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Application Number:	P/HOU/2025/02570
Webpage:	https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=414143
Site address:	Anchor Paddock Batchelors Lane Holt BH21 7DS
Proposal:	Retain first floor dormer and ground floor additions; demolish outbuildings known as AP1 and AP2
Applicant name:	Mrs M White
Case Officer:	Ellie Lee
Ward Member(s):	Cllr Chakawhata

1.0 Reason application is going to committee: At the request of the Committee Chair following the parish council's objection.

2.0 Summary of recommendation: GRANT subject to conditions as set out at the end of this report.

3.0 Key planning issues

Issue	Conclusion
Principle of Development and Impact upon Green Belt	Acceptable- the dormer and west extension comprise inappropriate development in the Green Belt but the secured removal of lawful outbuildings provide very special circumstances that outweigh the harm.
Design and Character	Acceptable – the proposal accords with local policy HE2 in terms of design and character, in line with the position provided in the Statement Of Common Ground (SOCG) for the appeal inquiry.
Biodiversity	Acceptable – Within the Enforcement Appeal Decision, the Inspector considered that biodiversity mitigation and enhancement was not a matter for consideration in relation to the retrospective works to the bungalow and no harm was identified as arising from the proposed demolition of outbuildings AP01 and AP02
Legal Agreement	A completed Unilateral Undertaking (UU) Legal Agreement dated 17/07/2025 secures the demolition of outbuildings AP01 and AP02, prevents reconstruction & removes permitted development rights under Use Class E.

4.0 Description of site

The application site comprises of an existing bungalow known as Anchor Paddock Bungalow, and an outbuilding (known as Tree House) with access from Batchelors Lane. The site lies within the countryside in designated Green Belt. It falls within the 5km Dorset Heathlands buffer and is within the Woodlands Area of Great Landscape Value (AGLV).

The existing detached dwelling has ground floor and first floor accommodation, including rooms at first floor, within the roof. Outbuildings AP01 and AP02 are located within the rear garden, close to the application site boundary.

To the east of the application is another residential property known as White Barn, which is a two storey property.

5.0 Description of development

This application seeks permission to retain the first floor dormer and the ground floor additions, and to demolish outbuildings AP01 and AP02.

6.0 Background and relevant planning history

Application No.	Description	Decision	Date
P/FUL/2025/06406	Change of use from dwelling with bed and breakfast holiday accommodation (C1) to single dwelling (C3).	Granted	17/12/2025
P/HOU/2025/03685 (Anchor Paddock)	Re-use of the existing building (known as The Treehouse) for holiday let purposes.	<i>Under consideration</i>	
Appeal Decisions: Appeal A ref: APP/D1265/C/24/3351182 & Appeal B ref: APP/D1265/C/24/3351183	Appeals against three Enforcement Notices	Appeals A & B were dismissed, and the Enforcement Notice ENF/20/01313 (1) was upheld.	13/03/2025
P/HOU/2024/00739 (Anchor Paddock Bungalow)	Retention of first floor dormer extension; demolition of existing outbuilding	Refused	11/10/2024
P/CLE/2024/00737 (Anchor Paddock Bungalow)	Retention of single storey rear extension	Refused	11/04/2024

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P/HOU/2024/02602 (Anchor Paddock Bungalow)	Retain rear extension	Closed as Invalid	01/07/2024
P/HOU/2023/02656 (Anchor Paddock Bungalow)	Retain first floor dormer extension	Refused	15/09/2023
P/HOU/2022/06621 (Anchor Paddock Bungalow)	First floor dormer extension; rear single storey extension (retrospective)	Withdrawn	02/03/2023
P/HOU/2022/04905 (Anchor Paddock Bungalow)	Create habitable first floor accommodation with roof lights and dormer	Withdrawn	14/08/2023
3/17/2526/CLE	C1 (Bed and Breakfast). Use of land, including 9no self-contained brick and timber chalets, as bed and breakfast holiday accommodation	Lawful	02/11/2017
3/16/1460/CLE	Use of the land, including 9 self-contained brick and timber chalets, as bed and breakfast holiday accommodation	Refused	10/10/2016
03/80/1858	Erect extension	Granted	19/09/1980
03/80/1027	Erect extension	Refused	24/06/1980
03/79/2625	Erect addition to side of dwelling and make alterations	Refused	18/01/1980

