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|----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Number:</b> | P/HOU/2026/01416                                                                                                                                                                                |
| <b>Webpage:</b>            | <a href="https://www.dorsetforyou.com/planning-application/P/HOU/2026/01416">Planning application: P/HOU/2026/01416 - dorsetforyou.com</a>                                                      |
| <b>Site address:</b>       | Saltwinds, Belle Vue Road, Swanage, BH19 2HP                                                                                                                                                    |
| <b>Proposal:</b>           | Proposed extensions and alterations to provide ground and first floor accommodation, new hipped roof providing a second-floor loft room and covered balcony, and refurbishment of outbuildings. |
| <b>Applicant name:</b>     | M Coral and W Lynch                                                                                                                                                                             |
| <b>Case Officer:</b>       | Cari Wooldridge                                                                                                                                                                                 |
| <b>Ward Member(s):</b>     | Cllr Suttle and Cllr Tomes                                                                                                                                                                      |

**1. Reason application is going to committee:**

This application comes before the planning committee at the request of the Eastern Planning Committee Chair.

**2. Summary of recommendation:**

GRANT planning permission subject to conditions as set out in section 18.

**3. Key planning issues**

| <b>Issue</b>                                                                                                                    | <b>Conclusion</b>                        |
|---------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Principle of development                                                                                                        | Acceptable.                              |
| Scale, design and impact on the character and appearance of the area and the Dorset National Landscape (formerly known as AONB) | Acceptable subject to condition.         |
| Impact on Swanage Conservation Area                                                                                             | Acceptable.                              |
| Impact on neighbouring amenity                                                                                                  | Acceptable subject to conditions.        |
| Coastal erosion, land instability and subsidence                                                                                | Acceptable subject to informative note.  |
| Flood risk and drainage                                                                                                         | Acceptable subject to informative notes. |
| Impact on trees                                                                                                                 | Acceptable subject condition.            |
| Biodiversity                                                                                                                    | Acceptable subject condition.            |
| Other considerations                                                                                                            | Acceptable.                              |

#### 4. Description of site

- 4.1 Saltwinds is a partial two-storey cottage set back from Belle Vue Road to the rear of a garage and parking court serving Craig-y-Don to the east. The central flat roofed two-storey section of the dwelling is surrounded by single storey sections to the east and south including a converted garage.
- 4.2 The back land siting of the cottage combined with the flat roof of the two-storey element, and low level hipped and flat roofs serving the single storey elements, results in an unassuming dwelling that does not appear overly intrusive or visually prominent within views from the street or the surrounding areas including the downs to the east. As such, the cottage retains its subservience to the historic parent property of Craig-y-Don to the east.
- 4.3 Access to the property is via a driveway along the western boundary with the property otherwise surrounded by residential dwellings and their gardens.

#### 5. Description of development

The householder application proposes extensions and alterations to provide ground and first floor accommodation with new hipped roof providing a second-floor loft room and covered balcony within the roof space, and refurbishment of the outbuildings.

#### 6. Background and relevant planning history

304452 – Use land and buildings at corner of Peveril Road and Belle Vue Road, Swanage as Hotel – Granted 30th October 1957.

309555 – Convert dwelling into self-contained flats at ‘Craig-y-Don’, Belle Vue Road, Swanage – Granted 13th December 1965. Officer Note – The application property was converted to a cottage as part of this application with 7 flats provided in Criag-y-Don.

310564 – Revise layout for garages to cottage and flats at Craig-y-Don – Granted 19th February 1965. Officer Note – The application property formed part of the revised layout to be converted to a cottage as part of this application with 7 flats provided in Criag-y-Don.

6/1981/0537 - Erect garage and garden store – Granted 07/07/1981

6/1990/0719 - Convert existing garage/store to form additional living accommodation and form link porch – Granted 05/11/1990

P/HOU/2025/01355- Erect two storey side and rear extensions, demolish existing single storey extension. Addition of pitched roofs with roof terrace. On-site car parking spaces and secure storage for cycles. – Withdrawn 31/03/2025

P/HOU/2025/03187- Erection of two storey side and rear extensions, demolition of existing single storey extension. Addition of pitched roofs with roof terrace. On-site car parking spaces and secure storage for cycles – Withdrawn 22/07/2025

P/PAP/2025/00587 - Extensions to existing house. Advice following withdrawal of planning application. - Response issued 02/02/2026

*Summary of advice: I am unable to encourage you to make a planning application for the current proposals and recommend that the tall, pitched roof enabling the provision of a loft room and covered balcony is removed from the scheme for the reasons set out*

