

Application Number:	P/VOC/2025/05153
Webpage:	Planning application: P/VOC/2025/05153 - dorsetforyou.com
Site address:	Moone House, Valley Road, Harmans Cross, Swanage, BH19 3DZ
Proposal:	Single storey side extension, extend existing room in roof space, alter existing dormers (with variation of condition 1 of planning permission P/HOU/2023/02368 to agree revised fenestration, an increase in height of the parapet to the larger flat roof dormer and alterations to internal layout. There is no increase in the size of first floor windows, or footprint of the proposed work)
Applicant name:	Mr and Mrs R Cooper
Case Officer:	Cari Wooldridge
Ward Member(s):	Cllr Wilson

1. Reason application is going to committee:

- 1.1 This application comes before the planning committee at the request of the Committee Chair.

2. Summary of recommendation:

- 2.1 GRANT planning permission subject to conditions as set out in Section 17.

3. Key planning issues

Issue	Conclusion
Scale, design and impact on the character and appearance of the area	Acceptable.
Impact on the Dorset National Landscape (AONB)	Acceptable.
Impact on neighbouring amenity	Acceptable subject to condition.

4. Description of site

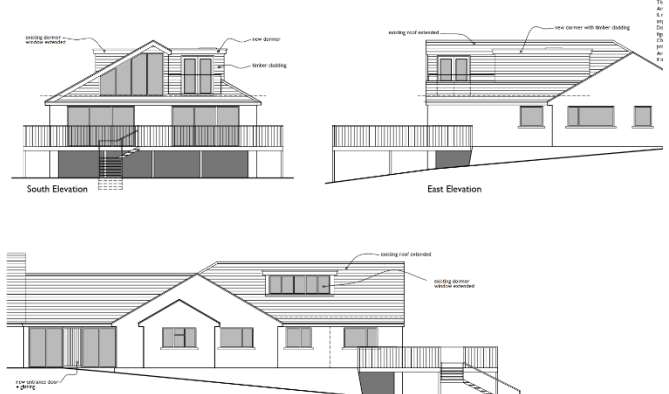
- 4.1 Moone House is a detached dormer bungalow located approx. 65m to the south of Valley Road, Harmans Cross. It is accessed via its own private driveway which slopes downhill from the shared access with properties to the north. The bungalow is positioned in the northeastern corner of its plot with a length garden on the slope to the south. To the east the application site adjoins properties on South Instow, a mix of bungalows and houses set in generous plots. Being located on the valley side, properties to the north and northeast are positioned at higher land levels whereas the properties to the south southeast are positioned at lower land levels.
- 4.2 The entire plot of Moone House is located within the settlement boundary of Harmans Cross with all of the garden to the south and west of the bungalow containing mature trees which are covered by a large Tree Preservation Order. To the south of the plot and outside

the settlement boundary is an agricultural field which adjoins Swanage railway at the valley bottom. There are views towards the application site from the public right of way on the opposite side of the valley although the bungalow and its garden are obscured by the presence of the tree canopy.

5. Description of development

- 5.1 The application proposes to vary the plans approved by Condition 1 of householder consent P/HOU/2023/02368 to agree revised fenestration, an increase in height of the parapet to the larger flat roof dormer, and alterations to the internal layout.

6. Background and relevant planning history

6/1984/0110 - Erect replacement bungalow – Granted 11/04/1984
6/1987/0009 - Erect extension – Granted 03/03/1987
6/1994/0291 - Erect single-storey rear extension – Granted 27/06/1994
6/1995/0769 - Install two dormer windows and two rooflights – Granted 23/01/1996
6/2002/0286 - Erect two storey side extension – Granted 19/07/2002
6/2007/0293 - Erect extension with raised decking to provide access to garden level, garden store under. Erect porch and construct swimming pool. – Granted 18/06/2007
6/2008/0717 - Erect decking at rear and porch at front of property (Retrospective) – Granted 21/01/2009
6/2018/0080 - Extend roof and dormer window to enlarge first floor bedroom. Construct a new dormer window and modify access to balcony. Alterations to porch. – Granted 04/04/2018


