

Application Number:	P/FUL/2025/06295
Webpage:	Planning application: P/FUL/2025/06295 - dorsetforyou.com
Site address:	10 Weston Road Colehill BH21 2SF
Proposal:	Erect single storey rear extension & bin store, demolish existing garage and conservatory. Change of use of residential property (Use Class C3) to pharmacy (Use Class E).
Applicant name:	Mr Patel
Case Officer:	Emma Macdonald
Ward Member(s):	Cllr Atwal and Cllr Todd

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

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable- in accordance with policy KS2.
Impact on the character of the area	Not acceptable – the proposed scheme would not be compatible with its surroundings contrary to Policy HE2 of the Local Plan.
Impact on residential amenity	Not acceptable – the changes that the pharmacy would introduce in this residential area would result in a pattern of activity that is materially different from that of a dwelling and give rise to unacceptable impacts on the amenity of neighbours contrary to Policy HE2 of the Local Plan.
Highway safety and parking	Acceptable - the proposal does not present a material harm to the transport network or to highway safety and the proposed parking spaces accord with Dorset Councils guidance.
Flooding and drainage	Acceptable - the application is not located in an area at risk of surface water flooding or susceptible to groundwater flooding
Biodiversity	Acceptable - the application is supported by an Ecological Impact Assessment and Dorset Natural Environment

Issue	Conclusion
	Team signed Biodiversity Appraisal Protocol Certificate of Approval.
Impact on trees	Acceptable – subject to works in accordance with the Arboricultural Report.

4. Description of site

- The site is within the settlement of Colehill
- The site occupies a corner plot on the eastern side of Weston Road to the north of Middlehill Road
- The site is an irregular shape, that widens toward the north and narrows toward the south measuring approximately 0.0622 hectares.
- The site is currently occupied by a previously extended semidetached residential 3-bedroom bungalow with detached garage, driveway and gardens to the rear and side.
- The site is relatively flat.
- To the front (east) there is a low wall forming the boundary and to the south a 1.8m fence forms the boundary with Middlehill Road.
- The site is in an established residential area, suburban in nature, comprising dwellings which vary in their style; however, most are single storey or chalet style bungalows. With the exception of the application site, which is semidetached, Weston Road comprises detached properties.
- Properties are generally, set back in good sized plots with driveways and small gardens to the front and gardens to the rear.

5. Description of development

- 5.1 The proposal would result in the relocation of the existing pharmacy currently located at 42 Middlehill Road, approximately 50m to the northwest to 10 Weston Road.
- 5.2 The proposed development is to change of use of the residential property to a Class E pharmacy use. A single storey rear extension is also proposed to accommodate the dispensary, a staff area and consultation room. It is proposed to demolish the existing garage and conservatory. Parking is proposed to the front (west) and to the south.

6. Background and relevant planning history

The site has quite a complex planning history that can be summarised as follows;

Application Number	Decision	Comments
3/20/2097/HOU New detached single garage	Approved 11/03/2021	
3/19/2200/HOU Erect a detached single garage	Refused 27/05/2020	Planning permission was refused for the following reason.