*above. Alternatively, you may wish to consider replacing the roof with a lower-level and less visually incongruous addition – possibly of a hipped design.*

- 6.1 A review of the above planning history suggests that the building originally served as an outbuilding to Craig-y-Don before being converted into a cottage as part of the conversion of Craig-y-Don from a single dwelling to seven flats and a cottage in the 1960s. Since the original conversion, the cottage has been extended to incorporate additional living accommodation in the garage to the south, a shed, and a covered terrace area between the rear elevation and southern boundary wall with the adjacent parking court.
- 6.2 This application follows the withdrawal of a previous householder application in the summer of 2025 and the subsequent provision of pre-application advice on an amended householder scheme in early 2026.
- 6.3 The plans were also amended during the application process in response to officer concerns that the proposed flat roof dormer did not integrate well with the existing flat roof of the property.

In summary, the amended scheme includes:

- Retention of the existing two-storey flat roof section of the building with solar panels to be installed and partial extension over to provide a covered external terrace.
- Retention of the existing single-storey hipped roof section to the east of the building with roof extension to the south over a passageway.
- Extension to south of property (including removal of existing roof) to provide additional ground floor accommodation and two additional bedrooms, a bathroom, and landing area at first floor level.
- A hipped roof over the extended southern section of the building with loft room at second floor level within the roof space served by a duo-pitched roof with cropped hip and over sail of north facing door, window, and small terrace area to protect neighbouring privacy.
- Removal of garage / outbuildings to the southwest of the main dwelling.
- Alterations to and retention of garden store with installation of air source heat pump adjacent to east elevation.
- New covered raised deck off west elevation.
- Replacement raised deck off north (rear) elevation with privacy screen on boundary with Criag-Y-Don.

## **7. List of constraints**

Tree Preservation Order (TPO) reference: PDC/TPO 120

Statutory Settlement Boundary - Swanage

Dorset National Landscape – formerly known as Area of Outstanding Natural Beauty (AONB)

Mineral Strategy 2014 – Mineral Safeguarding Policy SG1 - Purbeck Limestone with Worbarrow Tout - Member: STAIR HOLE MEMBER

Wessex Water Treatment Works Catchment  
and Sewage Treatment Works 2023 (Odour)

Durlston Head No Soakaways

Higher Potential ecological network

Radon: Class 1: Less than 1% – Low Risk, fewer than 1% of homes expected to exceed the radon action level – no protective measures required.

Right of Way: Footpath SE3/38 - Distance: 3.04m, Footpath SE3/39 - Distance: 26.51m,  
Footpath SE3/37 - Distance: 26.53m, Footpath SE3/26 - Distance: 33.6m

Swanage Conservation Area - Distance: 22.44m

Site of Special Scientific Interest (SSSI) impact risk zone

Special Area of Conservation (SAC) (5km buffer): Isle of Portland to Studland Cliffs  
(UK0019861); - Distance: 60.66 – Natural England consultation required

Special Area of Conservation (SAC) (5km buffer): Studland to Portland (UK0030382); -  
Distance: 141.8m, St Albans Head to Durlston Head (UK0019863); Distance: 730.46m and  
Dorset Heaths (Purbeck & Wareham) & Studland Dunes (UK0030038); - Distance:  
4111.94m

Natural England - RAMSAR - Distance: 4111.94m

## **8. Consultations**

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

### **Consultees**

#### **1. Natural England**

No comments received.

#### **2. Ramblers Association**

No comments received.

#### **3. Dorset Wildlife Trust**

No comments received.

#### **4. Dorset AONB Team**

Do not wish to comment due to scale of proposal. Recommend Dorset National Landscape guidance is followed.

#### **5. Dorset Council (DC) – Highways**

There is capacity within the curtilage of the site for parking. Given the accessible location (albeit with some topography challenges) there are opportunities for walking, wheeling and cycling.

It is the applicant's responsibility to obtain any necessary permissions and consents from the relevant authorities, prior to carrying out works on or adjacent to the highway.

No objection subject to informative note.

**6. DC - Rights of Way Officer**

No comments received.

**7. DC - Trees (East & Purbeck)**

Site within area TPO dating from 1965.

None of the trees within the boundary are of sufficient age to have been present when the TPO was made and are not therefore protected.

No significant trees are affected by the proposal.

No objection to proposed felling of young trees for development and management of site as in submitted Arboricultural Method Statement.

No objection subject to condition.

**8. Swanage Town Council**

*Comment of 22/04/26 on original plans:*

Recommend refusal.

