

Application Number:	P/HOU/2025/06963
Webpage:	Planning application: P/HOU/2025/06963 - dorsetforyou.com
Site address:	38 Brook Lane, Corfe Mullen, BH21 3RD.
Proposal:	Erect extension to existing annexe, flue
Applicant name:	Ms Jacquie Upton
Case Officer:	Claire Hicks
Ward Member(s):	Cllr Florek and Cllr Sowry-House

1. **Reason application is going to committee:** The application has been referred to Committee by the Eastern Planning Committee chairman.
2. **Summary of recommendation:** REFUSE for the reasons set out at the end of this report.

The proposed development would be disproportionate to the original dwellinghouse, which would result in harm by reason of inappropriateness and loss of openness. The proposed development fails to benefit from the exceptions listed as not inappropriate development in the Green Belt at paragraphs 154 and 155 of the National Planning Policy Framework (2024). No very special circumstances have been identified to outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm (paragraph 153 of the NPPF 2024), so the proposed development would be contrary to policy KS3 (Green Belt) of the Christchurch and East Dorset Local Plan and fails to accord with Section 13 of the National Planning Policy Framework (2024).

3. Key planning issues

Issue	Conclusion
Principle of development	• Acceptable- although the proposal does not fully accord with saved policy HODEV4 there is an existing two-bedroom annexe which the applicant has confirmed is to facilitate multi-generational living; so there is no 'in principle' objection to the lack of physical dependency conflict with HODEV 4.
Impact on Green Belt	• Not acceptable- The proposed development would be disproportionate to the original dwellinghouse, which would result in harm by reason of inappropriateness and loss of openness. The proposed development does not benefit from any of the exceptions to inappropriate development at paragraph 154 and 155 of the NPPF.

Issue	Conclusion
Impact on the Character of the Area	• Acceptable- the single storey development would be compatible with its location in accordance with policy HE2.
Impact on Neighbouring Amenity	• Acceptable- no harm to neighbouring amenity has been identified.
Whether there are Very Special Circumstances	• None provided- no very special circumstances were advanced for consideration and none that are evident to outweigh the harm to the Green Belt from the proposal's inappropriateness and modest loss of openness.

4. Description of site

- The site lies outside the settlement boundary, to the west of Corfe Mullen, north-west of Brook Lane.
- The site is a near-rectangular shaped plot.
- Opposite the site there are detached dwellings that lie within the settlement.
- The site is within the Area of Great Landscape Value.
- The trees along the front boundary of the site are protected by a Tree Preservation Order.
- There is an existing two storey dwellinghouse and a detached single storey annex on the site.
- The site is on relatively flat relief with a gentle north-western decline.

5. Description of development

The proposed development is to erect an extension to the existing annexe, and a flue.

The annexe is a detached building with a pitched roof that sits forward of the dwelling and is positioned along the southern (side) boundary. It is proposed to add a flat roof extension at the rear of the annexe joining to the side of the dwellinghouse. The position of the proposed flue would be immediately to the rear of the existing annexe.

6. Background and relevant planning history (plans not to scale)

3/21/0610/HOU - Smallholdings, 38 Brook Lane, Corfe Mullen, Wimborne, BH21 3RD - Convert four bay detached garage into accommodation ancillary to dwelling house – Granted on 03/12/2021.

3/20/1934/CLP (Certificate of lawfulness proposed) - Smallholdings, 38 Brook Lane, Corfe Mullen, Wimborne, BH21 3RD - Convert row of four garages into habitable accommodation for single occupancy ancillary to main dwelling - Not Lawful on 08/03/2021.

03/92/0911/FUL - Small Holdings, Brook Lane, Corfe Mullen - Extension to Existing Double Garage To Form Two New Single Garages – Granted on 14/01/1993.

03/91/1069/FUL - Smallholdings, Brook Lane, Corfe Mullen - Erect Pitched Roof to Replace Existing Flat Roof – Granted on 20/12/1991.

03/91/0149/FUL - Small Holdings, Brook Lane, Corfe Mullen - Field Shelter - Refused on 03/04/1991.

03/87/0887/FUL - Small Holdings, Brook Lane, Corfe Mullen – Extension - Granted on 25/08/1987.

03/85/0583/HST – Smallholdings, Brook Lane, Corfe Mullen - Extension & 1ST Floor Roof Conversion – Granted on 22/05/1985.