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		The proposed garage, by virtue of its siting in relation to Middlehill Road and Weston Road, combined with its scale, bulk and height, would constitute a prominent feature in the street scene, which would be incompatible with its surroundings and out of keeping with the spacious character of the area. Therefore, the proposal is contrary to the provisions of Policy HE2 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy and paragraph 127 in National Planning Policy Framework.
3/17/2504/HOU Single storey side extension following removal of conservatory	Refused 10/11/2017	Planning permission was refused for the following reason. The proposed extension, by virtue of its siting, scale, bulk and height, would constitute a prominent feature in the streetscene, which would be incompatible with its surroundings and out of keeping with the character of the area. Therefore the proposal is contrary to the provisions of Policy HE2 of the Christchurch and East Dorset Local Plan: Part 1 - Core Strategy.
3/06/0543/FUL Alterations and Side Extension to Bungalow	Approved 01/06/2006	
3/06/0252/FUL Single Storey Side Extension and Garage	Refused 30/03/2006	Planning permission was refused for the following reason. The proposed extensions and attached garage, by virtue of their mass and siting, will constitute a prominent feature in the street scene, harmful the character of the area and because of its siting in close proximity to the frontage of the adjoining property, harm the residential amenities of nearby residents. As such the proposal is in conflict with Policy DES8 of the East Dorset Local Plan.
03/02/0613/FUL Extension To Existing Bungalow Amended Plans Rec'd 21/06/012	Approved 13/05/02	
03/01/1231/FUL Proposed Annex	Refused 14/03/2002	Planning permission was refused for the erection of a self-contained unit of accommodation for the following reasons; The proposal represents the erection of a self-contained unit of accommodation within the curtilage of the property. It has been held at appeal that the site concerned is inappropriate for a unit of accommodation due to the impact on from the character of the area and the unacceptably limited amenity space available (application No. 3/00/0376). Policy 6.169 of the East Dorset Local Plan on Granny Annexes advises that where an annex is proposed in a location where a self-contained unit would be unacceptable, the annex should be interdependant on the main dwelling. The proposed annex can be used entirely independantly from the main dwelling by reason of its layout and separate entrance. The proposals will be harmful to the character and appearance of the area and are therefore contrary to Policies 6.303 and 6.169 of the (as currently numbered) East Dorset Local Plan (2002 as adopted with modifications).
03/00/0376/OUT	Refused 18/05/2000	Planning permission was refused for the severance of the plot and erection of an additional dwelling on the corner of Weston Road and Middlehill Road for the following reasons;

Outline Bungalow & Garage		The proposal is considered to be undesirable in that the site is too restricted to accommodate the proposed development, bearing in mind the need to ensure adequate standards of space around the proposed buildings, and a satisfactory distance between them and adjoining property. The proposed development would be adversely affected by the adjoining residential property at no 27 Middlehill Road by reason of overlooking and consequent loss of privacy. The proposed development would be close to the boundary of the highway (Middlehill Road) and would, therefore, be prominent in the streetscene and have a detrimental visual impact on the adjacent property at 27 Middlehill Road. Provision for car parking in accordance with the standards adopted by the Local Planning Authority have not been satisfactorily provided within the curtilage of the remaining site at 10 Weston Road. The lack of such provision is likely to lead to cars being parked on the adjoining highway which would prejudice the safety and flow of traffic on this road, close to the junction with Middlehill Road.
03/00/0376/OUT Outline Bungalow & Garage	Appeal Dismissed 18/05/2000	The appeal reference APP/U1240/A/00/1054087 was subsequently dismissed. In summary the inspector considered that the proposal would result in harm to the character of the area and living conditions for future occupants as there would be inadequate space around the property.

7. List of constraints

TPO (EDDC/CO/21) Distance: 0m

Within Wimborne/Colehill Settlement Boundary

Right of Way: Footpath E36/37; - Distance: 14.03m

Wessex Water Treatment Works Catchment Other WRC catchments

Medium pressure gas pipeline 12.5m or less from 12.5m Buffer on Regional Medium Pressure Pipelines (75 mbar – 2 bar); - Distance: 0m

Bournemouth Water Consultation Area

Wildlife Present

Dorset Heathlands - 5km Heathland Buffer

Natural England - RAMSAR - Distance: 2871.3m

Special Area of Conservation (SAC) (5km buffer): Dorset Heaths (UK0019857); - Distance: 2871.3m

Site of Special Scientific Interest (SSSI) impact risk zone – Natural England consultation

Radon: Class: 1.0 (low risk, protective measures not required)

8. Consultations

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

Consultees

1. Wessex Water (comment received 17/12/25)

Surface water must be disposed of via the SuDS Hierarchy. No surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly

2. SNG Gas Distribution Network (comment received 28/10/2025)

There is a gas main near the site, advice provided regarding works in the vicinity.

3. Dorset Council Highways (comment received 19/12/25)

No objection, subject to condition

4. Dorset Council Natural Environment Team (comment received 04/11/25)

Application is within the scope of the Dorset Biodiversity Appraisal Protocol (DBAP).

5. Dorset Council Trees (East & Purbeck)

No objection, subject to condition

6. Colehill Town Council (comment received 12/11/2025)

Comment - The Town Council supports the continuity of pharmacy services within Colehill but has some comments over the current application;

- Loss of residential property
- Signage/fluorescent lights
- Impact on adjoining residential dwelling
- Request a restriction on the use of the building in Class E(e) to ensure it remains as a pharmacy
- Highway safety and insufficient parking
- Impact on the character of the area
- Impact on local amenity

Members were also concerned about the petition being included in the supporting documents that appears to show support for this particular application.