Support pre-application advice and comments therein regarding proposed addition of a tall, steeply pitched roof to provide loft room and balcony which is considered to appear out of character, intrusive, and contrived within its setting.

*Comment of 02/06/26 on amended plans:*

Object. Recommend refusal.

Amendments to roof do not overcome original concerns.

Support officer's pre-application advice regarding addition of a tall, steeply pitched roof to provide loft room and covered balcony, which is out of character, intrusive and contrived within setting.

**9. Swanage Ward Members**

No comments received.

**Representations received**

| Total - objections | Total - No objections | Total - comments |
|--------------------|-----------------------|------------------|
| 7                  | 0                     | 0                |

**Summary of comments of objections:**

- Appreciate efforts made to reduce obtrusiveness of previous proposal.
- Height and massing of main pitched roof still excessive, obtrusive, and overbearing and should be reduced to maintain current low profile and historic subservient role of building.

- Securing elevated sea views should not take precedence over good design, landscape considerations, neighbouring amenity, sustainability, or the long-term quality of development within this sensitive location.
- Continued adaptation of the existing building is resulting in increasingly contrived architectural solutions that neither respect the character of the existing structure nor contribute positively to the surrounding area.
- Submitted west elevation misleading; gives impression the property will be small next to Craig-y-Don.
- Amended roof structure will block openness of Peveril Court. Lacks architectural coherence and appears contrived.
- Loss of light to kitchen, lounge and bedroom on west side of Craig-y-Don.
- Roof and balcony would form visually intrusive development from coastal path and surrounding viewpoints within wider landscape.
- Permitted use of flat roof area as terrace / entertaining area will adversely impact privacy of neighbouring properties and would be out of control of planning officers to prevent this happening with loss of privacy and quiet enjoyment.
- Any proposal should take a holistic and policy-led approach to design, rather than incremental additions that result in increased scale and visual intrusion that does not respect character of Belle Vue Road.
- Harmful overlooking from first floor west facing windows due to distance and private amenity spaces impacted. Use of obscure glazing should be secured as mitigation.
- Request conditions to restrict use of roof space and removal of permitted development.
- Solar panels would be shaded for most of the day by the proposed roof and will be ineffective.
- Replacement decking on East boundary will be prominent and overbearing for users of garden at Craig-Y-Don. Photos provided of clear view over garden now shrubs have been cleared.
- Deck should be re-sited to overlook applicant's garden.
- A privacy screen would be tall and susceptible to destruction by the wind.
- Request maps and address amended to show correct road and house name.
- Unclear how surface water would be managed in sensitive coastal environment.
- Harm to Dorset National Landscape.
- Will become a party house if rented out to holiday guests to the detriment of neighbours.
- Restrictive covenants on property require written approval from Craig-y-Don (Swanage) Ltd.

## 10. Duties

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

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.

Section 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty) when making any decision which affects such land.

## **11. Relevant policies**

### Development plan

In this case the development plans comprise the Purbeck Local Plan 2024, the Swanage Local Plan 2017 and the Bournemouth, Dorset & Poole Minerals Strategy (2014)

#### **Local Plan - Adopted Purbeck Local Plan 2024:**

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

V1: Spatial strategy for sustainable communities

E1: Landscape

E2: Historic environment

E3: Renewable energy

E4: Assessing flood risk

E5: Sustainable drainage systems (SuDs)

E10: Biodiversity and geodiversity

E12: Design

I2: Improving accessibility and transport

I3: Green infrastructure, trees, and hedgerows

#### **Adopted Swanage Local Plan 2017:**

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

SS: Swanage Settlement

#### **Bournemouth, Dorset & Poole Minerals Strategy (2014)**

Policy SG1 - Mineral Safeguarding Area

### 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**

Swanage Neighbourhood Plan- In preparation – limited weight applied to decision making

### **Local Nature Recovery Strategy**

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

### **National Planning Policy Framework 2024 (as amended 2025)**

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

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 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'- In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. 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**

### **Supplementary Planning Document/Guidance**

Dorset AONB Landscape Character Assessment

The Dorset National Landscape Management Plan 2026-31

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.

Bournemouth, Poole and Dorset residential car parking study May 2011 – guidance.

Dorset Biodiversity Protocol.

Dorset Council Level 1 Strategic Flood Risk Assessment 2024

Supplementary Planning Documents/Guidance for Purbeck area:

District Design Guide SPD

Managing and using traditional building details in Purbeck

Swanage Conservation Area Appraisal

Swanage Townscape Character Appraisal Supplementary Planning Document adopted August 2012.

## **12. Human rights**

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

## **13. Public Sector Equalities Duty**

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

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

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty.

