a separate element within this more open rural context, or to reduce the footprint in order to achieve a much more modest traditionally designed structure.

With regard to the current proposals the lowering of the roof would reduce the visual impact of the structure on the surrounding conservation area, as would the use of natural slate and (eventually) the proposed planting screen. This being the case, and based on the Inspector's comments in

connection with the appeal decision for application reference: P/HOU/2024/04550, the current scheme would have a limited impact on the character and appearance of the conservation area.

2. Bere Regis Parish Council

Object - The proposed development is outside the settlement boundary, conflicts with the Conservation Area and even with the change to the materials will be visible intrusive in the rural setting. Planning for this structure has already been refused once as it contravenes the removal of the permitted development rights. The Planning Officer advises that any replacement will be in breach of the original grant of garden permission and the Parish Council agrees with that advice.

3. Ward Members

No comments received

Representations received

Total - objections	Total - No objections	Total - comments
2	0	2

Summary of comments of objection:

- Building erected without planning permission
- New structure replaces a small 2 bay pony shelter.
- New structure not in the same location as the original structure
- Concern regarding use of the purpose of structure and vehicles to be housed.
- New area of gravel not needed for a garden building
- Should not need access from the bridal path
- New structure does not provide for the same original function – concern that it will be used for business purposes.
- Visual impact

9. 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.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted Purbeck Local Plan:

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

E1: Landscape

E2: Historic environment

E4: Assessing flood risk

E10: Biodiversity and geodiversity

E12: Design

H2: The housing land supply

I2: Improving accessibility and transport

Made Neighbourhood Plans

Bere Regis Neighbourhood Plan 2019-2034 (made June 2019)

Material considerations

Emerging local plans:

Paragraph 49 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 plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. 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 specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - 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 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of

well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.

- Section 11 'Making effective use of land'
- Section 12 'Achieving well designed places' This 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 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 16 'Conserving and Enhancing the Historic Environment'- Paragraph 212 says that 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. The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 216).

Other material considerations

National Planning Practice Guidance

District Design Guide SPD

Managing and using traditional building details in Purbeck

Bere Regis Conservation Area Appraisal

11. 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.

12. 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 harm has been identified to persons with protected characteristics once construction has been completed. During construction those neighbours with limited ability to leave their homes will be subject to some noise and disturbance, however this will be limited given the scale of the development proposed.

13. Public Benefits

No public benefits have been identified

14. Planning Assessment

Principle of development

- 14.1 Blackhill Cottage lies within the settlement boundary of Bere Regis. However, the application site is located outside of the settlement boundary.
- 14.2 Planning permission P/COU/2021/04183 was approved in March 2022 for the change of use of the land subject of this application from agricultural to an ancillary garden use. Permission was granted, subject to conditions. Planning condition 3 related to the removal of permitted development rights as follows,
- Condition 3*
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 shall be erected or constructed nor shall any hard surfacing permitted by Class F be laid.
Reason: To protect amenity and the character of the area and the setting of the Conservation Area.
- 14.3 Officers acknowledged that the change of use from agriculture to ancillary garden use could result in the land becoming more domesticated with additional residential paraphernalia. However, it was concluded that given the screening provided by the existing fence and hedge line and the nature of the land use to the north west, it was not considered that in itself the change of use to ancillary garden use would have any significant adverse visual impact on the environment or the character of the area which already reads as garden when viewed from the public right of way.
- 14.4 To ensure that uncharacteristic urban development did not extend into the open countryside in this area which could negatively impact on the visual amenity and rural character of the area and setting of the Conservation Area, a condition removing permitted development rights for outbuildings and hard surfaces under Schedule 2, Part 1, Classes E and F of the Town and country Planning (General Permitted Development) (England) Order 2015 was considered necessary and reasonable. This was intended to ensure that, any proposals for built development including outbuildings would be subject to a planning application, at which point consideration would be given to the impact of any proposals on the countryside and consultation would be undertaken with the parish council and other interested parties.
- 14.5 The supporting statement explains that the building is proposed *'to be used for the storage of maintenance vehicles and apparatus to adequately maintain the land and as an ancillary outbuilding to the new replacement dwelling at Blackhill Cottage'*. The 48m² footprint of the

building is large but not excessive in the context of the 0.23ha of residential land to be maintained.

