

Application Number:	P/FUL/2025/07220
Webpage:	Planning application: P/FUL/2025/07220 - dorsetforyou.com
Site address:	Forge and Forge Hall Dorchester Road Lytchett Minster BH16 6HT
Proposal:	Demolition of existing building and erection of four residential dwellings, including associated landscaping. As amended by plans to amend access.
Applicant name:	Peter Tuson Limited
Case Officer:	James Brightman
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. Reason application is going to committee:

At the request of the Chairman of the Eastern Area Planning Committee

2. Summary of recommendation:

GRANT subject to conditions as set out at the end of this report

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable – the site is in the settlement boundary of Lytchett Minster and in a sustainable location with access to public transport to access services, facilities and employment
Impact on Heritage Assets	Loss of a non-designated heritage asset (Forge Hall) would result in less than substantial harm to the Conservation Area.
Impact on the amenity of the occupants of adjacent dwellings	Acceptable – no adverse impacts
Living conditions for the new dwellings	Acceptable
Impact on character of the area	Acceptable – no adverse impacts
Impact on highway safety & parking provision	Acceptable – no adverse impacts
Biodiversity Net Gain (BNG)	Acceptable – off-site BNG credits to be purchased to achieve 10% BNG
Impact on ecology	Acceptable - Ecological Impact Assessment approved by the Council's Natural Environment Team

Issue	Conclusion
Impact on Poole Harbour	Acceptable – Condition imposed to require purchase of nutrient credits before commencement. Community Infrastructure Levy (CIL) to collect mitigation from the proposal's recreational impacts.
Impact on Dorset Heathlands	Acceptable - CIL to collect mitigation from the proposal's recreational impacts.
Contamination	Acceptable - pre-commencement condition to be imposed to require a site investigation report, detailed scheme for remedial works and a monitoring and maintenance scheme to be approved
Drainage	Acceptable – Drainage Strategy submitted with acceptable provision for surface water drainage
Environmental Implications	Acceptable- Initial impact from construction with impact from increased traffic movements when the development is occupied but sustainable location.

4. Description of site

- 4.1 The site is relatively level and is positioned between a dwelling 'Gavity' to the west and Old Forge Close to the east. It backs onto 1 Old Forge Close to the north.
- 4.2 The site is in the settlement boundary of Lytchett Minster and most of it is in the Conservation Area. There is a Grade II Listed Building at 60 Dorchester Road to the southeast.
- 4.3 A two storey building fronts the Dorchester Rd on the eastern side of the site and there is a single storey building set back from the Dorchester Rd in the western part. It is understood from the information submitted that the larger two-storey building, known as Forge Hall, was once a village hall last used around 45 years ago and since then a commercial use has been operated from the site. Meeting facilities in the village are now provided at Lytchett Minster Parish Church.
- 4.4 Officers consider Forge Hall to be a non-designated Heritage Asset (HA); it was a Boer War homecoming gift to the village from the owner of the manor so has some local evidential, historical and aesthetic value contributing to the Conservation Area.
- 4.5 A 2m (approx.) high hedge forms the site's boundary with the footway along Old Forge Close and a 2m (approx.) high brick wall forms the rear boundary with the bungalow at 1 Old Forge Close. A 1m (approx.) timber post & rail fence forms the front boundary with the Dorchester Rd and the boundary with the two-storey dwelling at Gavity is provided by a 1.8m (approx.) high close-boarded fence. A first-floor window serving a bedroom in the side elevation of Gavity overlooks the site.
- 4.6 The site's front boundary is set back from the road beyond a grass verge and pavement and there is a bus stop outside the site near the boundary with Gavity.

- 4.7 The supporting statement advises that since 1968 the whole site has been in employment use, with AT&G Datanet (supply and installation of cables for electronic communications) in continuous occupation from 1991. However, more recently the site has been vacated due to the deteriorating condition of the building and commercial reasons.
- 4.8 The applicant has advised that the forge building is no longer suitable to be re-let, as it would not meet modern standards or provide the facilities expected by prospective tenants. They have advised that the building has not been capable of supporting a viable use for the past 10 years. The structural walls are continuing to spread, and the roof is no longer watertight. Repairs have been assessed as uneconomical, particularly given the limited level of use, with the building previously being underutilised and only occupied for short periods each day.
- 4.9 The applicant considers that the attractiveness and long-term commercial viability of the application site is limited, particularly given the availability of alternative business opportunities within the established diversification schemes nearby.