It is considered that the proposed development would not disadvantage persons with protected characteristics.

## **14. Public Benefits**

None.

## **15. Planning Assessment**

Principle of development

- 15.1 The application proposes extensions and alterations including raising part of the roof, to provide additional ground and first floor accommodation, adding a hipped roof to provide a second-floor loft room and covered balcony, and refurbishment of the outbuildings. The application site lies within the settlement boundary of Swanage where the principle of new householder development is acceptable in accordance with the settlement hierarchy and Policy V1: Spatial strategy for sustainable communities of the Purbeck Local Plan 2024.

Scale, design and impact on the character and appearance of the area and the Dorset National Landscape (formerly known as AONB)

- 15.2 Neighbour objections have been received to the proposal on grounds of height, design, intrusiveness, harm to the character and appearance of the area, and harm to the Dorset National Landscape setting. Concerns are raised in relation to the height and massing of the main pitched roof and its extension over part of the existing flat roof which is considered to be excessive and obtrusive.
- 15.3 Policy E12: Design of the Local Plan requires new development to demonstrate a high quality of design that positively integrates with its surroundings having regard to the District Design Guide SPD 2014. The Swanage Townscape Character Appraisal identifies the site as being located within the 'Large buildings – mixed' character type which still defines much of the essential character (and history) of Swanage despite significant insensitive and inappropriate alterations (including extensions) and wholesale redevelopment greatly reducing the quality and coherence of the area. Further design guidance is provided within the Purbeck Design Guide SPD 2014.
- 15.4 The two-storey extensions to the south of the flat-roof section of the building would result in an increase in the height, scale, and mass of the dwelling close to the southern boundary wall with the adjacent garage court. However, the single storey nature of the development to be retained to the east and the flat roof outbuilding / garden store to the southwest retains a more open character and suitable separation gaps between the extended dwelling and the neighbouring buildings. As such, the additional footprint, depth, and width of the extended property would not appear overly intrusive, dominating, or cramped in relation to the built form and mass of the historic host dwelling of Craig-Y-Don, the plot size, or the neighbouring built form at Peveril Court, particularly when viewed within the wider street scene. It is also judged that the distance retained between the two-storey additions and the neighbouring properties would not result in a level of overbearing impact or obtrusiveness that would appear harmfully out of character with the surrounding area.
- 15.5 The proposed hipped roof addition is of an acceptable design and finish (lay tile) that would appear in keeping with the adjacent Craig-y-Don. Whilst taller than the roofline of Peveril Court, it would remain substantially lower than Craig-y-Don and remain subservient to the historic parent property. During the application process amendments were secured to better integrate the new roof with the flat roof section of the host building in terms of visual balance and details such as the eaves and chimney. This has resulted in replacement of a flat-roof dormer window with an extension of the more traditional duo-pitched roof with a cropped hip which over sails a small terrace and the north facing door and window to preserve the privacy of neighbours.
- 15.6 The resulting scheme is substantially reduced in scale, height, and mass from the previous withdrawn application and the pre-application enquiry. Whilst not of an outstanding design when viewed from the east and west, it is acknowledged that the integration of the two roof types does provide a difficult design challenge and the amended plans seek to achieve a more cohesive proposal that better integrates the more traditional appearance of the new roof and the parapet wall of the existing flat roof. On balance, officers consider that the amended proposal is acceptable in terms of design and external appearance in compliance

with Policy E12: Design of the Purbeck Local Plan 2024 and the objectives of the Purbeck Design Guide SPD 2014.

- 15.7 Proposed materials are to match existing including plain clay roof tiles, white render finish walls, Purbeck Stone detailing, timber cladding of the garden store and dark grey upvc window frames. Given the range of materials within the locality, and the siting of the property outside the Conservation Area, the proposed external finishes are considered to be acceptable, and specific details can be secured by condition (Condition 3).
- 15.8 The application site is located within the Dorset National Landscape but outside the Purbeck Heritage Coast and Jurassic World Heritage Site designations which extend along the cliffs to the east. The planning authority is required by statute to seek to further the purposes or conserving and enhancing the natural beauty of the National Landscape and NPPF para 189 requires that great weight is given to conserving and enhancing the natural beauty in National Landscapes.
- 15.9 Policy E1: Landscape of the Purbeck Local Plan 2024 notes that the scale and extent of any development proposals within the Dorset National Landscape will be limited and will only be permitted where it will conserve and enhance the natural beauty of the area. The proposed extensions to an existing dwelling within the settlement boundary, with a backdrop of residential buildings, is not judged to result in demonstrable harm to the character and visual quality of the landscape character. The scale, height and mass of the proposals – including the roof additions - have been amended throughout the pre-application and planning processes resulting in a substantial reduction on the original scheme. Whilst the roof additions would be visible in longer range views from the south due to the hillside setting, they would be set between the taller and more imposing Craig-y-Don to the east and the two-storey urban development to the west and south, thereby appearing acceptable in height within the established roofline of the surrounding urban development. As such, the development is judged to conserve the natural beauty of the area so continues to further the purposes of the landscape designation.
- 15.10 The proposal is considered to comply with Policy E1: Landscape of the Purbeck Local Plan 2024 and the objectives of the Dorset AONB Management Plan 2026-31.