PDE/2019/0070 - Use of shipping container in front garden as storage & as a car port – Permitted Development (PDE) Refused - Decision Date: 23/01/2020

P/HOU/2023/02368 - Single storey side extension, extend existing room in roof-space, alter existing dormers – Granted 14/08/2023

Relevant conditions on consent:

3. Before the first-floor roof extension is brought into use, the high-level closet and bathroom windows serving the dormer window in the east elevation must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the high-level windows and obscure glazing shall be retained as such.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential properties.

5. Prior to first installation on the building, details / a sample of the external facing weather boarding to be applied to the walls and dormer windows shall be 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.



P/NMA/2024/04471 - Non-Material Amendment to permit alteration to the rear dormer to approval P/HOU/2023/02368 Single storey side extension, extend existing room in roof space, alter existing dormers – Granted 02/09/2024



EN/2025/00169 – Dormers not built as per approved planning permission

7. List of constraints

Tree Preservation Order (TPO) (PDC/TPO 313), (PDC/TPO 199), (PDC/TPO 327)

Within settlement Boundary - Harmans Cross

Wessex Water Treatment Works Catchment- Other WRC catchments

Southern Gas Network - Medium pressure gas pipeline 12.5m or less from 12.5m Buffer on Regional Medium Pressure Pipelines (75 mbar – 2 bar)

Existing ecological network Higher Potential ecological network

Dorset National Landscape: Area of Outstanding Natural Beauty (AONB)

Radon: Class: 1.0 - indicating a less than 1% probability of radon presence. This classification reflects a low level of constraint in relation to radon gas

8. Consultations

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

Consultees

1. Worth Matravers Parish Council

- Object.
- Request refusal or require modifications to ensure extension more in keeping with the character and appearance of area.
- Additional features have been incorporated – specifically fins on the edges of the new extension – which were not part of the original approved plans. Features out of keeping with local character and visual harmony.
- Extensions constructed in solid black colour makes it more noticeable from viewpoints. Not in keeping with local vernacular which features lighter, more subdued tones.
- Cumulative impact of fins and colour are visually intrusive, detracting from aesthetic character of area and amenity of neighbours.

2. DC South East Purbeck Ward Member

- Object to retrospective application.
- Have received correspondence from multiple neighbours and have visited neighbouring site and attach photos.
- Structure visible from number of views and entirely out of character and has negative impact on Dorset National Landscape.
- Buttress structures at either end of black structure are much higher than existing roof line and prominent. Shape entirely out of character to other buildings in vicinity.
- Black weatherboard material out of character but appreciate not specified in 2023 application.
- Structure overbearing to neighbouring property with negative impact on amenity.
- Reduction in height back to original approved plans would benefit adverse impact but would not remove harm.
- Attempts to shield view from neighbouring property have not been successful due to height and scale.

Additional comment of 13/10/25:

- Attach photo that evidences that the windows overlooking the neighbouring property are not opaque and result in overlooking.

Representations received

Total - objections	Total - No objections	Total - comments
1	0	0

Summary of comments of objection:

- Differs from approved plans and approx. 2ft over ridge.
- New plans do not show difference between authorise extension and reality of unapproved changes made.
- Previous artist impression misleading and incorrect.
- Because the vertical eastern ground elevations are continued upwards in new roof structure the appearance is of an imposing black, 2 storey building very near to our eastern border.
- Has black cladding, a flat roof, slit windows and is of Brutalist design. A tall ugly, imposing structure.
- Object to it as is and any changes in its height as its impact is already too great an impact.
- Not modest or in the character of the neighbourhood.
- A justification for original extension was issue of water ingress and now using this for new height justification.

