

Application Number:	P/FUL/2025/04364
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Boat Park, Boat Shed George Street West Bay DT6 4EY
Proposal:	Demolition of existing and erection of replacement boat shed
Applicant name:	Mr Davies
Case Officer:	Rob Piggot
Ward Member(s):	Cllr D Bolwell; Cllr B Clayton; Cllr Williams

1. Reason application is going to committee:

The application is brought to Committee as Dorset Council is the landowner.

2. Summary of recommendation:

Grant, subject to conditions (as set out in Section 15).

3. Key planning issues

Issue	Conclusion
Principle of development	The principle of replacing the building is considered acceptable and in accordance with Policy COM4 of the West Dorset, Weymouth & Portland Local Plan (2015).
Scale, design, impact on character and appearance	The scheme is in keeping with the wider setting, being similar in appearance and scale to that which it replaces.
Impact on the living conditions of the occupants and neighbouring properties	The scheme would not alter the use of the site, as boat storage, with the additional WC facilities not leading to harm to neighbouring properties.
Impact on landscape or heritage assets	The scheme is not considered harmful to the wider Conservation Area or setting of listed buildings, or wider National Landscape, being modest in scale and appearance, in keeping with the industrial site it is within.
Flood risk and drainage	The proposed shed would have limited impact, given it is only slightly larger than that existing and not being overnight accommodation.
Biodiversity	No impact to existing habitat, given construction of existing shed. Precautionary approach to be taken.

4. Description of site

4.1 The site is located on the corner of George Street at the entrance to a Boat Park. The existing building is a relatively small boatshed constructed of corrugated metal, used by the Bridport Sea Cadets. The site is within the built-up area of West Bay being within the Defined

Development Boundary, surrounded by a mix of uses, and is within the West Bay Conservation Area and AONB. The site is also surrounded by various designated heritage assets; Swans Row to its southeast, numbers 5-11 George Street (5 being the closest) to its southwest and HM Coastguard Station directly south – all being Grade II listed.

5. Description of development

5.1 The proposal seeks to replace the existing dilapidated building with a new, purpose-built boat shed with W/C facilities. The proposed boat shed will have higher eaves than the existing, and a longer/deeper footprint, however the overall height of the building will remain. The building measures 5.4m in width, 8m in depth and 4m in height; it will be clad in green profiled sheeting to the walls and roof – looking similar to the Coastguard storage building to its northeast.

6. Background and relevant planning history

P/FUL/2022/04612 - Decision: GRA - Decision Date: 13/10/2022 - Demolition of existing and erection of replacement boat shed.

The building proposed in this application differs from the replacement shed previously approved under P/FUL/2022/04612, being slightly longer, extending toward the southeast by an additional 2.3m, increasing from 36m² to 43m², to allow for toilet facilities.

7. List of constraints

- Dorset Council Land
- Special Area of Conservation (Chesil & The Fleet) SAC, SPA & Ramsar
- Flood Zones 2, 3, 3a
- Within the Defined Development Boundary
- Within the West Bay Conservation Area (statutory duty to preserve or enhance the significance of heritage assets under the Planning (Listed Buildings & Conservation Areas) Act 1990)
- Dorset National Landscape (Area of Outstanding Natural Beauty): (statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000).

8. Consultations

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

Consultees

- 1. DC - Highways** - An assessment of the development proposal was made and no unacceptable impact on highway safety was identified. Hence, the Highway Authority has NO OBJECTION to the proposal.
- 2. DC - Conservation Officer** - The material and design of the proposed building are identical to that previously consented, although the footprint will be extended slightly further to the south-east. The height remains unaltered. Whilst the building will be slightly longer, the additional impact of the increase in scale of the replacement building will be negligible. There will be no harm to the character and appearance of the Conservation Area and no harm to the setting of the nearby listed buildings, namely 5-11 George Street (grade II, list entry no. 1279406) and the Warehouse belonging to Southern Appliances (Bridport) Ltd (grade II, list entry no. 1228724). Given that there were no concerns about this proposal from a conservation perspective previously, we would wish to maintain this stance in relation to this revised scheme.
- 3. DC - Building Control West Team** – No comments.
- 4. DC - Asset & Property** – No comments provided.