Impact on Swanage Conservation Area

- 15.11 The application site lies approximately 22m to the west of Swanage Conservation Area which extends over the downs and cliff to the east. When viewed from the downs the proposed development would be set against the existing backdrop of neighbouring development which is also located outside the Conservation Area; as such there is considered to be no harm to setting of the designated heritage asset.

Impact on neighbouring amenity

- 15.12 The cottage is surrounded by residential development on all sides and impacts of the proposed extensions on neighbouring amenity is a key consideration. Neighbours have raised concerns over loss of privacy, overlooking, overbearing impact, and noise associated with potential use of the flat roof as a terrace, the use of the raised decking, and side facing windows.

*Peveril Court*

- 15.13 To the west of the application site, the courtyard development of Peveril Court consists of two-storey terraced dwellings that face onto each other with front gardens and a footpath access in between. With relatively small rear gardens, the front gardens serving the houses on Peveril Court are also used as external amenity space by the occupiers. The closest neighbours to the proposal are nos. 13 and 16 whose east facing (side) elevations are approx. 1.2m from the boundary fence with the cottage. Currently, the two-storey dwelling

and its single storey flat roof extensions have minimal impact on the amenity of the neighbouring occupiers due to their relatively low height, boundary fencing and vegetation.

- 15.14 The proposed extensions and alterations would retain two west facing windows at first floor level facing towards Peverill Court. One would serve an en-suite (as existing) and the other would serve bedroom 3 as a secondary window. The closest window (bedroom 3) would be positioned approx. 9m away from the boundary fence with the courtyard area (front gardens, shared pedestrian access) of Peveril Court. Given the distance to the boundary, the secondary nature of the window, and with no direct window to window overlooking, the bedroom window is not considered to result in a level of overlooking / loss of privacy to the neighbouring amenity that would be so harmful as to form a reason for refusal. The en-suite window is positioned slightly further away from the boundary, but as it serves a bathroom it is considered reasonable to condition that this is fitted in obscure glazing to protect both occupier and neighbouring amenity (Condition 4).
- 15.15 Occupiers of properties on Peveril Court have raised concerns that the proposed extensions and roof addition would be overbearing and obtrusive in nature. Whilst officers acknowledge that the outlook from the neighbouring properties will be altered, the extensions and alterations are judged to be sufficiently distanced from the properties on Peveril Court as to not appear overly dominating, overbearing, or result in harmful overshadowing. It is also noted that the proposals may result in some loss of daylight in the morning, but impacts are not judged to be so harmful as to form a reason for refusal given the presence of the substantially larger Crag-y-Don to the east which would already result in some shading.

#### *The Long House*

- 15.16 To the north of the application site, The Long House also provides residential accommodation. The building is set downhill from the application site at a significantly lower level than the application site and the adjacent development to the south. Properties within The Long House have habitable windows facing south onto an area of parking and a small area of garden behind a retaining wall. The application property adjoins this area of garden on its northern boundary. Currently the boundary treatment, small trees and other planting serve to screen views between the buildings to some extent.
- 15.17 Due to variations in land levels, removal of the trees and other planting would likely lead to a perception of increased overlooking from north facing windows - living room and dining room on ground floor; bedroom 1 and en-suite at first floor; and loft room with north facing window and covered balcony at second floor. The addition of the second-floor loft room and covered balcony in particular introduce an increased perception of overlooking due to the raised height; however, actual overlooking of the Long House properties on the lower land to the north of the site would be reduced by the set back of this element of the scheme compared to the first-floor windows. Mutual overlooking also exists due to the town setting and from the raised gardens and roof terraced of neighbouring properties including Craig-y-Don. As such, it is judged that loss of privacy and overlooking would not be demonstrably more harmful to the neighbouring amenity than the existing position.
- 15.18 While the removal of trees within the garden of the application site is likely to increase the perception of overlooking and loss of privacy, the Council's Tree Officer has confirmed that none of the trees are subject of the Tree Protection Order covering the site, so their removal does not require consent and is outside the control of the Council. Further detail of tree impacts is included in the section below.

