

Application Number:	P/HOU/2026/01352
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Black Oaks 301 Bournemouth Road Charlton Marshall Blandford Forum DT11 9NQ
Proposal:	Erect garden summer house
Applicant name:	Mr Scott Black
Case Officer:	Claire Lewis
Ward Member(s):	Cllr Cooper

1. Reason application is going to committee:

The application was referred for a Committee decision by the Chair of the North Dorset Planning Committee following a Scheme of Delegation referral. The application was referred to the Scheme of Delegation due to consultation responses from Charlton Marshall Parish Council and the local Ward Councillor in objection to the proposed scheme.

2. Summary of recommendation:

Grant planning permission subject to conditions as set out at the end of this report.

3. Key planning issues

Issue	Conclusion
Principle of development	The principle of erecting an ancillary residential outbuilding within the curtilage of an existing residential dwelling within a village settlement boundary is acceptable where it accords with wider material planning considerations.
Scale, design, impact on character and appearance	There is no demonstrable harm to the character and appearance of the area.
Impact on the living conditions of the occupants and neighbouring properties	There is no demonstrable harm to neighbour amenity.
Impact on heritage assets	There is no demonstrable harm to the Charlton Marshall Conservation Area.
Flood risk and drainage	The surface water drainage strategy is sufficient and the development will not demonstrably increase the risk of flooding.
Impact on trees	There is no demonstrable risk to existing trees on site.
Biodiversity	The proposal is exempt from Biodiversity Net Gain requirements, and there is no demonstrable risk to biodiversity resulting from the proposed development.

4. Description of site

The proposal site is located on the eastern side of Bournemouth Road (A350) on the outskirts of Charlton Marshall, just beyond the edge of the defined village settlement boundary. The site is accessed via a recently adapted driveway off Bournemouth Road. To the east side, the property lies adjacent to Palmers Lane which is an unadopted private road. However, planning approval granted for the dwelling (P/VOC/2024/00724) does not allow for vehicular side access via this lane.

The site comprises the residential curtilage for recently built 'Black Oaks' to the southeast along with an extensive area of paddock land under the applicant's ownership which extends to the north and west. The river Stour runs adjacent to the northern boundary of the site, and the western boundary is shared with the Grade I listed Church of St Mary. There are further residential buildings to the south of the curtilage and on the opposite side of Palmers Lane.

Currently, the site comprises 1 no. detached residential dwellinghouse that has been constructed following approved application reference P/VOC/2024/00724 and there is a temporary outbuilding situated to the southeast in a similar position to the proposed. There are no further permanent buildings on site.

The topography is largely flat across the site and there are several mature, conservation area-protected trees across the wider site, including a semi-mature cherry to the southwest of the development site and further mature trees along the driveway and to the rear of the garden that will be affected when access to the development site is required.

The site falls just outside the Charlton Marshall settlement boundary, on the edge of open countryside to the north from which it is separated by the river Stour. Land immediately to the east, and more extensively to the south and southwest is occupied by the linear village settlement following the main A350 highway (Bournemouth Road). The vast majority of development is concentrated south of the road, with only pockets of development to the north where the proposal site is located. The village has expanded over many years and as such, the age and style of buildings is varied with traditional vernacular buildings interspersed with modern bungalows, one and a half storey and two storey dwellings. The historic core and conservation area remain characterful, and much of the modern infill visible from the main road is considerate to the historic character of the setting. Properties along Palmers Lane are generally quite large and detached with good sized gardens and outbuildings. The relatively large curtilages associated with these dwellings results in a low-density building arrangement and a sense of space. This pattern has continued with the development of No. 301 (Black Oaks) which is a detached one and a half storey dwelling. The dwelling has been constructed of vernacular materials including brick and flint rubble, slate and timber which are considered appropriate to the conservation area and in accordance with surrounding buildings. The summerhouse/storage outbuilding is proposed to be constructed in a material palette similar to the recently built dwelling.

5. Description of development

The proposal scheme seeks to erect a garden summerhouse in the southeastern corner of the residential curtilage, adjacent to and following the line of the eastern boundary fence.

6. Background and relevant planning history

PRE/2017/0441/PREAPP - Decision: UNN - Decision Date: 06/03/2018

Development of the site with approximately 10 dwellings accessed off Bournemouth Road, including a potential long term parking solution for the church in the area indicated as church field and the provision of public access to the remaining open space/undeveloped land and river Stour.