- 14.6 In principle the erection of an outbuilding within the garden of the existing dwelling for purposes of storage use ancillary to the dwelling is acceptable, subject to appropriate design and other material considerations.
- 14.7 The current shed/store on the site was erected on the land without the benefit of planning permission contrary to condition 3. Retrospective planning permission (P/HOU/2024/04550) was sought for the retention of the outbuilding.
- 14.8 Planning permission was refused for the retention of the shed, and an appeal was dismissed.
- 14.9 Following the refusal of retrospective planning permission, the applicant sought pre-application advice (P/PAP/2024/00755) regarding facing materials for the outbuilding in order to mitigate the harm and overcome the reasons for refusal. Alterations comprised a traditional slate 'effect' roof with natural timber cladding to the sides.
- 14.10 Officers were unable to encourage the use of 'slate effect' tiles which would not be an appropriate material in this sensitive location. Even if traditional slate was used, officers remained concerned about the substantial scale, mass and height of the outbuilding in this location, resulting in visual intrusion into the countryside, affecting the setting of the Bere Regis Conservation Area. It was recommended that any structure was significantly reduced in scale and height so that the fencing can provide effective screening.
- 14.11 Overall, the principle of an outbuilding within the garden of the existing dwelling for purposes of storage use ancillary to the dwelling is likely to be considered acceptable, this would be subject to full consideration of all material considerations, in particular the design, and scale of the proposal and impact of the proposal on the character of the area and consideration.
- 14.12 Impact on the character of the area and setting of the Conservation Area and listed buildings
The application site sits to the south of the Bere Regis Conservation area. Listed cottage, 12 Shitterton Road and 10 Shitterton Road are Grade II listed but sit to the northeast of the application site, separated by long gardens with mature trees and vegetation.
- 14.13 Policy E12 'Design' of the Purbeck Local Plan requires proposals to positively integrate with its surroundings. Policy E2 'Historic Environment' requires great weight to be given to protecting and where possible enhancing heritage assets and their setting.
- 14.14 Planning permission has previously been refused (P/HOU/2024/04550) for the existing metal building which is 8m by 6m with a pitched roof 4m high. An appeal against refusal was dismissed. The Inspector noted that there are both short and longer views of the building from the south and south east, including from the several public rights of way and that the outbuilding and in particular its roof form and gable end is a very dominant and visually intrusive structure. He identified that the impact of the building is exacerbated by the choice of materials which are harsh and visually discordant and stand out in this rural setting. The outbuilding, given its scale and particularly its height was considered by the Inspector to

materially harm the intrinsic character and beauty of the countryside, notwithstanding fence screening. The Inspector also considered that the development harmed the setting of the Bere Regis Conservation Area, through its height and visual over prominence, and therefore detracts from the generally open buffer between the buildings within the village and its rural hinterland.

- 14.15 The current scheme proposes alterations to the existing unlawful outbuilding. The ridge height of the outbuilding is reduced from approximately 4m (as existing) to approximately 2.7m. It is proposed to use natural state for tiles for the roof and natural timber cladding for the walls.
- 14.16 The existing use of materials results in a shiny finish which increases the buildings prominence in its environment. The proposed use of natural state and natural timber cladding, that will grey overtime, are considered more traditional in nature and more appropriate in this context.
- 14.17 Although the proposed outbuilding will still be visible from the surrounding countryside, the reduced ridge height, which slopes into the site will reduce its scale, mass and impact on the countryside and views from the public footpaths to the south and east. This coupled with the use of more sensitive, natural, traditional materials will further reduce the impact of the outbuilding. In addition, officers are aware that the applicant has already undertaken planting along the edge of the site. In time this will further soften the impact of the structure from views. It is considered reasonable to condition the maintenance of the planting in order to ensure that it provides screening to the site, minimising views of the outbuilding, particularly in the future as the planting matures. Amended plans were provided to show the location of the planting to be maintained.
- 14.18 Concern has been raised by neighbours that the building will be used for business purposes. Should permission be granted, given the position of the building some distance from the dwelling, it is reasonable to include a condition to ensure that the outbuilding is used only for purposes ancillary to Blackhill Cottage. An informative is also proposed to remind the applicant that any use of the outbuilding for uses, other than ancillary to the dwelling, will require express planning permission.
- 14.19 The proposal includes the retention of a gravel surface that has been put down for vehicle parking. In itself, officers do not consider that the gravel will have an impact on the character of the area or countryside as it will be hidden from view by the existing fence and planting. The parking of vehicles has the potential for a harmful visual impact, detracting from the rural character of the area. However, given that the use of the land and the outbuilding will be for purposes ancillary to the existing dwelling, vehicle numbers are unlikely to be significant and therefore visual impacts should be acceptable. The applicant will also be reminded that no further hard surfacing/parking should be created within the site without an application for planning permission.
- 14.20 Dorset Council's Conservation Officer considers that the preferred solution would be to locate the building closer to Blackhill Cottage in order that it is viewed within the context of the existing dwellings rather than as a separate element within this more open rural context, or to