7. List of constraints

- Within Bournemouth Greenbelt
- Tree Preservation Order - TPO (reference: EDDC/CM/104) – mature oaks.
- Within the Area of Great Landscape Value
- Environment Agency - Groundwater Source Protection Zone – 0m, and Risk of Surface Water Flooding Extent 1 in 1000 – 0m.
- Wessex Water Treatment Works Catchment /Other WRC catchments
- Public Right of Way: Bridleway (PRoW) reference: E37/18 - 2.71m.
- Natural England– RAMSAR - 974.07m, and Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857) - 943.9m
- Site of Special Scientific Interest (SSSI) impact risk zone
- 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. Consultations

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

Consultees

1. Wessex Water - Received on 24/12/2025:

There are no known Wessex Water assets within the development site.

- Surface water drainage

“Surface water must be disposed of via the SuDS Hierarchy which is subject to Building Regulations and NPPF.

The development site is in an area of low suitability for infiltration, and therefore surface water may be discharged via the 375mm Public Surface Water Sewer in Brook Lane.”

- Foul drainage

“The nearest suitable size for size point of discharge is the 150mm Public Foul Sewer in Brook Lane. Connection can be made via the existing connection.”

2. Dorset Council (DC) - Highways - Received on 20/01/2026:

No objection. The proposal does not present a material harm to the transport network or to highway safety.

3. DC - Trees (East & Purbeck) - Received on 14/01/2025:

No Objection. Protected trees at the front of the property are unaffected by the proposed development.

4. DC- Natural Environment Team - Received on 27/11/2025:

Very minimal impacts to the current roof structure - a bat survey is not required on this occasion.

5. DC - Env. Services - Protection - Received on 07/01/2026

- Contaminative land (use not specified) - no objection subject to a contamination condition.
- The proposed extension includes a new flue, likely for a wood burner – informative note suggested.

6. Corfe Mullen Town Council - Received on 19/12/2025:

No Objection - requested that a condition is placed on the annexe to remain ancillary to the main dwelling.

7. Cllr Scott Florek – Corfe Mullen Ward Member - Received on 03/12/2025:

Support

- plans appear to be in keeping with the character of the surrounding area and will enhance the usability of the property without causing harm to local amenity.
- extension will provide much-needed additional living space for the multi-generational family who occupy the property.
- supports modern family needs while maintaining the existing streetscape.

8. Cllr Duncan Sowry-House - Corfe Mullen Ward Member- Received on 03/12/2025:

- no concerns if ancillary accommodation to the main dwelling is conditioned.
- supports later life living, sustainability, wellbeing and social isolation.

Other Representations Received

The application was advertised by site notice. No comments were received.

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.

10. Relevant policies

Development plan

In this case the development plan comprises:

Adopted Christchurch and East Dorset Local Plan 2014 (CED LP) and 'saved' policies from the East Dorset Local Plan 2002 (EDLP):

The following policies are relevant to this proposal:

- KS1: Presumption in favour of sustainable development
- HE2: Design of new development
- HE3: Landscape quality
- KS12: Parking provision
- KS3: Green Belt
- ME1: Safeguarding biodiversity and geodiversity
- ME6: Flood management, mitigation and defence

Saved East Dorset Local Plan 2002 (EDLP):

- HODEV4 - Ancillary Accommodation – Annexes

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.

Emerging neighbourhood plans

- Corfe Mullen Neighbourhood Plan- In preparation – limited weight applied to 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 5 'Delivering a sufficient supply of homes' This outlines the government's objective in respect of land supply with subsection 'Rural housing' at paragraphs 82-84 reflecting the requirement for development in rural areas.
- 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 13 'Protecting Green Belt land' sets out exceptions to the general rule that development is inappropriate in the Green Belt.

Exceptions to inappropriate development are set out at paragraphs 154 and 155. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances. Planning authorities are required to give substantial weight to any harm to the Green Belt, including harm to its openness.

One of the Green Belt exceptions is that limited infilling of previously development land does not cause substantial harm to the openness of the Green Belt.

- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- 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

All of Dorset:

- 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.

Supplementary Planning Documents/Guidance for East Dorset Area:

- Areas of Great Landscape Value (AGLV) SPG
- Countryside Design Summary SPG

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.

11. 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 to persons with protected characteristics has been identified beyond the construction phase during which those who are housebound would be more impacted by disturbance. Due to the nature of the accommodation the enhanced accommodation may offer benefits to persons with protected characteristics such as age and disability. The property is single storey so is anticipated to be accessible, although no other particular accessibility arrangements are identified in the application.