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.

s85 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 (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan - Adopted Purbeck Local Plan 2018-34:

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

V1: Spatial strategy for sustainable communities

E1: Landscape

E12: Design

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, with further consultation between 18 Aug – 31 October 2025. 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 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 15 'Conserving and Enhancing the Natural Environment'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

National Planning Practice Guidance

Dorset AONB Landscape Character Assessment

Dorset AONB Management Plan 2019-2024 (extended to end of 2025 with the agreement of Dorset Council Cabinet 17/12/2024)

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.

Purbeck District Design Guide SPD 2014

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.

It is considered that the proposed development would not disadvantage persons with protected characteristics

13. Public Benefits

The proposals would not provide financial or non-financial benefits

14. Planning Assessment

Background to application

- 14.1 This application has been submitted following an enforcement enquiry which identified that extensions at the property had not been built in accordance with the approved plans.

Proposed development

- 14.2 The application proposes to vary the plans approved by householder consent P/HOU/2023/02368 and subsequent Non-Material Amendment (NMA) consent P/NMA/2024/04471 to reflect the development implemented on site.

<i>Front (west) Elevation</i>
Increased width of dormer window serving first floor study from approx. 2.35m to 2.83m (48cm). Reduced height of dormer window from approx. 3.28m to 3.11m (17cm). Addition of overhang to sides and top of dormer.
Increased width (approx. 0.17m) and height (approx. 0.27m) of entrance porch on ground floor with altered fenestration and addition of overhang to south side and top.
No external cladding applied to ground floor reception room (under implemented).
Increased height of dormer window serving Bedroom 1 from approx. 3.64m to 4.13m (0.49m) resulting in dormer window exceeding ridge of parent bungalow by approx. 0.6m. Overhang to sides and top of dormer.
<i>Rear (east) Elevation</i>
Increased height of dormer window serving Bedroom 1 from approx. 3.64m to 4.13m (0.49m) resulting in dormer window exceeding ridge of parent bungalow by approx. 0.6m. Overhang to sides and top of dormer.
Increased height of dormer window serving closet and bathroom of Bedroom 1 from approx. 3.64m to 4.13m (0.49m) (including buttress height) resulting in dormer window exceeding ridge of parent bungalow by approx. 0.6m. Buttresses to sides.
Ward Member comment received on 13 th October 2025 advises that the closet and bathroom windows are not fitted with obscure glazing.
<i>Side (north) Elevation:</i>
Alterations to dormer window serving first floor study, ground floor entrance porch, and dormer window serving Bedroom 1 as detailed above.
<i>Side (south) Elevation:</i>
Alterations to dormer windows serving first-floor Bedroom 1 and its closet and bathroom as detailed above.

Summary of Key Planning Issues

- 14.3 As this application is for a variation of the approved plans condition (Condition 1) of the original householder consent, matters of principle which were considered as part of the original application cannot be revisited. For information purposes, the table below provides a summary of the key conclusions of the officer assessments for the original householder application, the subsequent non-material amendment application, and the effect of changes proposed by the current variation of condition application.

Issue	Conclusion of original Planning Consent P/HOU/2023/02368	Conclusion of NMA P/NMA/2024/04471	Effect of changes proposed by current VOC application
Principle of development	Acceptable.	N/A	No effect - unchanged.
Scale, design and impact on the character	Acceptable subject to condition requiring details of type and colour of vertical	The alterations would result in a reduction in windows on the southern (side)	See officer assessment below.

and appearance of the area	weatherboarding (Condition 5.	elevation. This proposal is considered to be minor in scale such that it will not have a material change in the character of the area or a significant impact on the amenity of neighbouring properties.	
Impact on the Dorset National Landscape (AONB)	Acceptable.	The alterations would result in a reduction in windows on the southern (side) elevation. This proposal is considered to be minor in scale such that it will not have a material change in the character of the area or a significant impact on the amenity of neighbouring properties.	Acceptable. See officer assessment below.
Impact on neighbouring amenity	No demonstrable harm subject to condition requiring two high-level windows in east facing dormer serving closet and bathroom to be finished in obscure glazing to restrict potential for direct overlooking.	The alterations would result in a reduction in windows on the southern (side) elevation. This proposal is considered to be minor in scale such that it will not have a material change in the character of the area or a significant impact on the amenity of neighbouring properties.	Acceptable. See officer assessment below.
Impact on protected trees	Acceptable.	N/A	No effect - unchanged.
Biodiversity Impacts	Acceptable subject to condition.	N/A	No effect - unchanged.