Supporting info submitted with pre-application enquiry:

- Illustrative plans SK1 and SK2 and Heritage Appraisal.
- Tree Constraints Plan to follow.

2/2018/1762/FUL - Decision: REF - Decision Date: 25/02/2020

Erect 6 No. dwellings, form new vehicular and pedestrian access, associated parking and the construction of a Church car park.

P/FUL/2020/00337 - Decision: WIT - Decision Date: 18/10/2021

Erect 1 No. dwelling, form vehicular access and parking

P/FUL/2021/04649 - Decision: GRA - Decision Date: 15/06/2022

Erect a dwelling, form vehicular access and associated parking

P/VOC/2024/00724 - Decision: GRA - Decision Date: 24/07/2024

Erect a dwelling, form vehicular access and associated parking (with variation of condition 2 (approved plans) of planning permission P/FUL/2021/04649) (Raise height of dwelling; install solar panels; extend railing; construct piers; install gates; alter access; alter fenestration; construct verandah; construct loggia.)

P/PDE/2024/00095 - Decision: RES - Decision Date: 27/03/2024

Form temporary site access track.

P/PDE/2025/00140 - Decision: PDR - Decision Date: 28/03/2025

Erect timber shed

7. List of constraints

North Dorset Local Plan Part 1 (2011-2031); Adopted; Outside settlement boundaries (countryside); Policy 2, 20

CHAR, Charlton Marshall Conservation Area

Flood Zone 3 (record ID 10824972.0)

Flood Risk Zone 3a

Flood Risk Zone 3b (1 in 20 or 1 in 25)

Risk of Surface Water Flooding Extent 1 in 100

Surface water flooding - 1 in 100 year event plus 40% allowance

Groundwater – Susceptibility to flooding

Main River Consultation Zone

Recorded Flood Outlines

Site of Special Scientific Interest (SSSI) impact risk zone

Higher Potential ecological network

Existing ecological network – Terrestrial

Wessex Water Risk of foul sewer inundation 2023 High Risk of Foul Sewer Inundation

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

8. Consultations

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

Consultees

1. Charlton Marshall Prish Council

The Council objects to the proposed development on the grounds that it does not constitute a structure that can reasonably be described as a “garden room” or “summer house.” Such buildings are ordinarily incidental to the enjoyment of the host dwelling, modest in scale, subordinate in character, and typically of lightweight or temporary construction.

By contrast, the proposal indicates a building of a permanent and substantial nature, incorporating brick construction with timber cladding designed to reflect the main dwelling. This form of construction, together with the scale and footprint of the building, suggests a structure that is neither incidental nor subordinate to the principal dwelling.

The siting of the proposed building is also considered inappropriate for a garden room, offering limited outlook and restricted access to natural light. Furthermore, its size and footprint are excessive, even when viewed in the context of the host property and raise significant concerns that the building could be used, or subsequently adapted, as independent residential accommodation. The footprint is probably no smaller than that of a typical new build family home.

The Council is also concerned about the impact of the development on the character and appearance of the surrounding area. The proposed structure, by reason of its scale, massing, and design, would represent an intrusive and incongruous addition to the site. In addition, its proximity to the boundary with Palmers Lane gives rise to concerns regarding potential adverse impacts on neighbouring amenity, particularly in relation to overbearing presence and height.

For the reasons set out above, the Councillors strongly object to this application.

2. DC Winterborne North Ward Councillor

Having looked at the application I strongly object to the application proposed. My reason are:

- The description as a garden summer house is not reflected in the size both square metres in floor area, also the height of the garden house. The application description is "house" and that is what it looks to me.
- The construction is of brick and slate, not of wood which most garden houses are constructed.
- The store is usually adjoined or in the main dwelling, and the size of the store is large
- The positioning of the garden house is in a corner with no outlook and not on the edge of the very large garden with views of the river Stour.

I strongly object to the application because to me if this is approved then we could see another application for change of use to an annex to the main dwelling for another member of the family. I would ask that you visit the site to see for yourself my reasons for strongly objecting.

Representations received

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

Summary of comments of objections: No objections received.

Summary of comments of support: No representations in support received.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

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:

Adopted North Dorset Local Plan:

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

- Policy 1: Presumption in favour of sustainable development
- Policy 3: Climate change
- Policy 4: The natural environment
- Policy 5: The historic environment
- Policy 20: The countryside
- Policy 24: Design
- Policy 25: Amenity
- Policy 28: Existing dwellings in the countryside

Made Neighbourhood Plans

None that are relevant to this proposal.