Representations received

The application was advertised by site notice on 12/11/2025. The following summary of comments were received (full comments available online).

Total - objections	Total - No objections	Total - comments
60	17	0

Summary of comments

Objections

- Inappropriate use proposed for the area
- Out of character for the area
- Insufficient parking
- Highways safety- unsuitable access
- Conflicts with planning policy
- Loss of residential property
- Noise
- Air quality/environmental impacts
- Impact of signage

Representations in support

Respondents considered that the proposal would allow for an accessible pharmacy, to support the community and provide NHS services locally.

Although no formal petition was submitted to Dorset Council. A petition was attached to the Design and Access Statement submitted to support this application and referred to as 'Enclosed locally signed petition in support of retaining the local pharmacy.' The Town Council and neighbours have raised concerns regarding this petition. Concerns regarding data protection were addressed in consultation with the Service Manager for Development Management and the Council's data protection team during the consideration of this application. Concerns were also raised that the petition implies that the signatories support both the relocation of the pharmacy to 10 Weston Road and the conversion of the semi-detached bungalow to commercial use.

Officers have considered the petition strictly within the context of its title '*Enclosed locally signed petition in support of retaining the local pharmacy.*' The petition has not been interpreted as indicating that the signatories support the current planning application to relocate the pharmacy to 10 Weston Road. It will be interpreted that signatories support the retention of a pharmacy in Colehill.

10. 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.

11. Relevant policies

Development plan

In this case the development plan comprises the adopted Christchurch and East Dorset Local Plan – Part 1 Core Strategy, March 2014:

Adopted Christchurch and East Dorset Local Plan:

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

KS1: Presumption in favour of sustainable development

KS2: Settlement hierarchy

KS7: Role of Town and District Centres

KS1: Transport and development

KS12: Parking provision

HE2: Design of new development

HE3: Landscape quality

ME1: Safeguarding biodiversity and geodiversity

ME2: Dorset heathlands

ME6: Flood management, mitigation and defence

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.

Local Nature Recovery Strategy

The Dorset Local Nature Recovery Strategy identifies local priorities for nature recovery and maps areas where action would be most beneficial. In planning decisions it is a material consideration, helping to ensure that development supports biodiversity enhancement and aligns with Dorset's agreed priorities for nature recovery.

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 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'

Other material considerations

National Planning Practice Guidance

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.

12. 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.

13. 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. The proposal may offer benefits to persons with protected characteristics such as disability as the building is single storey so is anticipated to be accessible. One disabled parking space is shown on the site plan.

Should the application be approved, it may result in improved health care provisions locally.

14. Public Benefits

Should the application be approved, it may provide public benefits in the form of retained and improved health care provision locally.

15. Planning Assessment

- 15.1 By way of background, with regards to the need for the proposed development the planning statement supporting this application explains that the applicant currently leases 42 Middlehill Road for the Colehill Pharmacy but that this lease is not being renewed by the building owner, meaning the pharmacy is facing closure. It is stated that to maintain services and employment, 10 Weston Road has been acquired for the relocation of the Colehill Pharmacy.
- 15.2 In response, the landlord of number 42 Middlehill Road has explained in an email that there is no intention to terminate the lease. The landlord has also stated that there is the potential for additional ground floor space and a new first floor at the current site, for which planning permission has previously been granted.

Principle of development

- 15.3 The proposed development would result in the loss of one dwelling. Given that Dorset Council is currently unable to demonstrate a 5-year housing supply as required by National Policy, the loss of this dwelling would have a harmful impact on housing supply. However, given that the level of loss is relatively limited, officers do not consider that the loss of one dwelling would, on its own, warrant refusal of this application should all other matters be considered acceptable.
- 15.4 The application site is located in the settlement area of Colehill which is identified in Settlement Hierarchy Policy KS2 as a suburban settlement. Suburban settlements will provide for some residential development along with community, leisure and retail facilities to meet day to day needs within the existing urban areas.
- 15.5 Policy KS7 'Role of Town and District Centres' explains that the identified Town and District Centres are to be the focal point of commercial, leisure and community activity. The application site is not located within a town or district centre. Policy KS6 'Town Centre Hierarchy' identifies Wimborne as the nearest Town Centre. Town and District centres should be the focus for town centre uses, including health, retail and community facilities. Therefore, generally, Class E uses such as proposed would be most appropriate within the town and district centres.
- 15.6 Although a change of use to Class E would allow for a wide range of types of operation, the application is clear that it is proposed to use the site for a pharmacy. This could be secured by condition, should the application be otherwise acceptable.
- 15.7 Policy KS7 requires a sequential assessment for planning applications for main town centre uses that are not in an existing centre to ensure that all in-centre options have been thoroughly assessed before less central sites are considered. The NPPF definition of main town centre uses includes retail development and more intensive sport and recreation uses but does not include pharmacies so with the use limited by condition no sequential test is required.