5. Description of development

- 5.1 It is proposed to demolish all buildings on the site and redevelop it with 2 pairs of two storey houses with the first floor provided partly within the roofs. 3 x 2 bedroom and 1 x 3 bedroom dwellings are proposed. The dwellings would front onto Dorchester Rd and back onto Forge Close and would be set back a similar distance to the adjacent dwelling at Gavity to the southwest.
- 5.2 Two allocated parking spaces per dwelling are proposed with turning areas outside these spaces. There would be a shared access onto Dorchester Road between Plots 2 & 3.
- 5.3 External materials are to be:
- Roofs: Plain clay roof and ridge tiles. Lead cheeks and roof for dormer windows
 - Rainwater Goods: Black painted cast aluminium gutters & downpipes
 - Walls: Red multi brickwork with arch lintels for ground floor windows
 - Windows: White painted timber casement windows
 - Exposed rafter feet under eaves
- 5.4 Buff coloured tarmac is shown for the access road and turning areas with block pavers for the parking spaces.

6. Background and relevant planning history

The application site

6/1981/0600 – Alterations to include replacement of roof – Granted – 07/09/1981

6/1981/0433 – Carry out alterations to include new roof – Refused – 11/06/1981

Gavity, Dorchester Rd (immediately to the west of the application site)

P/HOU/2022/00235 - Decision: GRA - Decision Date: 13/04/2022: Increase pitch of roof to create chalet bungalow and convert garage – implemented & built.

This requires the rear facing first floor rooflights to be obscure glazed and non-opening unless the parts of the window that open are more than 1.7m from the floor of the room where the rooflight is installed.

The rooflight affected by this condition serves a bedroom and the same room has a window overlooking the application site

7. List of constraints

Purbeck Local Plan – within Settlement Boundaries

Lytchett Minster Conservation Area

Dorset Heathlands (5km buffer)

Poole Harbour Nitrates area & Recreation Zone

Poole Harbour Nutrient Catchment Area

Natural England Designation - Nutrient Neutrality Catchments

Wessex Water Treatment Works Catchment Impacts on designated SAC/SPA/Ramsar

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

Radon: Class: 1.0 (low risk – protective measures unlikely to be required)

8. Consultations

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

Consultees

1. Natural England

No objections raised on basis of the Appropriate Assessment concluding no adverse effects on European conservation sites and that appropriate mitigation will be secured & the purchase of nitrogen credits will mitigate the proposal's impact on the nutrient neutrality of Poole Harbour

2. Scotia Gas Network (SGN)

No objections raised. Asset map submitted to show Medium pressure main in Dorchester Rd outside site & encroaching onto site in northeast

3. Dorset Council (DC) Highways

No objection subject to conditions to require parking & turning construction and retention & a Construction Method Statement to be submitted and agreed.

4. DC Tree Officer

No objections raised. Condition advised requiring compliance with the submitted Arboricultural Method Statement and Tree Protection Plan (via condition)

5. DC Natural Environment Team - Ecology

No objections raised. Certificate of Approval issued for the submitted Ecological Impact Assessment (EclA)

6. DC Natural Environment Team – Biodiversity Net gain

No objections raised. Documents submitted reflect the habitat degradation which has taken place. Offsite biodiversity units will be required for area habitats and hedgerows.

7. DC Environmental Assessment

No objections raised. Noted that the applicant intends to purchase nutrient credits.

8. DC Building Control

No comments.

9. DC Conservation Officer

Forge Hall is a Non-Designated Heritage Asset (HA). Its demolition would result in the total loss of its significance as a non-designated HA so its repair and reuse would be preferable from a heritage perspective.

Evidence is that the hall is in a deteriorated condition with concerns regarding its ongoing structural stability. The viability of repair is doubtful given the extent of demolition and loss of historic fabric that would be necessary.

The proposed dwellings front the road which is characteristic of the Conservation Area. Ideally larger, more spacious plots would be preferable, however the density is not unusual for the newer development in the Conservation Area. Overall, the design is not out of keeping with the immediate context. Appropriate architectural details, materials and finishes are essential.

10. Lytchett Minster & Upton Parish Council

Objection

- Overdevelopment, adverse impact on character and appearance of the conservation area & street scene and harm setting of listed buildings. No clear and convincing justification provided for this harm, nor sufficient public benefit to outweigh it
- Loss of hall regrettable as has historic importance to the local community. Development should make reference to it or its significance.
- Poor natural light and ventilation to some rooms in proposed dwellings
- No safe and suitable access to the site
- Reduced scheme of two or three dwellings would be more appropriate

11. Ward Member – Cllr Starr

Existing property (Gavity) has a window that is close to the wall of the new development

12. Ward member – Cllr Brenton

- Considerable impact on street scene
- If the Hall is unrepairable a replacement should echo the style and be a significant building with features which echo the old building

Representations received

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

Summary of comments of objection:

- Overlooking/loss of privacy
- Reduced outlook/sense of enclosure
- Loss of privacy
- Need to prevent any windows in the side elevation facing Gavity
- Impact on outlook at front of Gavity from boundary wall
- Adverse impact on character of the area
- No Heritage Impact Assessment
- Proposal fails to show 10% Biodiversity Net Gain
- Habitats Regulations Assessment required
- Drainage Assessment required
- Asbestos concerns

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.