Material considerations

Emerging local plans:

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

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

The Dorset Council Local Plan

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

Emerging neighbourhood plans

None that are relevant to this proposal.

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 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).

Other material considerations

National Planning Practice Guidance

All of Dorset:

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.

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. There are no PSED issues that have been identified in this case.

13. Public Benefits

There are no demonstrable benefits to be derived from this householder scheme.

14. Planning Assessment

Principle of development - The principle of erecting an ancillary residential outbuilding within the curtilage of an existing residential dwelling is acceptable where it accords with wider material planning considerations.

Scale, design, impact on character and appearance – The proposed outbuilding will be sited adjacent to the southerly elevation of the recently built residential dwellinghouse, adjacent to Palmers Lane, and is intended to serve as an ancillary addition to the residential curtilage. The layout of the internal space is divided into two sections, the larger of which is proposed to be a summerhouse and the smaller a garden store, both of which are considered to be uses ancillary to a residential dwelling, and no internal facilities or foul drainage requiring permission are proposed. There is currently a temporary outbuilding structure on the site that has been utilised during and since construction of the dwelling, so the proposed permanent structure will replace the temporary building that is located on part of the proposed development site.

The situation of the proposed outbuilding within the site is considered an appropriate location given the limitations of the remaining curtilage. The land within the red line is constrained by the access driveway and parking area and the RPA of a tree to the west. It is further constrained by a mains foul drainage pipeline and surrounding easement to the north and east that cannot be built over due to access requirements. That leaves only the proposed site to the south for an outbuilding to serve the residential dwelling and meet the storage needs for machinery required to manage and maintain the paddock. Given the approved plans for the original dwellinghouse did not include a large storage space, either internal or external, is it considered reasonable to facilitate approval of an outbuilding at this later stage.

The proposed outbuilding is undeniably large in mass, height and scale, but remains subservient to the main dwelling. The initial plans proposed a footprint of 57sqm (9.5m L x 6.0m W) and a ridge height of 4.0m, but following consideration of objections and officer concerns about the scale of the building and proximity to the southern elevation of the main dwelling, the outbuilding was reduced in depth, resulting in a smaller footprint of 47.5sqm (9.5m L x 5.0m W) and a lowered ridge height of 3.75m, further reducing its impact on the character and appearance of the area and increasing its degree of subservience.

The building is a simple rectangular design with pitched roof over. The materials proposed have been chosen to match the main dwelling (brick base, natural timber cladding and slate roof) ensuring a high-quality finish and consistent visual appearance on site. Furthermore, use of a solid construction method will ensure longevity of the building and thus a more sustainable use of materials.

The proposal is considered to accord with all aspects of Policy 28 of the North Dorset Local Plan where it relates to outbuildings within the curtilage of an existing residential dwellinghouse in the countryside:

POLICY 28

An ancillary domestic building within an existing residential curtilage in the countryside will be permitted provided that:

l - the building is ancillary to an existing permanent dwelling; Yes, the building faces towards large, glazed windows and doors serving principal rooms within the main dwelling, with garage doors facing onto the garden. and

m - the building would not create an additional separate dwelling (or dwellings) Yes, the proposal seeks an ancillary residential outbuilding; or be capable of severance to form an additional separate dwelling (or dwellings); Yes, the building is considered too close to the main dwelling to be capable of severance and there is no existing vehicular access onto Palmers Lane (the main access is off Bournemouth Road) so any formal access would need to be created by removing a fence that is a condition of the approved landscaping for the original permissions on the site (P/FUL/2021/04649 and P/VOC/2024/00724) and would therefore require planning permission. and

n - the building either would be used for purposes incidental to the enjoyment of the existing dwelling or would be a residential annex ancillary to the existing dwelling; Yes, the building will serve as a summerhouse and store/garden store for the main dwelling. Use as an annex would likely require further external and internal adaptations. and

o - the building would not require an extension of the existing residential curtilage; Yes, the building is entirely within the existing residential curtilage. and

p - the building would be of a size and design that would not be visually intrusive in the landscape; Yes, the building is subservient and meets the height limitations of Class E of the GPDO (maximum 4m in height for a dual-pitched roof and maximum eaves height of 2.5m) – although this particular building cannot be constructed under permitted development rights. A building elsewhere within the curtilage could be constructed to the same height, mass and scale under PD. The building has been sited to avoid restricting open views towards countryside and the river to the rear, and the church to the west. and

q - the building would be designed to be proportionately smaller in scale and subsidiary in form to the existing dwelling and designed not to detract from the character of the existing dwelling. Yes -the proposed building is proportionately smaller in scale and secondary to the existing dwelling. Matching materials and a simpler form ensure it will not detract from the main dwelling.

