

Application Number:	P/FUL/2026/02782
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	10A Grosvenor Road Weymouth DT4 7QL
Proposal:	Installation of bin storage units
Applicant name:	Mr James Pitcher
Case Officer:	Rob Piggot
Ward Member(s):	Cllr Bell and Cllr Bown

1. Reason application is going to committee:

In accordance with the Council's scheme of delegation, this application is brought to committee for determination because Dorset Council is the landowner.

2. Summary of recommendation:

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

3. Key planning issues

Issue	Conclusion
Principle of development	Acceptable, within the settlement of Weymouth.
Scale, design, impact on character and appearance	The scheme would be acceptable, being an improvement over the existing arrangement, not being visually prominent, nor impacting any surrounding trees.
Impact on the living conditions of the occupants and neighbouring properties	The bin storage units would be small scale and thus would not lead to harm through overbearing or loss of light.
Impact on landscape or heritage assets	The units would not harm Lodmoor Hill Conservation Area, being recessive and small scale, preserving its significance.
Highway impacts, safety, access and parking	The proposal would not affect existing parking, nor would it impact access to the site.
Public Benefits	Secure bin storage would improve the containment of waste, and lead to reduced fire risk and risk of fly tipping.

4. Description of site

4.1 10a Grosvenor Road is a three storey, detached brick building, on a large double plot, located on the western side of Grosvenor Road. The street scene is characterised by similar scale 2-3 storey buildings, constructed in brick and stone, with the footpath punctuated by mature trees.

5. Description of development

5.1 Consent is sought for the removal/demolition of an existing timber shed and the erection of a bin store, being located in the northeastern corner of the property, adjacent to the northern boundary. The bin store consists of:

- Four large bins, being approximately 1.4m L x 1.1m W x 1.5m H.
- 1 medium sized bin, being approximately .8m L x 1.1m W x 1.4m H
- 2 smaller sized bins, being approximately 0.7m L x .8m W x 1.2m H

5.2 The ground the bins are being placed on slopes gently toward the west and thus 5 platforms, plinths are being laid level off the ground. These plinths are shallow, with a maximum height of approximately 0.2m.

5.3 During the life of the application the scheme was revised, so as to overcome concerns with the loss of a brick boundary wall at the front of the application site. The brick wall has been retained and the bins have been rearranged, with the two smaller bins moving to the southwestern end of the run of bins. The scheme was re-advertised as a result.

6. Background and relevant planning history

09/00085/FUL - Decision: GRA - Decision Date: 04/03/2009

Demolish 10a, 10b, 10c Grosvenor Road and erect 8 sheltered housing units with staff accommodation and demolish garage at 25-27a Alexandra Road and provide parking and shed (resubmission)

09/00086/CON - Decision: GRA - Decision Date: 04/03/2009

Demolish 10a, 10b and 10c Grosvenor Road and garage at 25-27a Alexandra Road

10/00046/NONM - Decision: GRA - Decision Date: 12/04/2010

Amendment to planning permission reference 09/00085/FUL

09/00323/CMPC - Decision: CF - Decision Date: 17/09/2009

Request for confirmation of compliance with planning conditions 1, 2, 3, 4, 5, 6, 7 and 8 of planning approval reference 09/00085/FUL

P/CONF/2021/00003 - Decision: ANR - Decision Date: 31/08/2021

Request for confirmation of compliance with all conditions of planning approval 09/00085/FUL

7. List of constraints

Lodmoor Hill Conservation Area

SUS2; Defined Development Boundary; Weymouth

Dorset Council Land Freehold: 10a Grosvenor Road, Weymouth - Reference FH002923

Dorset Council Land (Leasehold): Subunderlease for room at 10a Grosvenor Road, Weymouth - Reference LIN003351

Wildlife Present: S41 - Hedgehog

Site of Special Scientific Interest (SSSI) impact risk zone

8. Consultations

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

Consultees

1. Dorset Council - Dorset Waste Team: Dorset Council Waste service has no issues with this application (Initial consultation response).

No further comments following reconsultation of application.

2. Dorset Council - Environmental Services – Protection: No comments with respect to this application (Initial consultation response).

No further comments following reconsultation of application.

3. Dorset Council – Highways: The proposed installation of a bin storage unit will not affect existing access or car parking arrangements. The Highway Authority has NO OBJECTION to the proposal (Initial consultation response).

No further comments following reconsultation of application.

4. Dorset Council - Trees: No tree issues, no objections (Initial consultation response).

No objection (Reconsultation response).

5. Dorset Council - Building Control: No comments.

6. Dorset Council - Conservation Team: No objection. Existing shed to be removed of no merit, acceptable where front brick wall is being retained. No harm to conservation area, preserving its character and significance.

7. Weymouth Town Council: The Council supports this application and raises no objection (Initial consultation response).

The Council supports this application and raises no objection (Reconsultation response).

8. Radipole Ward Member: No comments received.

Representations received

None.