7.0 List of constraints

- Within the Green Belt
- Within 5km of Dorset Heathlands
- Within the Woodlands Area of Great Landscape Value (AGLV)
- Public Right of Way (PRoW): Footpath E45/55 within 3.72m
- Environment Agency (EA) Risk of Surface Water Flooding Extent 1 in 1000 - overlaps a small small proportion of the site's south-west corner (near to site entrance)
- Environment Agency - Groundwater – Susceptibility to flooding – Overlaps south-westerly part of garden (to the south-west of Anchor Paddock bungalow)
- Site of Special Scientific Interest (SSSI) impact risk zone – Natural England consulted

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- Bournemouth Water Consultation Area
- Radon: Class 1: Less than 1% - Low Risk, fewer than 1% of homes expected to exceed the radon action level – no protective measures required.

8.0 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. Holt Parish Council

Objection (received 12/06/2025)

Having viewed the Planning Inspectors Report, whilst we welcome the reduction of buildings on the plot, we still maintain our original objection to the scale of the dormer on the original bungalow.

4. Stour And Allen Vale Ward Member

No comments received.

Representations received

The application was advertised by the display of a Site Notice (on 14/05/2025), and by a press advert (on 16/05/2025). No third-party comments have been received.

9.0 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.

10.0 Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan:

KS1: Presumption in favour of sustainable development

HE2: Design of new development

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HE3: Landscape quality

KS12: Parking provision

KS3: Green Belt

ME1: Safeguarding biodiversity and geodiversity

Made Neighbourhood Plans

N/A

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 planned 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.

Emerging neighbourhood plans

N/A

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

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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 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 15 'Conserving and Enhancing the Natural Environment'- Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

Other material considerations

National Planning Practice Guidance

Including: Determining Planning Applications

Supplementary Planning Documents/Guidance

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

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.

East Dorset Areas of Great Landscape Value SPG

East Dorset Countryside Design Summary SPG

11.0 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.

12.0 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: -

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- 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.

As construction has already taken place as the application is retrospective, there is no anticipated harm to the amenity of neighbouring occupants in terms of noise and disturbance to persons with protected characteristics.

13.0 Planning Assessment

Background

- 13.1 This application seeks permission to retain two single storey extensions and a rear dormer to the dwellinghouse. Part of the dwellinghouse was previously in C1 use but planning permission has been granted for the reversion to a C3 use as a single dwellinghouse. The extensions are the subject of an Enforcement Notice.
- 13.2 The Planning Inspector did not have the opportunity to consider the appeal underground (a) *‘that planning permission should be granted’* because a previous application for the extensions had been made and withdrawn so no appeal had been submitted. He recognised that the changes to national legislation had deprived the applicant of the right to appeal that he might previously have rightly anticipated.
- 13.3 During the appeal inquiry, the Statement of Common Ground (SOCG) set out where the Council as the Local Planning Authority and appellant were in agreement. Elements of the works carried out to the bungalow were also discussed during the appeal inquiry. In the light of discussion that took place during the Enforcement Appeal inquiry, Officers have not declined to determine the application because they accept that at the point that the applicants withdrew the previous application they were not aware that they would lose their right of appeal against the enforcement notice and a very special circumstances case has since been identified.

Principle of Development and Impact upon Green Belt

Dormer and West Extension:

- 13.4 In preparation for the appeal inquiry, the appellant and Dorset Council officers worked up a Statement of Common Ground (SoCG). This document confirmed agreement between the relevant parties that the dormer extension did not fall within any of the NPPF exceptions to inappropriate development within the Green Belt. Additionally, because it is in an elevated position at first floor level and extends beyond the ridge height of the roof, the dormer has a greater visual impact upon openness than if it were a ground level extension. It was agreed

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between the parties in the SoCG that the west extension was not an infill that could benefit from the Green Belt exceptions.