#### *Craig-y-Don*

- 15.19 Craig-y-Don is a large, detached Purbeck Stone building located to the east of the application site which was converted into seven (now six) flats in the 1960s at the same

time as the cottage was formed. There are a number of west facing windows serving the flats in Craig-y-Don over three levels which look onto the proposed extensions.

- 15.20 At ground floor level the west windows include two kitchens, two obscure glazed bathrooms, and a bedroom. The kitchens are both small and are not considered to form habitable rooms in which the occupiers would spend a significant amount of time to be adversely impacted by the proposed increase in height and mass. The ground floor bedroom window serving the northernmost flat has a raised outlook to the north as well as the west. As such, the proposed increase in height and mass of the extensions is not considered to result in a level of harm to the occupier amenity that would form a reason for refusal.
- 15.21 At first floor level, the west facing windows serve a small kitchen and a lounge. Again, the kitchen windows are not considered to serve a habitable room in which the occupier would spend a significant amount of time to be adversely impacted by the proposed increase in height and mass. The west facing lounge window also looks directly onto the parking court to the south of the proposed two storey extensions. Whilst the outlook from the window would alter, any loss of light to the window is not considered to be so demonstrably harmful as to form a reason for refusal. North facing habitable windows at first floor level are also sufficiently distanced from the proposed extensions as to not be harmfully impacted.
- 15.22 At second floor level a bedroom window faces west directly above the lounge window below. Again, whilst the outlook from the window would alter, no significant harm has been identified that would justify refusal. North facing habitable windows at second floor level are also sufficiently distanced from the proposed extensions to the west as to not be harmfully impacted.
- 15.23 In respect of overlooking and loss of privacy to the occupiers of Criag-y-Don, a first-floor bathroom window is proposed in the east facing elevation of the application property. This will be well screened by the intervening hipped roof, but a condition (Condition 4) could also secure the installation of obscure glazing to secure occupier and neighbouring amenity. On this basis, impacts are considered acceptable.
- 15.24 In terms of the south facing extensions, outlook from the first-floor bedroom windows is over the garage / parking court serving Craig-Y-Don with some off-set views to the east and west. As the parking court is not considered to form private amenity space and given the level of off-setting to neighbouring habitable windows, it is judged that there would be no demonstrable harm to neighbouring amenity.
- 15.25 Replacement raised timber decking to the rear of the dwelling is to include a 1.8 m high privacy screen directly on the boundary with Craig-Y-Don. Occupants of Craig-y-Don have objected to the screen due to the varying ground levels and raised height of the decking, with concerns raised that the screen would be overbearing. They have also advised that the decking formerly erected at the site was not lawful as no planning permission was obtained.
- 15.26 Officers have no information on the date that the decking was originally erected at the property. Notwithstanding the decking, there is an existing level of mutual overlooking between the application property, Craig-y-Don and their gardens due to the variations in land levels including the drop in levels to the north. The installation of a privacy screen is considered to provide betterment on the current position, and the remainder of the decked area would be positioned further away from the boundary with reduced impact of direct overlooking. It is acknowledged that the screen would appear taller from the adjacent garden, but given the limited size of the screen, its lightweight obscure glazed finish and the substantial communal garden serving Craig-y-Don, it is judged that it would not appear unduly overbearing or incongruous and that impacts in terms of loss of privacy would be acceptable. A condition on the decision (Condition 5) would secure retention of the screen

at the approved height and in accordance with the approved materials and obscure glazed finish.

*All neighbours*

- 15.27 The proposals also include a loft room and store area served by an internal stairway and a north facing external terrace. Neighbours have raised concern that access would be possible from the covered terrace onto the retained flat roof of the existing dwelling which could then be used as a roof terrace, introducing a new level of overlooking, loss of privacy, overbearing impact, and potential for noise. Whilst shown as an area to be used for the installation of solar panels, it is considered reasonable to include a condition on the decision that would prevent the use of the flat roof as any form of external terrace area, thereby ensuring no demonstrable harm to the neighbouring amenity (Condition 8). Further additions and alterations to the roof of the property are already restricted by the Dorset National Landscape siting which removes permitted development rights but a condition restricting additional windows and openings in the east and west elevations of the property is considered reasonable to ensure that impacts of overlooking can be properly assessed by officers (Condition 9).
- 15.28 Neighbours are also concerned that the house would be used as a holiday 'party house'. Given the limited size of the four-bedroom dwelling, it is unlikely that a holiday use would result in a material change to the existing lawful residential (C3) use. However, should any future use result in a substantial change to the residential character of the dwelling that represents a material change of use then separate planning permission would be required.
- 15.29 Subject to conditions, the proposal is judged to comply with Policy E12: Design of the Purbeck Local Plan 2024 in respect of neighbouring amenity.

