

Application Number:	P/FUL/2026/01894
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	13 The Esplanade, Weymouth, DT4 8EB
Proposal:	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

- Reason application is going to committee:** The application site is owned by Dorset Council.
- Summary of recommendation:**
Grant subject to the conditions as set out at the end of this report.
- Key planning issues**

Issue	Conclusion
Principle of development	Acceptable, supported by Local Plan policy SUS2.
Scale, design, impact on character and appearance	The development would be acceptable, read as a lightweight addition which would not appear out of place on the rear elevation of the block it sits within.
Impact on the living conditions of the occupants and neighbouring properties	The balcony would not be harmful to residential amenity, given that it would introduce no worse overlooking or noise than existing levels at the rear of 7-15 The Esplanade.
Impact on landscape or heritage assets	There would be some limited harm through the minor loss of historic fabric, however this would be outweighed by economic benefits. The development would not effect the historic or architectural significance of 7-12 The Esplanade, and would retain and conserve the appearance and character of the wider Conservation Area.
Flood risk and drainage	Whilst the development would be located in a flood risk area, it does not involve the erection of an extension or a change of use and is not considered to lead to further risk of flooding at the site or off-site.

Issue	Conclusion
Economic benefits	Enhancement of overnight tourist accommodation, benefiting immediate operator and Weymouth Town Centre.
Environmental Implications	Given the scale and nature of the proposal, it is not considered there would be any environmental or ecological impact.

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.

4.4 The site is identified in the Strategic Flood Risk Assessment and the Environment Agency's National Flood Risk Maps for Planning as being at risk of flooding now and in the future.

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

WEY 1; Weymouth Town Centre Strategy; Weymouth Town Centre

SUS2; Defined Development Boundary; Weymouth

ECON4; Town Centre Areas; Weymouth

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

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

8. Consultations

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

Consultees

1. Dorset Council - Conservation Officer:

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 retained”*. 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.

2. 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.

9. Duties

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

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that when considering whether to grant planning permission for a development which affects a listed building or its setting, there is a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

10. Relevant policies

Development plan

In this case the development plan comprises:

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

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

INT1: Presumption in favour of sustainable development

ENV1: Landscape, seascape & sites of other geological interest

ENV2: Wildlife and habitats

ENV4: Heritage assets

ENV5: Flood risk

ENV10: The landscape and townscape setting

ENV12: The design and positioning of buildings

ENV13: Achieving high levels of environmental performance

ENV16: Amenity

SUS2: Distribution of development

WEY1: Town Centre Strategy

WEY5: The Esplanade (South)

Made Neighbourhood Plans

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

W14: Development Boundaries

W34: Sustainable Development

W39: Weymouth Town Centre

W44: Design

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 August 2026

Section 1 Purpose of the planning system

Para 15 The purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.

Para 17 Achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs:

a. **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b. **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c. **An environmental objective** – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

Section 3. Decision-making policies

Determining development proposals

DM3: Determining development proposals

DM6: Use of planning conditions and obligations

Section 4. Achieving sustainable development

National decision-making policies

S3: Presumption in favour of sustainable development

S4: Principle of development within settlements

Section 7. Building a strong, effective economy

National decision-making policies

E2: Meeting the need for business land and premises

Section 14. Achieving well-designed places

DP3: Key principles for well-designed places

Section 18. Managing flood risk and coastal change

National decision-making policies

F4: Assessing flood risk for decision-making

Section 20. Conserving and enhancing the historic environment

National decision-making policies

HE4: Securing the conservation of heritage assets

HE5: Assessing effects on heritage assets

HE6: Proposals affecting designated heritage assets

HE9: Conservation areas

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)

Weymouth & Portland Urban Design (2002)

Landscape Character Assessment (Weymouth & Portland)

Conservation Area Appraisals:

Weymouth – Town Centre Conservation Area Appraisal adopted December 2012

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	Not quantifiable.

What	Amount / value
facilities for Bed and Breakfast operation at 13 The Esplanade.	
Non material considerations	
None.	

13. Planning Assessment

Principle of development

14.1 The development would be located within the Weymouth Defined Development Boundary (DDB) and therefore would be supported by policy SUS2 in the Local Plan.

14.2 It is not considered that Local Plan policy ECON6, that relates to Tourist Accommodation, would be applicable to this application, given that the development would not lead to either new accommodation being formed, nor the loss of existing accommodation.

Design and Character

14.3 The proposed alterations would be located on the rear wall of 13 The Esplanade and would be prominently located, given this is on the upper/third floor of the terrace block, where views of it would be possible from Custom House Quay, the adjacent footpath, and the Harbour beyond. It should also be acknowledged that No.13 forms part of a terrace which has historical amenity value, within the wider setting.