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted Purbeck Local Plan:

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

- V1: Spatial strategy for sustainable communities
- E1: Landscape
- E2: Historic environment
- E5: Sustainable drainage systems (SuDs)
- E7: Conservation of protected sites
- E8: Dorset heathlands
- E9: Poole Harbour
- E10: Biodiversity and geodiversity
- E12: Design
- H2: The housing land supply
- I2: Improving accessibility and transport
- I3: Green infrastructure, trees, and hedgerows

Material considerations

Emerging local plans:

Paragraph 49 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021, with further consultation between 18 Aug – 31 October 2025. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

- Section 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 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.
- 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

Inc. Determining planning applications

Other material considerations

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Heathlands Interim Air Quality Strategy 2020-2025

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Purbeck District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Lytchett Minster Conservation Area Appraisal

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply as required by National Policy. In addition, the strategies for meeting housing needs in the adopted local plans are not designed to deliver the housing need under the Government's standard method and therefore, in accordance with NPPF footnote 8, the housing policies within the adopted Development Plan are out of date and the presumption in favour of sustainable development applies.

This does not result in automatic approval of residential development. Paragraph 11(d) requires that permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal, or unless the adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole.

The emerging Dorset Local Plan is not sufficiently progressed and can be afforded very limited weight in decision making.

Housing Delivery Test (HDT)

The latest HDT results (2023 measurement) show that enough homes have been delivered within the local plan area to demonstrate 106% of the target.

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.

The protected characteristics potentially relevant to this proposal are age, disability, pregnancy and maternity.

The proposed dwellings are two storey but the site is relatively flat. The plans do not specifically show step-free access for people with disabilities or mobility impairments or pushing buggies but for level sites such as this, Building Regulations require all new dwellings to have a level access for principal entrances for disabled access. The sustainable location contributes positively to advancing equality of opportunity.

13. Public Benefits

The proposals would provide a number of financial and non-financial benefits, including public benefits. These are summarised in the table below:

What	Amount / value
Material considerations	
New dwellings in a sustainable location	4

What	Amount / value
Construction jobs	Unknown
Non-material considerations	
Community Infrastructure levy (CIL) contribution	£45,000 (Total of 450 sq metres floor space @ £100 per sq metre)
Council Tax	Approx £10,000 per annum, based on a band D properties

14. Planning Assessment

Principle of development

- 14.1 The site is in the settlement boundary of Lytchett Minster and the proposal for new housing is acceptable in principle as it is in a sustainable location with access to public transport to access services, facilities and employment in the nearest larger settlements of Poole, Upton and Wareham. There are also facilities in Lytchett Minster that are walkable from the site.
- 14.2 The submitted Vincent Design Engineering Structural Report advises that Forge Hall is suffering from a multitude of issues resulting in severe defects in a large number of structural elements. Whilst some of these issues may be remediated in-situ, others would require invasive work or partition demolition and reconstruction. The report advises that it is expected that the building will become unsafe in the near future and the structure to be beyond its useful design life so recommends it is demolished.
- 14.3 In the light of the Structural Report officers are unable to maintain an objection to the demolition of this building so the principle of demolition is acceptable.
- 14.4 The loss of the small-scale commercial use of the site, which is not an employment site listed for safeguarding under policy EE1, is not considered to be significant and the site lends itself to residential development as this new use would be compatible with and has the potential to have less impact on the adjacent dwellings.

Impact on Heritage Assets (HAs)

- 14.5 The proposal site is prominently positioned on Dorchester Road which is one of the principal roads through the conservation area. Most of the site is in the conservation area (a designated HA). There is a listed building (Grade II) at 60 Dorchester Rd to the southeast. The Heritage Statement has allowed an assessment of the proposal's impact on HAs.
- 14.6 Although not listed, the former parish hall referenced in the Lytchett Minster Conservation Area Character Appraisal as '*a Boer War homecoming gift to the village from the owner of the manor*', is of some local evidential, historical and aesthetic value, and has strong communal connections with the village and its residents.