- 13.5 During the application process, the applicant's agent provided details of a recent appeal elsewhere in England, where a Planning Inspector had agreed that the removal of existing buildings could act as a very special circumstance to outweigh harm to the Green Belt. Officers opined that the proposed demolition of both of the existing outbuildings known as Anchor Paddock Outbuilding 1 and Anchor Paddock Outbuilding (AP01 and AP02) taken together could provide sufficient volumetric equalisation in Green Belt terms to outweigh the harm arising to the Green Belt, in terms of openness and inappropriateness.

<i>All measurements are approximate</i>	Proposed to be demolished	Proposed to be retained
Volume (m³)	AP01 = 91m ³	Dormer = 40.4m ³ approx.
	AP02 = 47m ³	West Extension = 58.45m ³ (measured by applicant)
Total Volume (m³)	138m³	98.85m³

- 13.6 This assessment remains applicable. Subject to controls to secure the removal of the outbuildings and prevent their reinstatement, the proposed demolition would achieve improved openness to the north and north-east boundaries of the site, reducing the spread of development on the land which would have a positive impact upon the Green Belt. It would also be necessary to remove permitted development rights by condition to ensure that the benefits were not negated in the future (condition 2).
- 13.7 Therefore, officers consider that the proposed demolition of outbuildings AP01 and AP02 combined, would represent very special circumstances that would outweigh the harm to the openness of the Green Belt, from the retrospective dormer and the west extension to the bungalow.

East Extension:

- 13.8 Within the SOCG for the appeal, it was agreed between the Council and the appellants that the east extension (to the bungalow) is a replacement for the previous lawful structure, and that the east extension (as built) is not materially larger.
- 13.9 This view remains valid, and officers consider that the retrospective east extension to the bungalow falls within NPPF exception 154 d) to inappropriate development within the Green Belt, which allows the replacement of a building in the same use and not materially larger than the one it replaces, so accords with planning policy.

Design and Character:

- 13.10 Previous refusals had referred to harm arising from the design of the development. Following further review on site visits, the approval of planning permission for neighbouring White Barn and in line with the position provided in the SOCG for the appeal inquiry, it is judged that although the retrospective extensions are decidedly modern in design terms, following the renovation of Anchor Paddock bungalow these works do not result in any visual harm that would justify refusal. The site is well screened, so the previous reason for refusal under design policy HE2 cannot be sustained.

Biodiversity:

- 13.11 The Council has no evidence that the works undertaken to the dwelling to date have resulted in harm to protected species. The application is supported by a preliminary roost assessment for AP01 which is an enclosed building. AP02 is an open sided structure of modest height. Both buildings proposed for demolition are judged to have negligible potential for roosting bats or other protected species, but an informative note can be added to any planning permission as a precautionary measure drawing attention to the need for care during the demolition process. No conflict with policy ME1 is identified.

Legal Agreement:

- 13.12 A Unilateral Undertaking (legal agreement) dated 17/07/2025 secures the demolition of the two outbuildings; Anchor Paddock Outbuilding 1 and Anchor Paddock Outbuilding 2 (AP01 and AP02) and commits to not reconstructing these outbuildings without express planning permission.

14.0 Conclusions

- 14.1 In the light of the Unilateral Undertaking (UU) legal agreement which secures the demolition of outbuildings AP01 and AP02, the proposed retention of the existing dormer, west extension and east extension to the bungalow would represent appropriate volumetric equalisation, and the proposal taken as a whole, would represent very special circumstances that outweigh the harm to the openness of the Green Belt.
- 14.2 Therefore, this proposal is judged to comply with Design and Green Belt policies in the adopted Local Plan and the National Planning Policy Framework.

15.0 Recommendation

Grant subject to the following conditions:

1. The development hereby permitted shall accord with the following approved plans:

4419:A-(6) Site & Location Plans

4419:A2 Existing Elevations (As Built)

4419:A(3C) Existing Floor Plans (As Built)

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no extensions to the dwelling under Class A nor garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

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Reason: In the interests of the openness of the Green Belt because the dwelling has already been substantially extended.

Informative Notes:

1. This decision should be read in conjunction with the s106 unilateral undertaking dated 17.07.2025 which secures the demolition of two outbuildings.

2. 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 applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.

3. 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>