

Application Number:	P/LBC/2026/01893
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	13 The Esplanade Weymouth DT4 8EB
Proposal:	Internal and external alteration to facilitate the removal of existing upper floor window and enlargement of opening in order to add new French doors giving access onto a new balcony area formed upon the existing bay window roof
Applicant name:	Mr & Mrs Peirce
Case Officer:	Rob Piggot
Ward Member(s):	Cllr Orrell

1. **Reason application is going to committee:** The application site is owned by Dorset Council.

2. **Summary of recommendation:**

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

3. **Key planning issues**

Issue	Conclusion
Impact on landscape or heritage assets	The development would not harm the historic or architectural significance of 13-15 The Esplanade, 7-12 The Esplanade, or the wider Conservation Area. There would be less than substantial harm through loss of historic fabric, however this would be outweighed by economic benefits.
Economic benefits	Enhancement of overnight tourist accommodation, benefiting immediate operator and Weymouth Town Centre.

4. **Description of site**

4.1 No.13 Esplanade, The Lantana Guest House, is located on the eastern section of The Esplanade, opposite Alexandra Gardens, with Custom House Quay running along the rear boundary, and Weymouth Harbour beyond this to the southeast. No.13 is a 3 storey, mid-terrace property with a lower ground floor and attic space, being Grade II Listed, in a group listing with No.14 and No.15 known as Pulteney Buildings. Immediately to the rear of the property is a two-storey gabled extension, a single storey extension with terrace above, a courtyard and parking area.

4.2 The property is currently operated as overnight tourist accommodation, consisting of 6 separate rooms and a bed and breakfast service.

4.3 The property is within Weymouth Town Centre Conservation Area and the terrace has architectural significance with Georgian architectural detailing. Furthermore, the properties have historic and group significance and as noted within the listing description, the terrace, in conjunction with the neighbouring Devonshire Buildings, provides a worthy starting group for the long Esplanade stretching to the north.

5. Description of development

5.1 Consent is sought for the removal of an existing upper floor window, and vertical enlargement of the existing opening, in order to add new French doors, giving access onto a new balcony area formed upon the existing roof of the first floor bay window.

5.2 The existing opening would remain the same width, approximately 1m, with fabric being removed below it, down to the level of the roof of the existing bay window, to facilitate the new French doors, being approximately 2m high. The existing roof to the bay window would be replaced, with structural alterations undertaken to accept loading, and a 1.1m high metal balustrade is to be installed above the outer perimeter of the second-floor bay window.

6. Background and relevant planning history

93/00409/LBC - Decision: GRA - Decision Date: 23/03/1994

Replacement windows and installation of iron balustrade on 3rd and 4th floors

P/PAP/2024/00643 - Decision: RES - Decision Date: 17/01/2025

Removal of upper floor window and replace and widen with French doors to give access to new balcony.

7. List of constraints

Grade: II* Listed Building: NUMBERS 7-12 PULTENEY BUILDINGS (TERRACE) List Entry: 1145965; - Distance: 3.12

Grade: II Listed Building: NUMBERS 13, 14 AND 15 PULTENEY BUILDINGS (TERRACE) List Entry: 1145966; - Distance: 9.34

Weymouth Town Centre Conservation Area

Neighbourhood Plan Area - Weymouth

LP - WEY 1; Weymouth Town Centre Strategy; Weymouth Town Centre

LP - SUS2; Defined Development Boundary; Weymouth

LP - ECON4; Town Centre Areas; Weymouth

LP - ENV 4; Area of Archaeological Potential; Town Centre North of Harbour, Weymouth

LP - WEY4; Custom House Quay and Brewery Waterfront; Custom House Quay and Brewery Waterfront

S106 - A Unilateral Undertaking has been made

Dorset Council Land Freehold: 1-8 & 10-15 The Esplanade and Alexandra Gardens, Weymouth - Reference FH004371