- 14.7 The hall is identified on the Conservation Area Quality Map as making a positive contribution to the Conservation Area and officers consider it to be a non-designated HA. On this basis and given the modest size of the building and its poor structural condition, it is considered that the demolition the hall would result in 'less than substantial' harm to the designated HA, that is the Conservation Area. In line with paragraph 220 of the NPPF, the proposal should be assessed in respect of NPPF paragraph 215.
- 14.8 Paragraph 215 of the NPPF states *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'*
- 14.9 Paragraph 216 of the NPPF states that *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'*
- 14.10 Paragraph 220 also states that *'Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.'*
- 14.11 The relevant (excluding archaeological HAs) parts of Purbeck Local Plan Policy E2 state that:
- 'When assessing applications for proposals that are likely to affect (directly or indirectly) the significance of a designated or non-designated heritage asset, the Council will take account of the heritage asset's significance, together with all of the following considerations:*
- a. whether proposals have taken advantage of an opportunity to enhance all, or part, of a heritage asset's significance;*
 - b. the nature, scope, scale, appearance (including detailed design and materials) and character of proposals;*
 - c. indirect effects arising from proposals including noise, traffic and lighting;*
 - d. the benefits of any repairs to a heritage asset's significance and or bringing a vacant heritage asset back in to use;*
 - e. the contribution that a heritage asset makes to local character, distinctiveness and the economy;*
 - f. measures to avoid or minimise harm to the heritage asset's significance; and*

g. the viability of the heritage asset's current and proposed uses and the effects of securing an appropriate and viable use on the heritage asset's significance.

Applications affecting the significance of a heritage asset should be accompanied by sufficient information to allow for an understanding of the heritage asset's importance and the potential impact of proposals on its conservation. Where harm or loss to a heritage asset can be fully justified, and development would result in the partial or total loss of the heritage asset and / or its setting, the applicant will be required to secure a programme of recording and analysis of that heritage asset.'

14.12 The submitted Vincent Design Engineering Structural Report advises the following;

- The hall has issues with roof spread; out of plumb walls; displacement of rafters/purlins; longitudinal racking; movement of eyebrow dormers; water ingress; roof displacement; potential subsidence; damp; wall dislocation
- The multitude of issues have resulted in severe defects in a large number of structural elements. Whilst some of these may be remediated in-situ, others, such as the out of plumb masonry walls will require much more invasive work or partition demolition and reconstruction.
- The hall has been temporarily repaired on an ad-hoc basis but these have not been designed by a qualified engineer and therefore are not expected to provide a long-term solution to the potentially unsafe structure.
- It is expected that the building will become unsafe in the near future and the structure is beyond its useful design life and it is recommended it is demolished.

14.13 It is recognised that repair could be undertaken but the Council's Conservation Officer (CO) has questioned whether this is a viable approach in this instance given the extent of demolition and loss of historic fabric necessary in order to implement any programme of repairs.

14.14 The demolition of the hall will result in the total loss of its significance as a non-designated heritage asset, but Officers consider that from the evidence gained in the pre-application site visit and Structural Report, the re-use of the hall would not be feasible given its poor structural condition so its demolition is judged to be justified.

14.15 Paragraph 216 of the NPPF requires a balanced judgement when weighing applications that directly affect non-designated heritage assets. In this case, it is judged that the scale of the loss is only of moderate significance given the modest size of the hall and its poor structural condition.

14.16 The application site is at the boundary of the Conservation Area and architecturally there is a varied context with the two storey, traditional rendered and thatched cottages opposite, the modern rendered and slate bungalow immediately to the west and the cul-de-sac to the rear of brick and tile late 20th century properties.

14.17 The proposed dwellings front the Dorchester Road which is characteristic of the Conservation Area, and it is considered that the relatively small plots are acceptable in this part of the Conservation Area.

- 14.18 A traditional design approach has been taken which would be in keeping with the immediate context. Updated plans and drawings have been submitted in response to the additional information requested by the Conservation Officer, and it is considered that the architectural detailing, external materials and finishes shown are acceptable and conditions would reasonably be imposed to secure these and where necessary require further details to be agreed.
- 14.19 The loss of the hall would have an impact on the character and appearance of the Conservation Area especially given the visual prominence of the site. However, the scale, design, architectural detailing and proposed materials for the proposed development would respect the character of the immediate area and represent a scheme that would make a positive contribution to the street scene and character of this part of the Conservation Area in compliance with paragraph 210 of the NPPF (see below).
- 14.20 The proposal would also have some effect on the setting of the listed dwelling at 60 Dorchester Road to the southeast, but given the intervening distance and appropriate design proposed, no adverse impact on the setting of this Heritage Asset has been identified.
- 14.21 The relevant parts of Purbeck Local Plan Policy E2 are also complied with as regard has been had to the heritage asset's significance; the nature, scope, scale, appearance (including detailed design and materials) and character of the proposals; indirect effects arising from the scheme to include noise and traffic; the contribution that the heritage asset makes to local character, distinctiveness and the economy and sufficient information has been provided to allow for an understanding of the heritage asset's importance and the potential impact of proposals on its conservation.
- 14.22 As a heritage asset will be lost, a condition is to be imposed to require a programme of recording and analysis of that heritage asset, and the applicant agrees to this pre-commencement condition.