- 15.8 A Relocation Statement has been submitted to support the proposed development which explains that having regard to '*...Regulation 18(1) of the National Health Service (Pharmaceutical and Local Pharmaceutical Services) Regulations 2013 ("the 2013 Regulations")*, the proposed relocation would not result in a significant change to the arrangements for the provision of pharmaceutical services in the area. The pharmacy would continue to serve the same neighbourhood and patient population, delivering the same range of NHS pharmaceutical services without interruption. In accordance with Regulation 25, the proposed relocation would not prejudice the proper provision of pharmaceutical services in the area as described in the Dorset Pharmaceutical Needs Assessment. The relocation would not create a gap in service provision, would not materially reduce accessibility for patients, and would not adversely affect patient choice. The proposed premises remain within the established catchment area and are accessible by reasonable means.'
- 15.9 The statement goes onto explain that the proposed premises are suitable for the provision of pharmaceutical services and will provide improved accommodation to support patient safety, accessibility, and the delivery of confidential consultations.
- 15.10 The proposal accords with policy KS2 and although outside a town or district centre the location envisaged by policy KS7, it is not contrary to this policy so is acceptable in principle.

Impact on the character of the area

- 15.11 The application site is located in a suburban residential area comprising detached bungalows and chalet bungalows. Weston Road is a small cul-de-sac of dwellings that are mainly set back and well-spaced resulting in spacious character.
- 15.12 Positioned at the corner of Weston Road and Middlehill Road, the application site is somewhat unusual in the street scene as it is attached to No. 9 Weston Road forming a wide elongated frontage. The site is open to the front, with a low wall forming the boundary with Weston Road to the west. The application site can be seen above the fence boundary from Middlehill Road.
- 15.13 A row of small commercial units including the existing pharmacy are located approximately 50m to the southeast on Middlehill Road.
- 15.14 Policy HE2 'Design of new development' of the Local Plan requires developments to be of high quality and will be required to be compatible with or improve its surroundings in terms of a range of factors including layout, site coverage, style, scale, landscaping and visual impacts. Paragraph 135 of the NPPF, requires developments to be sympathetic to local character.
- 15.15 The proposed scheme includes the demolition of the existing detached garage to allow for parking and the erection of a large single storey extension to the rear.
- 15.16 The proposed extension would significantly increase the building's footprint, bringing it almost up to the rear boundary with 27 Middlehill Road. This is uncharacteristic of the area, where neighbouring plots generally benefit from more generous spacing around them and have good sized rear gardens. Consequently, officers consider that the scale of the extension,

cumulatively with existing extensions and alterations would represent an overdevelopment of the site, resulting in a building footprint that is disproportionate to the plot size.

- 15.17 When viewed from Weston Road, the proposed alterations, including the installation of large display-style windows and signage necessary for its operation as a pharmacy, would introduce a distinctly commercial appearance. This would be at odds with the established residential character of the street, where buildings typically present domestic-scale façades. As a result, the proposal would appear incongruous within this residential setting. In addition, the proposal includes a fully hard surfaced frontage to provide parking, with no lawn or planting proposed to soften its impact and provide visual enhancements. This would further erode the residential appearance of the site and result in a harsh and incongruous frontage that fails to reflect the softer, landscaped settings characteristic of surrounding properties.
- 15.18 Officers are also concerned that the introduction of a commercial pharmacy use will generate increased levels of noise and general disturbance, arising from more frequent customer visits, short stay parking activity, and regular stock deliveries. Such patterns of comings and goings would exceed those normally associated with a residential property and would noticeably alter the quiet, domestic character of the street. The associated rise in activity, including vehicle movements and potential early morning or evening operations, would erode the peaceful residential environment and further reinforce the commercial nature of the proposal, making it incompatible with the established character of the area.
- 15.19 In conclusion, the proposed scheme would not be compatible with its surroundings contrary to Policy HE2 of the Local Plan.