Scale, design and impact on the character and appearance of the area and the Dorset National Landscape (formerly known as AONB)

- 14.4 Objections have been received from the Ward Member, Parish Council and a neighbour to the east of the application site noting that the alterations to the property – particularly the Bedroom 1 dormer windows – are visually intrusive, detracting from aesthetic character of area and having a negative impact on the visual landscape character of the Dorset National Landscape.
- 14.5 Section 12 of the NPPF highlights the importance of good design which should contribute positively to making places better for people. Paragraph 130 (b) notes that decisions should ensure that development is visually attractive as a result of good architecture, layout and appropriate and effective landscaping and (c) is sympathetic to local character, including the building environment and landscape setting. This is supported by Local Plan Policy E12: Design which requires all development to demonstrate a high quality of design that positively integrates with its surroundings, and which has regard to the District Design Guide SPD 2014.
- 4.6 The Purbeck District Design Guide SPD 2014 advises that the design of an extension should generally harmonise with that of the property being extended in terms of size, scale, form, materials and detailing. In respect of dormer windows, the guide advises:
- You should ensure that dormers form a fully integrated part of the building design. This generally means designing dormers that demonstrate a clear and harmonious relationship with the windows serving lower floors, and sizing and positioning them so as to avoid visual imbalance or conflict within the elevation(s) they serve.*
- 14.7 The dormer windows permitted by the original householder consent and the subsequent Non Material Amendment(NMA) were set just below and at the ridge level of the parent bungalow. As such, they retained an element of subservience and a more harmonious relationship with the property despite the modern design, overhangs and contemporary black cladding (approved by discharge of condition on HOU consent). However, the dormers constructed on site do not accord with the original HOU consent or the NMA.
- 14.8 The west facing dormer serving the first-floor study has been constructed wider but shorter than approved. However, it remains centrally positioned on the roof slope and below the ridge of the parent dwelling. The addition of overhangs to the sides and top increase the bulkiness and visual dominance of the dormer in local views from the north and south. Nevertheless, its visibility from surrounding areas outside of the application site is limited, screened by mature protected trees and woodland to the west and the narrow access driveway to the north. As such, there is judged to be no demonstrable harm to the character and appearance of the area of the visual amenity of the Dorset National Landscape arising from this dormer window.
- 14.9 The Bedroom 1 dormer windows constructed on the east and west elevations towards the rear of the bungalow have been subject to the greatest change compared to the approved plans. The dormers constructed on site are taller than approved (approx. 0.6m) which combined with the overhangs and buttresses results in a significantly bulkier and less

harmonious appearance when viewed from the east, west and south within the site. The increased height – approx. 0.6m above the ridge of the parent bungalow - also appears visually imbalanced.

- 14.10 Nevertheless, the harm to the visual character and appearance of the area is very localised due to the siting of the bungalow off its narrow private access around 60m to the south of the adopted highway of Valley Road. Visibility from the wider surrounding area is also screened by mature protected trees and woodland to the west and trees within the long garden of the application site to the south (also covered by a TPO). Whilst consultation responses consider the size, bulkiness, and contemporary design of the dormer window to be overbearing in character and appearance, the impact is again very localised.
- 14.11 The alterations to the approved porch plans and the lack of weatherboard cladding externally to the reception room are not considered to result in harm to the character and appearance of the area given the ground floor siting and screening to the south, west and north.
- 14.12 Harmans Cross is characterised by a range of property designs, heights, layouts and architectural styles with redevelopments often being of contemporary design and appearance and incorporating various external finishes including cladding and weatherboarding. Although the proposal does not enhance its surroundings, a level of integration is achieved by maintaining an overall modest height. The proposed development fails to demonstrate a high-quality design that positively integrates with its surroundings contrary to Policy E12 but taking account of the fall-back position provided by HOU and NMA, on balance, officers consider that the level of harm to the character and appearance of the area is limited and not so substantial as to form a reason for refusal on design grounds.
- 14.13 In respect of harm to the visual appearance of the Dorset National Landscape (formerly known as AONB), the siting of the extensions within the settlement boundary, well screened by existing trees, landscaping and neighbouring development is judged to result in minimal visual and landscape harm. As such, the extensions and alterations are considered to conserve the natural beauty of the landscape area and further the purposes of the landscape designation in accordance with Policy E1: Landscape of the Purbeck Local Plan 2024.