Impact on the amenity of the occupants of adjacent dwellings

- 14.23 Design Policy E12 of the Local Plan requires that development should avoid and mitigate any harmful impacts from overshadowing, overlooking, noise and any other adverse impacts including light pollution from artificial light on local amenity. The proposed dwelling at Plot 1 will be adjacent to the property known as Gavity to the west and this plot and Plot 2 will back onto 1 Old Forge Close to the north.

Overlooking/loss of privacy

- 14.24 There are no windows shown in the side (west) elevation of Plot 1 and so there would be no overlooking from this elevation. A condition is imposed to prevent any first-floor windows being inserted into this elevation without planning permission and this would allow the Council to assess windows should they be proposed in future.

- 14.25 A 1.8m high close-boarded fence would run along the side boundary with Gavity and this would prevent any overlooking from ground level.
- 14.26 First floor windows in the rear of Plots 1 & 2 are to serve bedrooms & bathrooms but would be roof lights with high sills so would not introduce harmful overlooking of the adjacent dwellings at 1 Old Forge Close & Gavity. A condition is imposed to prevent any further first-floor windows being inserted into this elevation without planning permission and this would allow the Council to assess windows should they be proposed in future.
- 14.27 The first-floor windows in Plots 3 & 4 are further from adjacent properties (17 – 20m from the boundary with 1 Old Forge Close) and would not introduce direct overlooking to 1 Old Forge Close. These are considered not to introduce harmful overlooking to 1 Old Forge Close or any other nearby dwelling.

Reduced outlook/sense of enclosure

- 14.30 The proposed dwelling at Plot 1 would be built close to the boundary with Gavity and introduce a two-storey building with single storey rear projection for the full depth of the dwelling at Gavity.
- 14.31 Gavity has a single first floor window serving as a window to a bedroom (the other window is a high-level roof light facing to the rear) and ground floor windows (serving a kitchen and utility) in its east elevation facing the application site. At present the window faces onto the smaller building on the site with a ridge height of approximately 4.8m. The proposed lower level rear projection on unit 1 would have a height of 4.5m so despite the greater pitch no demonstrable harm has been identified.
- 14.32 Plot 1 would replace the existing single storey building that is set back from the Dorchester Rd and also occupy the vacant space in front of it.
- 14.33 There is a 1.8m (approx.) high close-boarded fence along most of the site's boundary with Gavity and this tapers in height when it meets the boundary with the pavement.
- 14.34 The proposed elevations show a 900mm high boundary wall at the front of the dwellings to face Dorchester Rd. This would not adversely affect the outlook from the ground floor south facing window in Gavity given the low height.
- 14.35 The first-floor east facing window in Gavity would not suffer a materially altered outlook given it already looks onto a building, and the proposed single storey rear projection of Plot 1 would be lower in height than the building which is to be removed.
- 14.36 There would be an impact on the outlook from the ground floor windows in the east elevation of Gavity, but given they already have a restricted outlook onto a boundary fence and partly onto a building, the additional height and massing proposed is not considered to represent a harmful impact to justify refusing the application.
- 14.37 The proposed dwellings are an appropriate distance from the bungalow at 1 Old Forge Close so as not to result in any harmful impacts from their scale.

- 14.38 On the above basis, the height and massing of the proposed dwellings would not result in a harmful impact on the amenity of the occupants of the adjacent properties.

Noise and disturbance

- 14.39 The existing site has a commercial use where vehicles can access the site and park and turn on it which already has an impact on the adjacent properties.
- 14.40 The proposal would introduce parking spaces and a vehicle turning area adjacent to the boundary with 1 Old Forge Close and this could result in some disturbance to the occupants of this property from vehicle engine noise and associated noise from door slamming and manoeuvring.
- 14.41 The existing (and to be retained) 1.8m high (approx.) brick boundary wall between the site and 1 Old Forge Close would help mitigate any noise and the noise from the use of the 8 parking spaces associated with 4 dwellings would not be substantial. Additionally, some of this area could be used to park vehicles associated with the current use of the site. No harmful impacts from noise would result.
- 14.42 For the above reasons, the proposal complies with the requirements of local plan Policy E12: Design relating to neighbouring amenity.