Overall, the proposed outbuilding, whilst large, is considered to be of an acceptable scale that meets the needs of the occupiers, and the design of the building accords with the main dwelling and is appropriate to the wider setting. The building will sit behind an existing post and rail fence with secondary hazel or willow fencing laid in parallel along the eastern curtilage boundary with only the upper part of the eastern wall and roof visible. This boundary runs along Palmers Lane which is a private road with no through access and is not a public right of way, so public views of the building will be limited. As such, the building is considered appropriate to the setting and will not harm the character and appearance of the area.

Impact on the living conditions of the occupants and neighbouring properties – Black Oaks is a large dwellinghouse, although its size is predominantly gained through its extensive width rather than its depth. It has been designed to fit within a moderately sized rectangular curtilage, taking account of constraints including the requirement for access from Bournemouth Road rather than Palmers Lane, surrounding mature trees with large RPAs and an existing mains sewer running under the north of the site.

The total area of the curtilage including the driveway and footprint of the existing dwelling is approximately 842 sqm. Removal of the long part of the driveway (approximately 212sqm) and the footprint of the house (approximately 150sqm) leaves remaining amenity space in the region of 480sqm. Of that, approximately 190sqm is constrained by the easement to the north of the garden, resulting in total remaining amenity space suitable for development of just 290sqm, the majority of which is to the southeast side. Therefore, whilst there is more than adequate **garden** amenity space remaining to serve the needs of the occupants including the easement area, only the area southeast of the dwelling remains unconstrained for the development of outbuildings and it therefore remains that this is the only suitable option for siting of the proposed development. Due to the land being within a Conservation Area, this area to the southeast side of the dwellinghouse cannot be developed under current permitted development legislation as it fails Schedule 2, Part 1, Class E, E.3 of the GPDO where it states that '*...development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse*', and therefore requires an application for planning permission, but would otherwise meet the remaining criteria in Class E of the legislation in terms of height, mass and scale. It is considered that the 190sqm of garden in the easement area and the further remaining land between the house and outbuilding and to the southwest of the outbuilding provide sufficient remaining garden amenity space for the occupants, and the fact that the easement cannot be built over acts as security against any further development of

outbuildings and subsequent loss of garden space in this area under permitted development rights. As such, it is considered that after construction of the proposed outbuilding, adequate garden amenity space will remain to serve the needs of current and future occupants.

There is a residential property immediately to the southwest of the proposed development site, known as April Wood. The house lies perpendicular to Black Oaks resulting in the front elevation of the main dwelling facing towards the east side elevation of its neighbour, and the two properties are set back at a similar distance from their boundaries with Palmer Lane. As the proposed outbuilding will sit much closer to Palmer Lane, forward of Black Oaks and neighbouring April Wood, the outbuilding will not impose on the neighbouring dwelling or be particularly visible from its windows or private amenity spaces.

The other neighbouring property impacted by the proposed outbuilding is Amanita which lies on the opposite side of Palmers Lane. At its nearest point, the front elevation of the neighbouring dwelling is approximately 17.5 metres distant, with existing fencing, foliage, hedgerow and a large tree forming natural screening.

In relation to potential overlooking and loss of neighbour privacy, the east elevation of the summer house proposes a solid up-and-over garage door which faces towards the rear garden, and the only glazed openings will be on the north elevation facing toward windows and doors of the main dwelling. There are no windows proposed to the east or west elevations where the building faces towards the above-mentioned neighbouring residential properties, ensuring no demonstrable harm to neighbour amenity or privacy.

Impact on heritage assets – The site falls just inside the Charlton Marshall Conservation Area with the designated heritage asset sharing the site's eastern and northern boundary lines. Views into the site are limited due to the private road to the east and no nearby public rights of way, as discussed above. However, the design and materials proposed are considered to accord with the character and appearance of the conservation area and as such, there is no demonstrable harm to the Conservation Area.

The Grade I listed St Mary's Church is located close to the western ownership boundary, but the proposed outbuilding will be located on the opposite side of the site, over 150 metres from the curtilage boundary of the listed asset and will be set at a lower height behind the existing dwellinghouse so will not be visible from the Church. Therefore, the proposed development will have no demonstrable impact on the setting and significance of the heritage asset.