14.4 Notwithstanding this, the rear elevation of the terrace block has been subject to various alterations, particularly at ground and first floor, through the form of rear extensions and veranda/decking areas. More specifically, a balcony has been formed at 3rd floor at no.14 The Esplanade, consented in 1993, and an additional bay window has been formed on the rear elevation at no.10 The Esplanade. Thus, sat alongside other rear additions, it is not considered that the proposed balcony would look out of place, further, it would be lightweight, where appropriate material finishes would ensure that it appears in keeping with No.13, and the wider terrace.

14.5 On this basis the scheme is considered to accord with Local Plan policies ENV10, ENV12 and Weymouth Neighbourhood Plan policy W44.

Heritage Impact

14.5 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 Weymouth Town Centre Conservation Area.

14.6 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.

14.7 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.

14.8 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 harm through the loss of historic fabric being outweighed by the enhanced facilities and thus economic benefits which would be achieved.

14.9 The Conservation Officer's view is supported. As is noted in the Conservation Officer's response, there would be a small degree of harm to the listed building by virtue of the loss of historic fabric, below the existing casement window, however, this harm is considered to be outweighed by the public benefits derived from enhancement of the facilities at the Bed and Breakfast being operated at No.13, which would lead to potential economic benefits. It is not considered that the scheme would effect the significance of the neighbouring block, 7-12 Pulteney Buildings, or their setting. Further, it is considered that it would have no adverse impact on the character and appearance of the Conservation Area

14.10 Lastly, it is considered appropriate that detailed drawings are provided for both the French doors proposed, and the balustrade. Conditions requiring these will be applied to the associated listed building consent application.

14.10 On this basis the scheme is considered to accord with Local Plan policy ENV4, Weymouth Neighbourhood Plan policies W39 and W45, and policies HE5, HE6 and HE9 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.

Residential Amenity

14.11 A site visit was carried out to inform this assessment, and it should be noted that no neighbour objections have been received.

14.12 It is accepted that the formation of a new balcony area at the 3rd floor of 13 The Esplanade would introduce a new form of overlooking, given that users of said balcony would be able to stand and/or sit further out from the existing casement window. However, it is not considered that there would be significant adverse harm to neighbouring properties on either side, those being 12 and 14 The Esplanade, given the small size of the balcony, and for the fact that there is already a high degree of overlooking of ground and first floor areas of all properties within the terrace block containing 7-15 The Esplanade. It is accepted that views back toward no.12 maybe possible, however, there is no window immediately adjacent to the proposed balcony, with the other casement window at 3rd floor level of that property being sufficiently distanced, with only indirect views into it available from the balcony. Any new noise which may occur as a result of the use of the proposed balcony is considered to be minor also, given its size, and for the fact that it would not be considered significantly worse than the urban setting it sits within, with a road and busy harbour footpath directly adjacent, to the south.

14.13 On this basis the scheme is considered to accord with Local Plan policy ENV16.

Flooding

14.13 The application site is subject to a higher risk of river or sea flooding, being within Flood Zone 3a in the National Flood Risk Assessment 2. That notwithstanding, the proposal is not for an

extension or a change of use and there would be no increase in impermeable surface area. The proposal is therefore not considered to pose any risk to safety in respect of flood risk or lead to an increase in flood risk off-site and would accord with policy ENV5 of the Local Plan.

14. Environmental implications

15.1 Given the type and small-scale nature of the proposed development it is not considered that there would be any significant environmental impact as a result.

15. Summary of issues and the planning balance

16.1 The proposed works are considered to be acceptable in terms of design and siting, and impact on the historic asset, the listed building, with a low degree of harm which would be outweighed by public (economic) benefits. There would be no effect to the significance of neighbouring heritage assets, or their setting, with the character and appearance of the Conservation Area being retained and conserved. Given the scale and nature of the works, they are not considered to impact on flood risk or have environmental implications. Finally, the works are not considered to lead to significant harm to neighbour amenity, being no worse than existing overlooking or noise. On this basis the scheme is acceptable in planning terms and accords with the development plan with no material considerations indicating that permission should be refused.

16. 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
Elevations 1574/06
Section Plan 1574/07

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

Informatives:

1. National Planning Policy Framework Statement

In accordance with Policy DM3 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. Biodiversity Net Gain

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

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

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

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

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

- Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Read more about Biodiversity Net Gain at <https://www.dorsetcouncil.gov.uk/w/biodiversity-net-gain>

3. Statutory Exemptions and Transitional Arrangements in respect of the Biodiversity Gain Plan

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and

(i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or

(ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.

4. The permission which has been granted is for development which is exempt being:

4.1 Development which is not 'major development' (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:

- i) the application for planning permission was made before 2 April 2024;
- ii) planning permission is granted which has effect before 2 April 2024; or
- iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and

ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

4. 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.