Coastal erosion, land instability and subsidence

- 15.30 Comments of concern were previously raised by neighbours in respect of the impact of the proposed development on nearby cliff stability, local land instability, and historic underground quarrying and quarrying tunnels.
- 15.31 The site is located outside of the Coastal Change Management Area, so Policy E6 of the Purbeck Local Plan 2024 does not apply and there is no requirement for the submission of a vulnerability assessment.
- 15.32 In terms of potential land instability, the responsibility and subsequent liability for the safe development and secure occupancy of the site rests with the developer and/or landowner. An informative note to this effect can be included on the decision.
- 15.33 The proposed extension foundations would require Building Regulations approval, and this is obtained separately to the planning application process.

Flood risk and drainage

- 15.34 The application site is located in Flood Zone 1 and outside areas of surface water and groundwater flood risk as identified on the EA Flood Map for Planning and the Dorset Council SFRA Mapping. The site is located within 400m of the coastline where soakaways are not permitted for drainage. The proposed extensions will be of a similar footprint to the existing development within the application site and the proposals are not considered to result in any greater flood risk to the site or surrounding area than the existing dwelling so no condition is needed but an informative note drawing attention to the inappropriateness of soakaways can be added to the decision. Wessex Water have published guidance notes about their surface water policy for minor development and an informative note to this effect can also be included on any decision notice.

- 15.35 The proposal is considered acceptable in accordance with Policies E4: Assessing flood risk and E5: Sustainable Drainage Systems of the Purbeck Local Plan 2025.

Impact on trees

- 15.36 The application site is covered by a large area Tree Preservation Order which also includes properties to the north, south and west. The application is supported by a Tree Survey and Arboricultural Method Statement which has been subject of consultation with the Council's Tree Officer.
- 15.37 In their response, the Tree Officer has advised that the area Tree Preservation Order (TPO) dates from 1965 and none of the trees within the boundary of the site are of a sufficient age to have been present when the TPO was made and are therefore not protected. No significant trees are affected by the proposed development and there is no objection to the proposed felling of young trees for the development and management of the site. The Tree Officer raises no objection to the proposal subject to a condition on the decision requiring all works to be undertaken in accordance with the submitted details (Condition 7).
- 15.38 On this basis, the proposal complies with Policy I3: Green infrastructure, trees and hedgerows of the Purbeck Local Plan 2024.

Biodiversity

- 15.39 The site is located within 60m of the Isle of Portland to Studland Cliffs Special Area of Conservation. Given the distance to the SAC and the presence of other residential development within the intervening area, it is considered that the proposed householder extensions would not result in significant effects that would require an Appropriate Assessment and consultation with Natural England.
- 15.40 Dorset Wildlife Trust were consulted on the proposal given proximity to a Higher Potential Ecological Network, but no response was received.
- 15.41 The application is supported by a negative Preliminary Roost Appraisal which includes lighting mitigation (section 4.6) and biodiversity enhancement in the form of an in-built bat box (section 4.7). Implementation of the mitigation and enhancement detailed in the appraisal can be secured by condition (Condition 6) to ensure compliance with Policy E10: Biodiversity and geodiversity of the Purbeck Local Plan 2024.

Other considerations:

*Highway Impacts*

- 15.42 The application proposes continued use of the existing vehicular access to the site. The Council's Highway Engineer has been consulted on the proposal and notes that there is capacity within the curtilage of the site for parking and also given the accessible location (albeit with some topography challenges) there are opportunities for walking, wheeling and cycling. No objection is raised and the proposal is judged to comply with Policy I2: Improving accessibility and transport of the Purbeck Local Plan 2024.
- 15.43 The Highway response notes that it is the applicant's responsibility to obtain any necessary permissions and consents from the relevant authorities, prior to carrying out works on or adjacent to the highway. An informative note will be included on the decision to this effect.

*Public Rights of Way*

- 15.44 A public right of way is located in proximity of the site, and an informative note can be included on the decision in respect of potential impacts.

*Neighbour comments*

- 15.45 A neighbour comment has requested that the maps and mailing address provided with the application be amended to show the correct road name – Bon Accord Road. The road and

house names are provided by the Ordnance Survey plan base and The Local Land and Property Gazetteer, as well as the applicant. Any updates would need to be requested / undertaken separate to the application process.