Site of Special Scientific Interest (SSSI) impact risk zone

EA - Flood Zone: FZ3

EA - AEP 3.3% 1 in 30 Defended Climate Change: 1 in 30 modelled sea

EA - Annual likelihood of flooding - Rivers and Sea 1 in 30: 1 in 30 modelled sea - Distance: 0

EA - Annual likelihood of flooding - Rivers 1 in 100 Sea 1 in 200: sea - Distance: 0

EA - Annual likelihood of flooding - Rivers and Sea 1 in 1000: sea - Distance: 0

EA - Annual likelihood of flooding - Rivers 1 in 100 Sea 1 in 200: sea - Distance: 0

EA - Annual likelihood of flooding - Rivers and Sea 1 in 1000: sea - Distance: 0

EA - Risk of surface water flooding: Low

EA - Main River Consultation Zone

SFRA - Flood Risk Zone 3a

1. Consultations

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

Consultees

1. Dorset Council - Conservation Officers:

Initial Response (17/4/26)

Given the significance of this building and its group value within the terrace any alterations should be carefully considered. Therefore, for the avoidance of doubt, please would it be possible for the Agent to provide / confirm:-

- A larger scale sectional drawing of the proposed bay roof build up and materials.
- The submitted proposed section drawing notes *“as per structural engineers design if existing joists are not cantilevered provide new timber joists bolted to the existing joists”*. Are further onsite investigations required to confirm this matter?
- Please confirm, as the drawing suggests, that any new timber joists will be within the floor void and not visible from the bedroom below?
- The proposed section drawing includes a note *“upon agreement with the conservation officer no insulation is to be used within the replacement flat roof covering to allow the existing structure and proportions and detailing to be retain”*. Please could the Agent clarify this statement.

Further Response (27/5/26)

Further to my initial comments dated 17 April 2026 regarding the above applications and the subsequent information provided by the Agent (1574/07 - *Horizontal Section Proposed*) I have the following comments:-

The proposal would see minor changes to the historic facade and a minor loss of historic fabric resulting in harm to the significance of the Listed building. However, it is considered that the level of harm would be to the lower end of 'less than substantial harm' and would be offset by the enhanced facilities that would be provided to the visitors of the Guest House.

It is concluded that the proposal would not be detrimental to the special architectural and historic interest of the host building, the neighbouring Listed buildings nor the Conservation Area. There is **no objection** to this application.

Dorset Council - Building Control: No comments.

3. Dorset Council - Asset & Property: No comments received.

4. Weymouth Town Council: The Council supports this application and raises no objection.

5. Melcombe Regis Ward Member: No comments received.

8. 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.

The Planning (Listed Buildings and Conservation Areas) Act 1990 - includes 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 when considering whether to grant listed building consent.

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.

9. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted West Dorset and Weymouth & Portland Local Plan:

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

ENV4: Heritage assets

Made Neighbourhood Plans

Weymouth Neighbourhood Plan 2021 to 2039 (made 29/01/2026)

W45: Heritage Assets

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 6 'Building a strong, competitive economy', paragraphs 88 and 89 'Supporting a prosperous rural economy' promotes the sustainable growth and expansion of all types of business and enterprise in rural areas, through conversion of existing buildings, the erection of well-designed new buildings, and supports sustainable tourism and leisure developments where identified needs are not met by existing rural service centres.
- Section 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 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

- Historic England, Statement of Heritage Significance (2019)
- Historic England Advice Notes 2: Making Changes to Heritage Assets
- Historic England: Conservation Principles
- Historic England: Good Practice Advice Note 3: Setting of Heritage Assets
- Historic England: Good Practice advice Note 2: Managing Significance in Decision Taking

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.

Supplementary Planning Documents/Guidance For West Dorset area:

Weymouth & Portland Listed Buildings and Conservation Areas (2002)

Conservation Area Appraisals:

Weymouth – Town Centre Conservation Area Appraisal adopted December 2012

10. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

11. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. This proposal is not considered to impact upon persons with protected characteristics.