12. Public Benefits

None identified

13. Planning Assessment

Principle of development

- 13.1 Saved policy HODEV4 requires that an annexe “*will be permitted where a separate dwelling would not be acceptable*” and an annexe of that scale will be permitted under other planning policies, and that the annexe will be dependent on the existing dwelling (through physical arrangements, and conditions), and when the annexe is no longer required, it will be incorporated with the existing dwelling.
- 13.2 It is proposed to extend the existing annexe on the site so that it abuts the parent property. No internal connection is proposed. The proposal does not fully accord with saved policy HODEV4 because the extension is not acceptable under other planning policies (see Impact on Green Belt below) and because its dependence on the existing dwelling is not established by physical arrangement.
- 13.3 A refusal based on concerns about independence could not be sustained as a two-bedroom annexe is already in existence, and the proposal is for an extension to that accommodation. The applicant has confirmed that the enlarged annexe accommodation is to facilitate multi-generational living. The approval of the application will not materially alter the existing relationship of the annexe with the dwelling on the site.
- 13.4 Ward Members have expressed their support for the proposal which is identified as having sustainability, social and wellbeing benefits. The Town Council has recommended

that a condition be imposed to require ancillary use, but this is not necessary as express planning permission would be required to use the annexe for purposes that are not ancillary to the use of the dwelling.

Impact on Green Belt

- 13.5 The proposed development lies within the Bournemouth Green Belt.

Whether the development is inappropriate in the Green Belt

- 13.6 Paragraph 153 of the NPPF (2024) states that
"153. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness⁵⁵. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.
55 Other than in the case of development on previously developed land or grey belt land, where development is not inappropriate."

- 13.7 Exceptions to inappropriate development are set out at paragraphs 154 and 155 of the NPPF (2024). Relevant exceptions at paragraph 154 include:

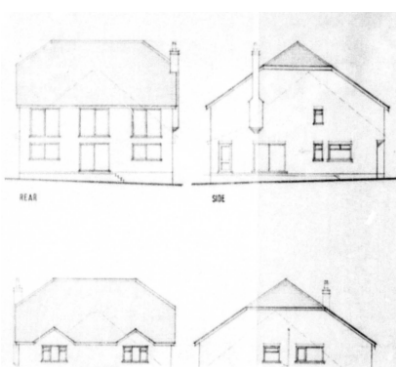
154. Development in the Green Belt is inappropriate unless one of the following exceptions applies:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.

- 13.8 The 'Original Building' for the purposes of the NPPF is the building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Whether the proposal can benefit from the exception at paragraph 154(c):

- 13.9 The faint dashed lines shown in the below image (plan not to scale) from planning application 03/87/0887/FUL for an extension (granted on 25/08/1987) shows the existing dwelling. Officers consider it is reasonable to assume that this was the original building.



- 13.10 The original building was a modest pitched roof bungalow which has been significantly extended by the 1987 permission and the erection of garaging, now an annexe which represents a domestic adjunct. The proposed development, in combination with the development that has already taken place on the site would result in disproportionate additions over and above the size of the original modest building.
- 13.11 As the proposed development would be disproportionate to the original dwellinghouse, it fails to benefit from the exception at paragraph 154(c) in the National Planning Policy Framework (2024).

Whether the proposal can benefit from the exception at Paragraph 154(g):

- 13.12 The NPPF does not provide a definition of infill development but based on a dictionary definition it is reasonable to assume that it would be development that occupies the space between two existing buildings. The proposed development is an extension within the existing planning unit to link the parent property to the annexe, but it would extend beyond the gap between the two existing buildings. As it would project further southwest into the plot, rather than infilling a gap between the two buildings, officers consider that it cannot be classed as an infill so cannot benefit from the exception listed as 'appropriate development' in paragraph 154(g) of the National Planning Policy Framework (2024).

Whether there is any harm to openness or the purposes of the Green Belt

- 13.13 As there is already a wall between the dwelling and the garage and the proposal is modest in height, it would have a limited visual impact on openness from public viewpoints. The development would result in a loss of openness as a result of its spatial presence in an area of the site that is currently undeveloped.
- 13.14 The proposal results in harm to the Green Belt by reason of its inappropriateness by definition and limited impact on openness. Whether there are very special circumstances is considered later in the report.