Living conditions for the new dwellings

- 14.43 Bedroom 2 at first floor level on Plot 1 has a single high level roof light which would provide a restricted but acceptable level of outlook given the room's size and would also provide ventilation. The other roof lights in the proposed dwellings would serve bathrooms and landings. It is considered the dwellings are acceptable in terms of the living conditions they would provide.

Impact on the character of the area

- 14.44 Policy E12 requires that development should positively integrate with their surroundings, including reflecting the diverse but localised traditions of building materials found across Purbeck. The proposed dwellings are of traditional design and would have red brick walls and clay tiled roofs with eaves having exposed rafter feet, reflecting other properties in the streetscene. The scale would be 1.5 storeys with first floors partly within the roofs. Chimneys, lead roofs & cheeks for the dormer windows, black painted aluminium rainwater goods, white painted casement windows and arched window lintels are also shown.
- 14.45 The ridges would be marginally higher than that of Gavity to the west and the hipped roof design and modest depth would reduce their massing. The dwellings would be set back from Dorchester Road a similar distance to Gavity and they would sit comfortably in the street scene and contribute to the character and appearance of the area, enhancing the visual amenities of the site.
- 14.46 The proposals comply with local plan Policy E12: Design.

Impact on highway safety

- 14.47 The proposal would modify the existing vehicular access to the site and provide a new vehicular access between Plots 2 & 3 to serve 8 parking spaces (2 per dwelling) at the rear of the site.
- 14.48 The plans have been amended to reflect the Council's Highways Officer's advice and are now acceptable in highway safety terms and no adverse impact on highway safety would result from the proposal.
- 14.49 The provision of two parking spaces per property is acceptable taking account of the Council's Parking Standards and the proposal complies with Local Plan Policy I2: Improving accessibility and transport.

Biodiversity Net Gain (BNG)

- 14.50 The supporting statement advises that ecological enhancements will be implemented across the site where possible with any shortfall in on-site mitigation being offset via the purchase of offsite BNG credits (0.15 units). This proposal is appropriate but the statutory condition will require submission of a Biodiversity Gain Plan with full details.

Impact on ecology

- 14.51 The application is supported by an Ecological Impact Assessment (EclA) which incorporated a Preliminary Roost assessment and Bat survey having identified the area as being used by common and widespread bat species. A bat emergence survey confirmed that no bats were recorded using the existing buildings, so there is no evidence of roosts present within the site.
- 14.52 The EclA recommended implantation of a series of mitigation measures which have been approved by the Council's NET. A condition is imposed to require the development to be undertaken in accordance with the biodiversity mitigation and enhancement measures set out in the EclA. Therefore, the proposal accords with the Dorset Biodiversity Appraisal Protocol and local plan Policy E10: Biodiversity & geodiversity.

Impact on Protected Habitats

- 14.53 The site is in the Poole Harbour Catchment Area, Poole Harbour Recreation Area and in the 400m-5 km zone of the Dorset Heathlands where additional residential accommodation is associated with likely significant effects on protected Habitat Sites. The Council has undertaken an Appropriate Assessment (AA) under the Habitats Regulations and concluded that the proposal would not have an adverse effect on Poole Harbour with the required mitigation in place. The AA has been agreed by Natural England.

Poole Harbour Nutrients

- 14.54 To mitigate the impact from nutrients on Poole Harbour Special Protection Area (SPA) and Ramsar arising from the discharge of sewage from the development into the public sewer and then onto waste treatment plants, a condition is imposed to require the necessary

nutrient mitigation credits to have been secured before development is commenced which will satisfy local plan Policy E9: Poole Harbour.

Poole Harbour Recreation

- 14.55 Payment of the Community Infrastructure Levy (CIL) will provide the appropriate mitigation for the proposal's impact on Poole Harbour from increased recreation and the proposal accords with local plan Policies I1 and E9 as a result.

Dorset Heathlands Recreation and Air Quality

- 14.56 Mitigation for the development's impact on Dorset Heathlands SPA and Dorset Heaths SAC from increased recreation and air pollution would be provided via CIL and on this basis, the proposal accords with local plan Policy E8.

Contamination

- 14.57 Concern has been raised about asbestos at the site. A Phase 1 Desk Study contamination report has been submitted by AG Geo-Consultants Ltd ref: 25-120/P1 V.2 23/10/2025 that advises asbestos could be present on the site.
- 14.58 To address potential contamination on the site (from asbestos and other contaminants), a pre-commencement condition is imposed to require a site investigation report, detailed scheme for remedial works and a monitoring and maintenance scheme to be submitted to and approved by the Local Planning Authority.