- 5. DC - Natural Environment Team** – As per previous application, existing shed unsuitable as habitat. Precautionary approach to be taken.
- 6. DC - Environmental Assessment** - The (slightly larger) replacement boat shed is located approximately 275m from the Chesil and The Fleet SAC and 350m from Lyme Bay and Torbay SAC. However, as this is a replacement facility, it is not expected there will be an increase in recreational pressures on the sites, therefore appropriate assessment is not required.
- 7. Natural England** – There is no increase in residential units and it is not within the nutrient catchment of Chesil and the Fleet SAC/RAMSAR/SPA therefore NE has no objection to this application.
- 8. Bridport Town Council** - Support. On balance the application satisfies relevant planning considerations.
- 9. Bridport Ward Members** – No comments provided.

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 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

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 (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:

West Dorset, Weymouth & Portland Local Plan (2015):

INT1 -	Presumption in favour of Sustainable Development
ENV1 -	Landscape, seascape & sites of other geological interest
ENV2 -	Wildlife and habitats
ENV4 -	Heritage assets
ENV5 -	Flood risk
ENV10 -	The landscape and townscape setting
ENV 12 -	The design and positioning of buildings
ENV 16 -	Amenity
SUS2 -	Distribution of development
COM4 -	New or Improved local recreation facilities
COM7 -	Creating a Safe & efficient transport network

Bridport Neighbourhood Plan (2020):

CF1 -	Protection of Existing Community Infrastructure
HT2 -	Public Realm

L1 -	Green Corridors, Footpaths, Surrounding Hills & Skylines
L2 -	Biodiversity
D1 -	Harmonising with the site
D8 -	Contributing to the Local Character

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 – 13 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 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 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. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.
- 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).

National Planning Practice Guidance

Other material considerations

All of Dorset:

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.

Supplementary Planning Documents/Guidance For West Dorset area:

WDDC Design & Sustainable Development Planning Guidelines (2009)

Landscape Character Assessment February 2009 (West Dorset)

Interim strategy for mitigating the effects of recreational pressure on the Chesil Beach and the Fleet SAC, SPA and Ramsar – April 2020

Conservation Area Appraisals:

Bridport Harbour (West Bay) adopted January 2003

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.

- Access – the boat shed is single storey, with level access and provision has been made for a larger/accessible toilet at the rear.

13. Planning Assessment

Principle of development

13.1 The principle of replacing the building is considered acceptable and in accordance with policy COM4 of the West Dorset, Weymouth & Portland Local Plan (2015) which seeks to support improved recreational facilities including water sports and marine based recreational facilities. It is also in accordance with Bridport Neighbourhood Plan (2020) policy CF1 where the proposal is to enhance an existing facility.

Scale, design, impact on character and appearance

13.2 The proposed building is to be slightly larger than the existing building, with an increase in height of the eaves to 3.4m which is 1.6m higher on the northwest elevation eaves and 0.6m on the southeast elevation of the eaves compared to the existing.

13.3 Corrugated steel is proposed for the replacement shed and this would reflect that already used on the existing building, being considered entirely appropriate for a building in this use and in this boat yard location, retaining the industrial appearance. The walls of the shed would be coloured olive green, and the roof would be juniper green.

13.4 Accordingly, the proposed building is considered not to be of any detriment to the prevailing character and appearance of the area, and it is considered that its visual upgrade will enhance the site. Therefore, the scheme complies with policy ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015), and policy D8 of the Bridport Neighbourhood Plan (2020).

Impact on amenity

13.6 The enlarged building is considered to be modest in scale and the existing use is to continue. Further, the addition of WC facilities at the southeastern end of the shed is not considered to alter the overall use.

13.7 As such it is considered that there will be no effect upon the existing levels of amenity to any neighbours. No neighbour comments have been received. The scheme complies with policy ENV16 of the West Dorset, Weymouth & Portland Local Plan (2015).

Impact on landscape or heritage assets

13.8 The application site is within a built-up area of West Bay, with the replacement building being modest in scale and in keeping with the buildings in its close proximity. Therefore, it is considered that the proposal will not have a detrimental effect upon the landscape character of the Dorset National Landscape (Area of Outstanding Natural Beauty), nor would it have a negative impact on the public realm, and it would be in compliance with policies ENV1 and ENV10 of the West Dorset, Weymouth & Portland Local Plan (2015), and policies HT2, L1 and D1 of the Bridport Neighbourhood Plan (2020).