Impact on residential Amenity

- 15.20 The nearest residential dwelling is 9 Weston Road, attached to the application site to the north. No. 1 Weston Road lies on the opposite side of Weston Road.
- 15.21 Policy HE2, requires developments to be compatible with their surroundings in terms of relationships to nearby properties including minimising general disturbance to amenity.
- 15.22 Concerns have been raised by the Town Council and neighbours regarding the specific impact of the proposal on the attached dwelling to the north. The proposal includes two consultation rooms in the section of the building that is attached to the neighbouring dwelling. Officers consider that nature of this element of the proposed use is by itself unlikely to give rise to significant levels of noise disturbance over and above what could be expected from a residential dwelling.
- 15.23 However, officers are concerned that the proposed change of use to a pharmacy has the potential to significantly affect the residential amenity of neighbouring occupiers. A pharmacy typically attracts higher levels of activity than a dwelling, including frequent short stay customer visits, increased pedestrian movements, more regular vehicle arrivals and departures including deliveries and greater numbers of vehicles parking on and near the site. It is recognised that Middlehill Road to the south is a C road with regular traffic movements, but Weston Road is a small cul-de-sac currently used only by residents and their visitors. The vehicle movements associated with the proposed pharmacy use are likely to generate noise

through general comings and goings throughout the day. It is considered that such activities would exceed what is ordinarily experienced within a quiet residential setting such as this and would have a negative impact on the living conditions of occupiers of neighbouring dwellings.

- 15.24 Further, the introduction of commercial features such as signage, internal lighting visible after dark through large windows, and potential security measures including alarm boxes, CCTV also risks creating additional disturbance that may have a harmful impact on the residential character of the area and reduce the sense of privacy expected within a residential neighbourhood.
- 15.25 Concerns have been raised by the Town Council and neighbours regarding signage and fluorescent lights. No specific details have been provided regarding lighting, should this application be otherwise acceptable, it is reasonable to condition details of any lighting so that the impacts can be fully considered. Advertising is subject to separate regulations.
- 15.26 In summary officers consider that the changes that the pharmacy would introduce in this residential area would result in a pattern of activity that is materially different from that of a dwelling and give rise to unacceptable impacts on the amenity of neighbours contrary to Policy HE2 of the Local Plan.

Highway safety and parking

- 15.27 The proposed scheme would be accessed from Weston Road. The site plan identifies three staff parking spaces to the southeast of the site and an additional four parking spaces to the front, including one disabled space.
- 15.28 The Town Council and neighbours have raised concerns regarding the in-sufficient parking provided on-site which they anticipate may lead to overspill parking on surrounding roads and compromise highway safety.
- 15.29 Dorset Highways has been consulted on this application. The Highway Authority considers that the proposal does not present a material harm to the transport network or to highway safety. The Highways officer has explained that all proposed parking spaces accord with Dorset Council's guidance and are therefore suitable. It is not uncommon for pharmacies to have limited parking, and active travel is to be encouraged. It is noted that there also appears to be scope for parking on Middlehill Road, a short distance from the site.
- 15.30 In terms of parking on the highway, there are clear guidelines set out within the Highway Code that all motorists should be adhering to. Dangerous or inappropriate parking would be a matter of enforcement. Further, the highways officer has explained that it is reasonable to expect all motorists to drive with due care and attention to the conditions that surround them, taking into consideration the most vulnerable road users.
- 15.31 Should planning permission be granted, a condition is recommended to ensure turning/manoeuvring and parking as shown on Drawing Number 5186-P-04 is constructed before the development is occupied.

Flooding and drainage

- 15.32 The application site is not located in an area at risk of surface water flooding or susceptible to groundwater flooding.
- 15.33 Wessex Water has commented on this proposal to clarify that surface water must be disposed of via the SuDS Hierarchy and that no surface water runoff, land drainage or ground water will be accepted into a public sewer that carries sewerage, either directly or indirectly.
- 15.34 Should planning permission be granted, it is reasonable to condition the submission of surface water drainage details in accordance with the NPPF.