Drainage

- 14.59 Available data from the Environment Agency suggests that the site is not currently at risk of flooding and taking into account climate change it would remain at low/medium risk (partial flood risk during 1 in 1000 year event). A Drainage Strategy is submitted that anticipates infiltration drainage using soakaways and permeable outside surfacing. However, should infiltration prove unfeasible, an attenuation tank would be used with flow control to release water at greenfield runoff rates. It is envisaged this would be released into the private surface water sewer in Forge Close to the north with agreement from the relevant parties.
- 14.60 On this basis, the proposal would have a viable and deliverable surface water drainage scheme and accords with local plan Policy E5: Sustainable drainage systems.

Environmental implications

- 14.61 The proposal would have some impact on the environment during construction from loss of habitat, traffic movements and noise and some impact when the development is occupied from vehicle movements, but these impacts are to be expected in a development and would not be significant.

15. Summary of issues and the planning balance

- 15.1 The proposal would provide 4 additional dwellings in a sustainable location and add to the Council's housing land supply. As the housing supply is currently at 2.53 years this benefit

is given significant weight. The new occupants of the development will also make a modest contribution to the local economy and add to the vitality of the village.

15.2 In accordance with NPPF paragraph 215, the 'less than substantial harm' to the significance of the Conservation Area (a designated heritage asset) from the demolition of the hall has been weighed against the public benefits of the proposal which are:

- the provision of 4 additional dwellings in a sustainable location to add to the Council's 5 year housing land supply
- the contribution to the local economy from new residents using local businesses
- the contribution to the vitality of the village from the additional residents
- the employment generated by the construction of the development

15.3 It is considered that cumulatively the benefits outweigh the harm. On this basis the proposal accords with the policy set out in NPPF Section 16: Conserving & enhancing the historic environment.

15.4 The proposal will result in the loss of a non-designated heritage asset, but this is given limited weight due to its poor condition. The impact of the loss of the asset which makes a positive contribution to the Conservation Area is somewhat mitigated by the appropriate design of the new development and the less than substantial harm arising to the Heritage Asset would not provide a strong reason for refusing the development proposal. The loss of the significance of the HA would be outweighed by the provision of 4 new dwellings of high-quality appearance to add to the Council's 5 year housing land supply which would enhance this part of the conservation area.

15.5 The proposal is acceptable in respect of highway safety and impacts on the amenity of the occupants of the adjacent dwellings. Risks from surface water runoff and contamination have also been addressed.

15.6 Appropriate ecological mitigation and enhancement is proposed in addition to 10% Biodiversity Net Gain, and the proposal would provide appropriate mitigation for its impact on the Dorset Heathlands and Poole Harbour.

15.7 Overall the benefits of the scheme outweigh the harm arising so approval is recommended.

16. Recommendation

Grant, subject to the following conditions (Written agreement to the pre-commencement conditions was received on 14/4/2026):

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:

WDA Drawings 002; 003A; 004B; 005 & 006A

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

3. Prior to the commencement of the development hereby approved the following information shall be submitted to and agreed in writing by the Local Planning Authority:
 - 1) a site investigation report detailing ground conditions, a 'conceptual model' of all potential pollutant linkages, and incorporating risk assessment.
 - 2) a detailed scheme for remedial works and measures to be taken to avoid risk from contaminants/or gases when the site is developed.
 - 3) a monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period of time.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented before the development hereby permitted first comes in to use or is occupied.

On completion of the development written confirmation that all works were completed in accordance with the agreed details shall be submitted to the Local Planning Authority.

Reason: To ensure potential land contamination is addressed.

4. Prior to the commencement of development, and notwithstanding the submitted Drainage Strategy by GAP Ltd, a detailed surface water management scheme for the site, based upon the hydrological and hydrogeological context of the development, and providing clarification of how drainage is to be managed during construction and a timetable for implementation of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The surface water scheme shall be implemented in accordance with the approved details including the timetable for implementation.

Reason: To prevent the increased risk of flooding and to protect water quality and to take into account current national standards for SuDS.

5. Prior to the commencement of development a Construction Method Statement (CMS) must be submitted to and approved in writing by the Planning Authority. The CMS must include:
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials

- Storage of plant and materials used in constructing the development
- Delivery, demolition and construction working hours

The approved Construction Method Statement shall be adhered to throughout the construction period for the development.

Reason: To minimise the likely impact of construction traffic on the surrounding highway network.

6. No development shall commence until the necessary nutrient mitigation credits to mitigate the impacts of the development on the Poole Harbour/River Avon/Somerset Levels and Moors Special Protection Area (SPA) and Ramsar have been secured from an accredited nutrient provider and a copy of the Nutrient Credit Certificate demonstrating that purchase, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that sufficient mitigation is provided against any impact which may arise from the development on the Poole Harbour SPA and Ramsar.