12. 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	
Economic benefits through improved/enhanced accommodation facilities for Bed and Breakfast operation at 13 The Esplanade.	Not quantifiable
Non material considerations	
None.	

13. Planning Assessment

14.1 Heritage Impact

14.2 The proposal would involve works to a listed building, 13 The Esplanade (Grade II), being part of a group listing, alongside no.14 and no.15 (LB No: 1145966). No.13 is also within the immediate setting of an adjoining Grade II* terrace block, no.'s 7-12 Pulteney Buildings (LB No: 1145965). Lastly, it is within the Town Centre Conservation Area.

14.3 The properties within this terrace have architectural significance with Georgian architectural detailing. Furthermore, the properties have historic and group significance and as noted within the listing description, the terrace, in conjunction with the neighbouring Devonshire Buildings, provides a worthy starting group for the long Esplanade stretching to the north. The property is therefore part of a prominent group of buildings located within the Weymouth Town Centre Conservation Area

14.4 A Conservation led Pre-Application Enquiry was submitted for the proposed works, with the formation of a balcony and insertion of French doors supported, in principle, subject to further

detail on the proposed window, and structural support required to utilise the roof of the existing bay window as a balcony. The Conservation Team's response can be summarised as follows:

The proposed French doors and balcony are considered sympathetic in their scale, design and materials and would not look out of keeping with the street scene nor the wider Conservation Area.

It is considered that changing the window to a door and having a small balcony area would have less impact than the double bay noted on the neighbouring property. It is also considered that the property to the left-hand side has the same arrangement as proposed.

The proposed French doors should be timber multi-paned painted white to match existing.

14.5 The Conservation Officer initially reviewed the proposed works submitted under this application and requested further information, namely section plans showing what structural intervention would be required. Further structural details have been submitted, and the Conservation Officer has submitted a final response, stating that they have no objections, with any harm through the loss of historic fabric being outweighed by the enhanced facilities and thus economic benefits which would be achieved.

14.6 The Conservation Officer's view is supported, and it is considered that the scheme would not harm the architectural or historical significance of either 13-15 The Esplanade, nor the neighbouring block 7-12 Pulteney Buildings. It is considered that it would have no adverse impact on the character and appearance of the Conservation Area. As is noted in the Conservation Officer's response, there would be a small degree of harm by virtue of the loss of historic fabric, below the existing casement window, and this harm is considered to be at the lower end of less than substantial. This low level harm is considered to be outweighed by the potential public benefits derived from enhancement of the facilities at the Bed and Breakfast being operated at No.13, which would lead to economic benefits.

14.7 Lastly, it is considered appropriate that detailed drawings are provided for both the French doors proposed, and the balustrade. Conditions are therefore recommended accordingly.

14.8 On this basis the scheme is considered to accord with Local Plan policy ENV4, Weymouth Neighbourhood Plan policies W39 and W45, and Section 16 of the NPPF. In reaching this conclusion regard has been had to Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

14. Summary of issues and the planning balance

The proposed works are considered to be acceptable in terms of their design and siting, and would result in no harm to the character and appearance of the Conservation Area and less than substantial harm at the lower end as a result of the loss of a very small amount of historic fabric. It is considered that the less than substantial harm is outweighed by public (economic) benefits. On this basis the scheme is acceptable and accords with the development plan.

15. Recommendation

Grant 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:

Location Plan 1574/01

Block Plan 1574/02

Second Floor Plan and Roof Plan 1574/05

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

3. Prior to their installation detailed drawings and specifications showing the design, construction and finished external paint colour of the external French doors (at a scale no less than 1:10) shall be submitted to the Local Planning Authority and agreed in writing. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

4. Prior to their installation detailed drawings and specifications showing the design, construction and finished colour of the proposed balustrading (at a scale no less than 1:10) shall be submitted to the Local Planning Authority and agreed in writing. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: To preserve or enhance the character and appearance of the heritage asset.

Informatives:

1. 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.

2. Any works would need to be authorised by the owner/operator of the land which is under development and as such the applicant is advised to contact Dorset Council Assets.