Impact on neighbouring amenity

- 14.14 As previously assessed, the application site is located on the settlement edge and is relatively well screened from neighbouring dwellings by existing trees and landscaping. The case officer visited the neighbouring property to the east (Bracken) as part of the original householder application and noted that it would be most impacted by the proposed roof extensions, with views of the extensions visible from the garden. Bracken is not served by any west facing windows. Given the distance from the proposed extensions, and the presence of and mature vegetation on the boundary, it was assessed that the proposals would not result in demonstrable harm in terms of overbearing impact or loss of light. It is acknowledged that the increase in height of the east facing dormer window does result in a bulkier appearance than the approved dormer, with the perception of increased

intrusiveness and loss of privacy. However, impacts in terms of loss of light and overbearing development are not substantially altered so as to form significant harm and a reason for refusal.

14.15 The two windows within the east facing dormer that serve a walk-in closet and bathroom are conditioned (Condition 3) to be fitted in obscure glazing to prevent direct overlooking of the neighbouring amenity spaces to the east. In response to queries, the planning agent has submitted photos from within the rooms evidencing that both windows are fitted in opaque glazing thereby meeting the requirements of the condition. The condition wording also states that *‘Thereafter the high-level windows and obscure glazing shall be retained as such’*. This condition wording can be retained on any new consent as an ongoing requirement. If the installed glazing was to be replaced with clear glazing in the future, this could be dealt with as an enforcement enquiry.

14.16 In summary, the proposal is judged to accord with Policy E12: Design of the Purbeck Local Plan 2024 and the objectives of the Purbeck Design Guide in respect of neighbouring amenity.

Review of conditions and informative notes

14.17 As a variation of condition application requires the issue of a new consent, an assessment is required as to which of the original conditions must remain on the decision notice, which can be removed, which require amendment, and any new conditions required. This has been undertaken below.

Condition on P/HOU/2023/02368 as amended by NMA/2024/04471	Detail	Required on new VOC consent?	New condition no.
Conditions			
1	Approved Plans	Yes – New plans to be listed	1
2	Three-year implementation	No – implemented	-
3	Obscure glazing	Yes, with amended wording as windows are fitted but obscure glazing must remain	2
4	Erection of bat or bird box	Yes – Ongoing	3
5	Sample of external weather boarding	No – implemented.	-

15. Environmental implications

The proposal is to retain extensions and alterations to a dwelling. These will have been constructed to current building regulation requirements, potentially improving the thermal qualities of the dwelling.

16. Summary of issues and the planning balance

For the above reasons, the application is judged to accord with the development plan as a whole and there are no material considerations indicating that permission should be refused.

17. Recommendation

Grant, subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - 21.79.1 B Site Plans
 - 21.79.4. C Proposed plans and elevations
 - 21.79.5. C Proposed plans and elevations

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

2. The closet and bathroom windows serving the dormer window in the east elevation must be retained at the fitted height and with obscure glazing to a minimum industry standard privacy level 3.

Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential properties.

3. Prior to first use of the development hereby approved, a bat or bird box shall be erected within the site boundary and shall thereafter be retained.

Reason: To enhance biodiversity.

Informative Notes:

1. Informative: 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 application was acceptable as submitted and no further assistance was required.