Flood risk and drainage – Whilst parts of the wider site along the rear boundary adjacent to the River Stour are within Flood Zone 3 and therefore considered to be at high risk of flooding, the proposed development site falls within Flood Zone 1. As such and given the building's intended use as a non-habitable summerhouse and storage room, a Flood Risk Assessment was not considered reasonable or necessary.

A drainage strategy was submitted in support of the application, which is a revised and updated version of the drainage strategy for all of the development on site, including that already approved. It adds 2no. additional surface water drainage pipes connecting rainwater goods leading from the roof of the outbuilding to new pipes that will connect into the existing wider site drainage which carries excess surface water into a large detention basin with a HydroBrake Vortex Flow Control system on land northwest of the main dwelling. The system has been designed to facilitate the controlled discharge of surface water into the river Stour, with further natural percolation into the ground via the unlined detention basin.

The applicant confirmed in writing that no changes are proposed to the existing foul drainage arrangement as no internal facilities are proposed for the outbuilding.

Therefore, it is concluded that the site is not at heightened risk of surface water or fluvial flooding, and the application provides sufficient surface water drainage measures to ensure no additional flood risk will result from the proposed development.

Impact on trees – There are several mature, conservation area-protected trees across the wider site, and as such the application is supported by an Arboricultural Impact Assessment and Method Statement.

There is a semi-mature cherry (T9) to the southwest of the development site that, due to its in close proximity, is likely be affected during the construction process. There is a further mature tree (T7) to the rear of the curtilage that will be affected when access to the development site is required due to its root protection area spreading under the proposed access and construction zone. Therefore, protective tree fencing has been proposed in the Method Statement which is recommended to be secured via a pre-commencement condition.

Biodiversity – The proposed development is exempt from meeting the requirements of Biodiversity Net Gain, and there is no demonstrable risk to habitats or protected species.

15. Environmental implications

There are no demonstrable environmental implications.

16. Summary of issues and the planning balance

Following amendments that sought to overcome material planning objections in relation to scale and concerns raised by the Parish Council and Council members, there is no demonstrable harm that would contradict local or national planning policy. As such, the proposal is judged to comply with Policies 4, 5, 20, 24, 25 and 28 of the Adopted North Dorset Local Plan and the Development Plan as a whole. It also complies with the aims and objectives of the NPPF. No material planning considerations indicate otherwise and approval is recommended.

Recommendation

GRANT planning permission subject to the following conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
P1155-001 B Location/Site Plan
P1155-002 B Proposed Floor Plan
P1155-003 B Proposed Elevations
0500-P2 0500-P2 Drainage Strategy

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

3. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Impact Assessment and Method Statement reference DS/55126/AC, dated 26th February 2026. All tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority.

Dated photographic evidence of the erected tree protective measures fencing must be supplied to the Local Planning Authority at least 5 days prior to the commencement of works.

Reason: required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.

4. The external materials to be used for the walls and roof shall be similar in colour and texture to the existing building.

Reason: To ensure a satisfactory visual appearance of the development.

5. Surface water drainage shall be installed in accordance with Drawing No. 0500-P2 and the Drainage Strategy prepared by Thetis Engineering Ltd dated April 2024. Once implemented, the scheme shall be maintained and retained in perpetuity.

Reason: To ensure adequate facilities are provided in the interests of flooding and pollution.

6. The development hereby permitted shall not be occupied or used at any time other than for purposes ancillary to the existing use of the site as a residential dwelling known as Black Oaks, 301 Bournemouth Road, Charlton Marshall, Blandford Forum, DT11 9NQ.

Reason: The Local Planning Authority does not consider the establishment of a separate unit to be appropriate in this location.

Informative Notes:

1. The applicants are reminded that the lawful use of the outbuilding hereby approved is limited to purposes ancillary to the use of the dwellinghouse. Other uses of the building, for example, for independent occupation by persons with no/minimal reliance on the main dwelling or as self-contained holiday accommodation, would be very likely to represent a material change of use that requires full planning permission.

2. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

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

3. Informative: Trees on or adjoining this site are protected by virtue of the Charlton Marshall Conservation Area. Any pruning of the trees to provide clearance for the approved development will require the submission of a Section 211 notice to the Local Planning Authority at least six weeks before any work is carried out, unless an exemption applies. You are encouraged to consult with the Local Planning Authority Tree Team or a qualified Arborist before submitting a notice. Failure to submit a Section 211 notice can result in penalties for unauthorised work on protected trees.