13.9 In terms of impact on heritage assets, the Conservation Officer has raised no objections. The renewal of the building is considered to be a visual enhancement of the site given how aged and tired the existing building now appears. As such, given its appropriate design, scale & materials, no harm is created to the West Bay Conservation Area (designated heritage asset) with it being enhanced and no harm created to the setting of other designated heritage assets as identified, in accordance with policy ENV4 of the West Dorset, Weymouth & Portland Local Plan (2015) and advice contained within Section 16 of the NPPF (2024) .

Access and Parking

13.10 The existing access and parking arrangements are unaffected by this proposal and therefore the scheme complies with policy COM7 of the West Dorset, Weymouth & Portland Local Plan (2015).

Chesil and Fleet Special Area of Conservation (SAC)

13.11 The site lies within the protection area for the Chesil and Fleet where there is currently an unacceptable level of existing recreational pressure at Chesil Beach and the Fleet which is likely to be compromising the integrity of the SAC site features. There are concerns that the trampling of habitats and species by people are resulting in adverse effects on the features of the SAC designation and mitigation needs to be provided.

13.12 Notwithstanding this, the proposed building is to be of a similar footprint as the existing and will continue to be used as a boat store for the Sea Cadets. No overnight accommodation is proposed, and whilst new WC facilities are proposed under this application, the Environmental Assessment Team have considered that it is still a replacement facility, and an appropriate assessment would not be required. Therefore, it is considered that this proposal will not increase any recreational activity and will therefore have a neutral effect upon the Chesil and Fleet European Site. In addition, Natural England concurs with this assessment. Therefore, the scheme complies with policy ENV2 of the West Dorset, Weymouth & Portland Local Plan (2015).

Flood Risk

13.13 The site is located within Flood Risk Zone 3 however, there will be no increase in vulnerability in respect of the use of the building, and the building will continue to be used for boat storage. Whilst there would be an increase in the size of the replacement shed, this is considered to be small in scale, amounting to 9m², with it not impeding or diverting a flood path, being located in an industrial site, alongside other buildings of similar size and scale. The Planning Practice Guidance states *In applying paragraph 175 a proportionate approach should be taken*. Paragraph 175 of the NPPF relates to the sequential test. The NPPF advises that the sequential test is not required for some minor developments, which includes small residential extensions with a footprint of less than 250 sq m. Whilst the proposal is for a replacement building, the size of the building would increase by only 9 sq m and the total floor area would be 44 sq m, significantly below the 250 sq m referred to. A flood risk assessment has been submitted as part of the application as required by the Environment Agency's flood risk standing advice. The proposal is not considered to increase flooding risk elsewhere and complies with policy ENV5 of the West Dorset, Weymouth & Portland Local Plan (2015).

Biodiversity

13.14 The Council's Natural Environment Team reviewed the demolition of the existing shed under the previous application in 2022, stating that because it is clad in metal sheeting with clear sections it is not considered to be suitable habitat for bats, recommending that a precautionary approach be taken. Where there is no change in circumstances that assessment is considered sufficient and will be applied to the scheme under this application. Therefore, the scheme complies with policy ENV2 of the West Dorset, Weymouth & Portland Local Plan (2015) and policy L2 of the Bridport Neighbourhood Plan (2020).

14. Summary of issues and the planning balance

14.1 The proposal is to provide a new and improved recreational facility for the Sea Cadets. The building is considered appropriate in all regards and the application is therefore in full compliance with the relevant policies of the West Dorset, Weymouth & Portland Local Plan (2015), Bridport Neighbourhood Plan (2020) and the NPPF (2024), and there are no material considerations indicating that permission should be refused

15. 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:

Block/Roof & Location Plan – 22/008/05
Floor and Elevations - 22/008/04

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

3. The colour of the profiled steel sheeting to be used in the construction of the building shall be as submitted in the Design and Access Statement, dated July 2025 - that being olive green for the roof and juniper to the sides.

Reason: To maintain visual amenity, the setting of heritage assets, and character of West Bay Conservation Area.

4. The development shall be carried out in accordance with the submitted Flood Risk Assessment (October 2025) and be retained as such thereafter.

Reason: In the interests of flood risk and minimising impacts.

Informatives:

1. 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.
- 2. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of Conservation of Habitats and Species Regulations 2017 (as amended). Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website www.naturalengland.org.uk before proceeding.

Further information about the law and bats may be found on the following website
<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>