- 15.46 Neighbours have also advised that the proposals would conflict with restrictive covenants on the property. This is a private issue that does not form a material planning consideration.

## **16. Environmental implications**

The proposed extensions and alterations will meet modern building regulations standards and will include high levels of insulation and modern glazing minimising energy consumption and carbon emissions. Local materials are to be used wherever possible. Renewables are included and will provide environmental gains.

## **17. Summary of issues and the planning balance**

The design and appearance of the proposal have been carefully considered by the local planning authority. It is acknowledged that the integration of the existing flat roof with parapet wall and the proposed hipped roof provides a difficult design challenge. The applicants and their architect have sought to positively address this through revisions following pre-application advice and during the planning application process. The current proposals seek to achieve a more cohesive design approach that better integrates the two roof types and sits comfortably within the street scene and the varies character of the surrounding area. On balance, officers consider that the amended proposal is of an acceptable design and complies with policies of the Purbeck Local Plan 2024 as a whole and the objectives of the NPPF in all other respects. There are no other material considerations that indicate that permission should be refused. Planning permission is therefore recommended to be granted subject to conditions and informative notes as set out below.

## **18. 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:

25147.01 A Location & Block Plan

25147.09 C Proposed Site Plan

25147.10 C Proposed Cellar & Ground Floor Plans

25147.11 C Proposed First & Loft Floor Plans

25147.12 C Proposed West Elevation

25147.14 C Proposed East Elevation

25147.15 C Proposed North Elevation

25147.16 A Proposed South Elevation

25147.02 A Topographical Plan

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

3. Prior to first use, details and samples of all external facing materials for the walls and roofs shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in accordance with such materials as have been agreed.  
Reason: To ensure a satisfactory visual appearance of the development.
4. Before the first-floor ensuite and bathroom are brought into first use, the windows serving both rooms must be glazed with obscure glass to a minimum industry standard privacy level 3. Thereafter the obscure glazing shall be retained as such.  
Reason: To safeguard the amenity and privacy of the occupiers of adjoining residential properties.
5. The obscure glazed privacy screen to the approved rear deck shall be erected before first use of the deck area and shall thereafter be retained and maintained in perpetuity. The screen shall have an obscurity of at least industry standard level 3  
Reason: To protect neighbour amenity.
6. The development hereby permitted shall be implemented strictly in accordance with the recommendations and requirements in the ecology report titled 'Bats & Nesting Birds Report' by ABR Ecology Ltd and dated 9th March 2026.  
The development hereby approved must not be first brought into use unless and until:  
i) the recommendations detailed in sections 4.6 and 4.7 of the 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 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.
7. The development hereby permitted shall be undertaken in accordance with the approved Arboricultural Method Statement (AMS) ref. SW/AMS/517a/26, dated 11th March 2026 and Tree Protection Plan (TPP) (Appendix 1b to report SW/AMS/517a/26, dated 11th March 2026). All tree protection shall be retained until the development is complete 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.  
Reason: Required to safeguard and enhance the character and amenity of the site and locality and to avoid any irreversible damage to retained trees.
8. The flat roof area of the host dwelling, located to the north of the loft / store and external terrace at second floor level as hereby approved, shall not be used as a balcony, roof terrace/garden or amenity area.  
Reason: To protect the amenity and privacy of the neighbouring residential properties.
9. 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 window(s) or other opening(s) permitted by Class A of Schedule 2 Part 1 of the 2015 Order shall be constructed in the east and west elevations of the extensions hereby approved.

Reason: To protect neighbouring amenity.

Informative Notes:

1. This site lies within an area where there is evidence of unstable land. The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or landowner.
2. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of Conservation of Habitats and Species Regulations 2017 (as amended). Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from Natural England (tel: 0300 060 3900), website [www.naturalengland.org.uk](http://www.naturalengland.org.uk) before proceeding.

Further information about the law and bats may be found on the following website  
<https://www.gov.uk/guidance/bats-protection-surveys-and-licences>

3. The applicant is advised that Wessex Water have published guidance notes about their surface water policy for minor development. The policy encourages developers to consider the most effective methods of directing surface water back to the environment in accordance with the Sustainable Drainage Systems hierarchy. Where necessary, applications to Wessex Water for a surface water connection can be made online.

<https://www.wessexwater.co.uk/services/building-and-developing/building-a-new-house-or-extension>

4. The applicant(s) is (are) advised that the proposed development is situated in close proximity to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

5. INFORMATIVE NOTE: Contact Dorset Highways

The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto: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.

6. 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.