reduce the footprint in order to achieve a much more modest traditionally designed structure. However, with regard to the current proposals, the Conservation Officer considers that lowering of the roof would reduce the visual impact of the structure on the surrounding conservation area, as would the use of natural slate and (eventually) the proposed planting screen. This being the case, and based on the Inspector's comments in connection with the appeal decision for application reference: P/HOU/2024/04550, the current scheme would have a limited impact on the character and appearance of the conservation area.

14.21 Overall, officers consider that the alterations proposed to the outbuilding and planting will significantly reduce the scale and mass of the building and be significantly less prominent and visually intrusive than the existing building. Given that this application is retrospective it is recommended to condition that the proposed works are undertaken within 6 months to ensure works are undertaken in a timely manner to reduce the impacts of the existing structure on the character of the area.

14.22 As a result, the proposal is considered acceptable and should not result in demonstrable harm to the intrinsic character and beauty of the countryside or settling of the Bere Regis Conservation Area. As such the proposal is considered to be in accordance with Policies E1 'Landscape', E2 'Historic Environment' and E12 'Design' and of the Purbeck Local Plan.

Impact on the living conditions of neighbouring properties

14.23 Local Plan policy E12 requires that development should avoid and mitigate any harmful impact on local amenity.

14.24 Given the location of the proposed outbuilding, separation distance from dwellings and proposed use of the building for storage ancillary to the residential use of the land, officers do not consider the development will have a detrimental impact on the amenity of occupiers of neighbouring dwellings.

Access

14.25 Footpath SE6/24 runs along the eastern boundary of the site and along a track into the village of Shitterton.

14.26 Concerns have been raised by neighbours regarding the use of this track by vehicles accessing the application site. The supporting statement explains that there are no proposals to alter or change the existing vehicular movements access arrangements for the existing gate opening.

14.27 Given that there are already other dwellings using the access track and that the proposed outbuilding is for use ancillary to the dwelling only, officers consider that there will only be a modest increase in trip movements which is considered acceptable given the scale of the proposal.

Other considerations

14.28 The Parish Council in their response stated that
'...Planning for this structure has already been refused once as it contravenes the removal of the permitted development rights. The Planning Officer advises that any replacement will be

in breach of the original grant of garden permission and the Parish Council agrees with that advice.'

- 14.29 The removal of permitted development rights does not mean that development cannot take place, only that development will require express planning permission allowing the Council to fully consider the impacts of the proposal.

15. Environmental implications

The development will be associated with some greenhouse gas emission but given the scale of the works this will be limited.

16. Summary of issues and the planning balance

Overall, officers consider that the amendments proposed to the existing outbuilding and planting will significantly reduce the scale and mass of the building and be significantly less prominent and visually intrusive than the existing building. As a result, the proposal is considered acceptable and should not result in demonstrable harm to the intrinsic character and beauty of the countryside or settling of the Bere Regis Conservation Area. As such the proposal is to be in accordance with Policies E1 'Landscape', E2 'Historic Environment' and E12 'Design' and of the Purbeck Local Plan. There are no material considerations that would warrant refusal of this planning application.

17. Recommendation

Grant, subject to the following conditions and informative notes

- 1.The alterations to which this permission relates must be completed with 6 months of 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:

10790-301 E LOCATION BLOCK PLAN

10790-304 C EXISTING AND PROPOSED PLANS

10790-302 C EXISTING AND PROPOSED ELEVATIONS

10790-303 SHED STORE ELEVATIONS WITH PLANTING

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

- 3.The existing planting shown on drawing 10790-304 must be maintained and any trees or plants which, within a period of 5 years from the date of this permission, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

4. The outbuilding permitted shall not be occupied or used at any time other than for purposes ancillary to the residential dwelling known currently as Blackhill Cottage.

Reason: The development is in an area where a separate dwelling/business premises would be contrary to the adopted local plan.

Informative Notes:

1. The applicant is reminded that the use of the outbuilding should be ancillary to Blackhill Cottage and should not be used to undertake any business operations.
2. The applicant is reminded that no further hard standing/gravelled parking areas should be created on the site without the seeking planning permission for these changes.
3. National Planning Policy Framework Statement

In accordance with paragraph 39 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.