Impact on Biodiversity

- 15.35 The application is supported by an Ecological Impact Assessment and Dorset Natural Environment Team signed Biodiversity Appraisal Protocol Certificate of Approval. The EcIA includes details of mitigation and enhancements in the form of vegetated garden, bat and bird boxes, bee brick and reptile refugia.
- 15.36 Should planning permission be granted, it is reasonable to condition works in accordance with the EcIA, to ensure biodiversity net gain in accordance with the NPPF.
- 15.37 Dorset Council's Natural Environment Team have also highlighted that there should be no change to the external lighting. It is therefore reasonable to condition the submission of a lighting strategy to ensure an acceptable scheme should planning permission be granted.

Impact on Trees

- 15.38 The application site is covered by area tree preservation order ref EDDC/CO/21 and as such is supported by an Arboricultural Report. Dorset Council's Tree Officer has confirmed that the report is acceptable. Works in accordance with the tree report should ensure that trees are safeguarded which are an important to the visual amenities of the area.
- 15.39 Should this application be approved, it is reasonable to condition works in accordance with the Arboricultural Report, this includes the requirement for a pre commencement site meeting.

16 Environmental implications

Should planning permission be granted, the proposal would result in some carbon emissions associated with the construction however these will be limited given the nature and scale of the development. Should planning permission be refused, as recommended, there should be no environmental implications if the pharmacy is retained in its current location.

17 Summary of issues and the planning balance

- 17.1 The development would see the relocation of the existing Colehill pharmacy to a new location approximately 50m to the northwest. It is proposed to change the use of 10 Weston Road to a Class E pharmacy with addition of a rear extension and parking provisions.
- 17.2 The applicants have explained that the proposed location has been chosen to maintain service arrangements for the existing neighbourhood and catchment area. They have explained that if there are no other sites capable of meeting the statutory relation tests then NHS England would be unable to approve relocation to an alternative site while maintaining the existing NHS contract and the pharmacy would be at serious risk of closure, resulting in the loss of NHS pharmaceutical services to the local population. Although loss of existing

pharmacy services would have significant impacts for the community, this matter is given limited weight by officers as it has not been demonstrated that there are no alternative locations that would meet the requirements.

- 17.3 Although the development is acceptable in principle, the proposed extension and associated alterations, including the enlarged footprint, commercial-style façade, hard-surfaced frontage and increased activity associated with a pharmacy use, would appear overly dominant and incongruous within this quiet residential cul-de-sac of well-spaced bungalows. The development would erode the area's suburban character and introduce levels of noise and disturbance uncharacteristic of the locality.
- 17.4 Additionally, the proposed change of use to a pharmacy would introduce levels of activity, noise, comings and goings, and commercial features significantly beyond those associated with a dwelling in this quiet residential cul-de-sac. This intensified pattern of customer visits, vehicle movements, deliveries, and associated disturbance would materially harm the living conditions of neighbouring occupiers and erode the residential character of the area.
- 17.5 As such the proposal is contrary to Policy HE2 of the Christchurch and East Dorset Local Plan as it is not compatible with its surroundings and no material considerations that would outweigh this harm have been identified.
- 18 **Recommendation:** Refuse for the following reasons
1. The proposed extension and associated alterations, including the enlarged footprint, commercial-style façade, hard-surfaced frontage would appear overly dominant and incongruous within this residential cul-de-sac of well-spaced bungalows. Additionally, the change of use would introduce uncharacteristic levels of visitor and commercial vehicle movements with associated noise that would erode the area's suburban character and harm the living conditions of neighbouring occupiers. As such, the proposal would not be compatible with its surroundings and is contrary to Policy HE2 of the Christchurch and East Dorset Local Plan and paragraph 135 of the National Planning Policy Framework.

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.
- The applicant and council have worked together to minimise the reasons for refusal.

2. The plans that were considered by the Council in making this decision are:

5186-P-04 Site & Location Plans

5186-P-06 Proposed Roof Plan

5186-P-07 A Proposed Elevation Plan

5186-P-05 Proposed Floor Plan

5186-P-08 Bin Store as Proposed Plan

3. If planning permission is subsequently granted for this development at appeal, it will be subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL liability notice will then be issued by the Council that requires a financial payment, full details of which will be explained in the notice.