Impact on the Character of the Area

- 13.15 Section 12 of the NPPF (2024) highlights the importance of good design which should contribute positively to making places better for people. Local Plan Policy HE2 requires that development should be compatible with or improve its surroundings in relation to 11 criteria which include layout, site coverage, architectural style, bulk, height, materials, landscaping and visual impact.

- 13.16 The application site is approximately 6.5m to the west of the main urban area of Corfe Mullen. Opposite the site there are detached dwellings. The site is within the Area of Great Landscape Value. The proposed development is to erect an extension to the existing annexe, and a flue.
- 13.17 The proposed development is single storey and would be appropriate and sympathetic in terms of its size, scale and design in relation to the character of the area as required by policy HE2. A black finish on the flue would ensure that its visual appearance is limited. No harm to protected trees on the site or to the Cypress and laurel hedging on neighbouring land is anticipated. The development would not detract from the existing character of the wider area. The Ward Member, Cllr Scott Florek, supports the proposed development as it is in keeping with the character of the area.

Impact on Neighbouring Amenity

- 13.18 There are no overlooking or loss of privacy concerns as the proposed development is single storey and there are no proposed windows on the south-western (side) elevation.
- 13.19 The flue is to serve a log burner which is associated with the creation of fine particulate matter which contributes to air pollution but there are no current smoke control areas in east Dorset and the flue will release emissions at a height which will enable them to disperse appropriately. The Dorset Council 2025 Air Quality Annual Status Report showed that all areas in Purbeck and East Dorset demonstrated concentrations of less than half of the annual air quality objective. An informative note could be added to any approval to draw the applicant's attention to their responsibility to ensure their wood burner is well maintained and to burn only suitable materials in the interests of amenity.
- 13.20 The proposed development would comply with the neighbouring amenity requirements of Policy HE2 (design of new development) of the Local Plan, and NPPF (2024) Section 12 (achieving well designed places).

Whether there are Very Special Circumstances

- 13.21 There are no very special circumstances advanced for consideration and none that are evident to outweigh the harm to the Green Belt from the proposal's inappropriateness and modest loss of openness. The Ward Members have expressed their support for the provision of additional living space for the family, but it is noted that the property already benefits from a two bedroom annexe with a kitchen/dining/living space and the nature of annexe accommodation is that it forms part of the larger planning unit with the main dwelling offering additional shared living space. In these circumstances limited weight can be given to the benefits to the occupiers which may include persons with protected characteristics.

14. Environmental implications

The proposal will result in some carbon emissions associated with the construction, and emissions from the flue as explained at paragraph 13.19.

15. Summary of issues and the planning balance

The development is inappropriate because it cannot benefit from the exceptions listed as not inappropriate development at paragraphs 154 and 155 of the National Planning Policy Framework (2024). No very special circumstances outweigh the harm arising from inappropriateness and loss of openness so the proposed development would be contrary to policy KS3 (Green Belt) of the Christchurch and East Dorset Local Plan and fails to accord with Section 13 of the National Planning Policy Framework (2024).

16. Recommendation: Refuse for the following reasons:

1. The proposed development would be disproportionate to the original dwellinghouse, and therefore, would be inappropriate development in the Green Belt, resulting in harm to the openness and representing encroachment which is contrary to the purposes of the Green Belt. The proposal fails to benefit from the exception listed as 'appropriate development' in paragraph 154(c) of the National Planning Policy Framework (2024). The proposed development is an extension within the existing planning unit to link two existing buildings, and it would extend beyond the gap between the two existing buildings, rather than infilling the gap between the two buildings, therefore, cannot be classed as an infill. The proposed development fails to benefit from the exception listed as 'appropriate development' in paragraph 154(g) of the National Planning Policy Framework (2024).

Informative Notes:

1. National Planning Policy Framework

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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/ agent did not take the opportunity to enter into pre-application discussions.
- The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

2. The development hereby refused in accordance with the plans listed below:

- 2157.01 B Existing Location and Block Plans

Eastern Area Planning Committee
18 February 2026

- 2157.05 B Proposed Location and Block Plans
- 2157.02 B Existing Site Plan
- 2157.06 B Proposed Site Plan
- 2157.03 B Existing Ground Floor Plan
- 2157.07 C Proposed Ground Floor Plan
- 2157.04 B Existing Elevations
- 2157.08 C Proposed Elevations