7. No demolition, works or development shall take place until a written scheme of historic building recording, post recording analysis and publication, has been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall only be implemented in full accordance with the approved historic building recording scheme.

Reason: To ensure provision is made for the recording of the historic fabric

8. Prior to commencement of works (including site clearance and any other preparatory works) the scheme for the protection of trees in accordance with the submitted Arboricultural Method Statement Ref. 805/AIA/AMS/1A and Tree Protection Plan Ref. RNapc/802/TPP/2, both dated 20th October 2025 from Richard Nicholson Arboricultural Planning Consultant shall be implemented and at least 5 working days' notice shall be given to the Local Planning Authority that it has been installed.

Reason: To safeguard trees and natural features which are important to the visual amenities of the area

9. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the Ecological Impact Assessment by Pro-Vision reference: Ecology 8790 Version 03 dated November 2025 and certified by the Dorset Council Natural Environment Team on 17/04/2026.

The development hereby approved must not be first brought into use unless and until:

- i) the recommendations detailed in Sections 6.0 & 7.0 of the approved ecology report have been completed in full, in accordance with any specified timetable, unless otherwise agreed in writing with the Local Planning Authority (LPA), and
- ii) written evidence demonstrating compliance has been submitted to and approved in writing by the LPA.

The development shall subsequently be implemented entirely in accordance with the approved ecology report and thereafter the approved mitigation, compensation and enhancement measures must be permanently maintained and retained in accordance with the approved details.

Reason: To mitigate and compensate for impacts on ecological receptors, and to provide biodiversity gains.

10. Before using any external facing and roofing materials (to include barge boards) in the construction of the development, details of their manufacturer, colour and type shall have been submitted to and approved in writing by the Local Planning Authority (LPA). All works shall be undertaken strictly in accordance with the details as approved, unless otherwise agreed in writing with the LPA.

Reason: To ensure the development uses external materials appropriate for its context.

11. Prior to installing the windows and external doors in the dwellings, scale vertical and horizontal cross-section details of typical windows and external doors for the dwellings to include details of glazing bars, glazing and means of fixing, frame, sill and depth of reveal shall be submitted to and approved in writing by the Local Planning Authority. Works shall then proceed in accordance with the approved drawings.

Reason: in the interests of preserving the character and appearance of the conservation area.

12. Before the dwellings hereby approved are occupied details of maintenance and management of the surface water sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme should have regard to the guidance set out in the current DEFRA national standards Sustainable Drainage Systems (SuDS). The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure the future maintenance of the surface water drainage system, and to prevent the increased risk of flooding and to take into account current national standards for SuDS.

13. Before the dwellings hereby approved are occupied, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. This shall include the retention of the hedge on the site's boundary with Old Forge Close as shown on the approved WDA Drawing No. 004 Rev D. These works shall be carried out as approved before occupation unless otherwise agreed in accordance with a programme submitted to the local planning authority.

Reason: In the interests of visual amenity and to ensure the approved landscaping scheme is implemented correctly.

14. Before the development is occupied or utilised the turning/manoeuvring and parking shown on the submitted plans must have been constructed. Thereafter, these areas must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no additional first floor windows or other openings permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the dwellings at Plots 1 & 2.

Reason: To protect the privacy of the occupants of adjacent dwellings.

16. 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 enlargements of the dwellinghouses hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the amenity of the occupants of the adjacent properties and the character of the area.

Informative Notes:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Dorset Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

Read more about Biodiversity Net Gain and Biodiversity Gain Plans at
<https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain> and
<https://www.gov.uk/guidance/submit-a-biodiversity-gain-plan>

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.
- The applicant was provided with pre-application advice.

3. Informative: This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

4. INFORMATIVE NOTE: Contact Dorset Highways

The applicant should contact Dorset Highways by telephone at 01305 221020, by email at dorsethighways@dorsetcouncil.gov.uk, or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to

the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.

5. INFORMATIVE NOTE: Electric vehicle charging points

The applicant is advised that prior to the development being brought into use, it must comply with the requirements of Building Regulations Approved Document S: Infrastructure for the charging of electric vehicles.

6. The applicant/developer is advised that the Scotia Gas Networks asset map shows a Medium pressure gas main in Dorchester Rd outside the site & encroaching onto the site in the NE and to contact SGN to discuss this before any excavation or development works start. plantlocation@sgn.co.uk or 0800 912 1722 (SGN Safety Admin Team) quoting scheme reference P/FUL/2025/07220.