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 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
- 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
- COM7: Creating a safe & efficient transport network

Made Neighbourhood Plans

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

- Policy W00 Environmental Targets (Carbon neutrality, Resource efficiency, BNG, Climate Change Management)
- W06 Trees, Woodlands, and Hedgerows
- W14 Development Boundaries
- W44 Design
- W45 Heritage Assets - It is considered that Policy W45 criterion 1 should be given very limited weight as it is materially inconsistent with national decision-making policies in the NPPF (2026) in respect of designated heritage assets.
- W46 Transport and Travel (Highway danger)

Material considerations

Emerging local plans:

Policy DM4: Emerging development plan proposals 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 emerging Dorset Local Plan is being prepared in accordance with plan-making processes set out in the Levelling Up and Regeneration Act 2023 and Local Planning Regulations (2026). As the plan is still at an early stage of the plan making process, limited weight can be attached to it when taking decisions on planning applications. Decisions on planning applications should continue to be assessed against the policies in adopted development plans, national planning policy and any other relevant material considerations.

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 (17 August 2026)

The National Planning Policy Framework (NPPF), published on 17 August 2026, sets out the Government's national planning policies for both plan-making and decision-making in England.

When determining development proposals decision-makers are required to take a positive and proactive approach and to seek to approve sustainable development where possible.

The NPPF introduces a permanent presumption in favour of sustainable development, through Policies S3 to S5 (which replaces the former "tilted balance" contained in paragraph 11 of the previous NPPF) and sets out the principles for development within and outside settlements. The Framework also confirms that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Other relevant NPPF chapters and policies include:

- Chapter 3: Decision making policies. DM3: Determining development proposals Local planning authorities should approach decision making positively, proactively and proportionately. They should work with applicants through pre-application engagement and consultations and aim to resolve concerns through planning conditions or obligations where possible to avoid delay and to enable an approval rather than a refusal. Applications that accord with the development plan, the NPPF and other material considerations should not be refused where they can clearly be approved.
 - DM3 Determining development proposals
 - DM6 Use of planning conditions and obligations
 -
- Chapter 4: Achieving Sustainable Development. The objective of the policies in this chapter is to meet development needs through sustainable patterns of development, including by maximising the potential for growth on suitable land within settlements, enabling development which will support the rural economy, rural communities and the provision of infrastructure, and limiting development away from settlements to help safeguard the intrinsic character and beauty of the countryside.
 - S3 Presumption in favour of sustainable development
 - S4 Principle of development within settlements
 - Chapter 14: Achieving well-designed places. Development should be high quality, respect and enhance local character, deliver sustainable and attractive places, and accord with relevant design policies. Proposals that demonstrate good design and place-making should be supported, while those that fail to meet established design standards should be refused unless clearly justified.
 - DP3 Key principles for well-designed places
 - DP4 The design process
- Chapter 19: Conserving and enhancing the natural environment: Development should conserve and enhance the natural environment by protecting important landscapes, habitats, biodiversity and trees, while maximising opportunities for nature recovery, green infrastructure and biodiversity net gain. Proposals should avoid significant environmental harm, prioritise land of lower environmental value where possible, and be sensitively designed in protected landscapes and coastal areas. Development causing unacceptable impacts on designated sites, irreplaceable habitats or biodiversity that cannot be adequately avoided, mitigated or compensated for should be refused.

- In National Landscapes substantial weight should be placed on the importance of conserving and enhancing their natural beauty.
- Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation
- Improving the natural environment biodiversity is to be protected and encourage net gains for biodiversity.
- N3 Trees in new development
- Chapter 20: Conserving and enhancing the historic environment – Great weight should be given to the conservation of heritage assets. Development that preserves or enhances designated or non-designated heritage assets should be approved. while any harm must be clearly justified and weighed against the public benefits of the proposal. Proposals causing substantial harm to, or loss of, heritage assets should only be permitted in exceptional circumstances where overriding public benefits outweigh the harm.
 - 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

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)

Weymouth Neighbourhood Plan Character Assessment (2022)

11. Human rights

Article 6 - right to a fair trial.

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

The first protocol of Article 1 protection of property.

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

12. Public Sector Equalities Duty

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

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. The proposed bin storage units are located in a discreet corner of the site, away from key thoroughfare and access routes within the site and public pavements. It is considered that the proposed development would not adversely impact people with protected characteristics.

13. Public Benefits

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

What	Amount / value
Material considerations	
Secure bin storage would improve the containment of waste, and lead to reduced fire risk and risk of fly tipping.	
Non-material considerations	
None identified.	

14. Planning Assessment

Principle of development

14.1 The development would be located within the settlement of Weymouth and therefore would be supported by policy SUS2 in the Local Plan, policy W14 of the Weymouth Neighbourhood Plan, and policies S3 and S4 of the National Planning Policy Framework (NPPF).

Design and Character

14.2 The proposed bin storage units would be an improvement over the existing small shed and informal bin arrangement, being approximately 1m lower than the existing shed, with the bin storage units replacing various bins stored either side of the existing shed. The proposed bins would be coloured ‘Firenze Anthracite Grey’, appearing as recessive.

14.3 The proposed bin storage units would be in close proximity to the public footpath running along Grosvenor Road, however, they would be sited at 90 degrees to the footpath, slightly stepped back from the front boundary. A site visit confirmed that the frontage benefits from a low height brick wall with planting above and a revision to the scheme has ensured that this is retained. Thus, it is not considered that the bins would be particularly visible within the street scene, and, where they are, they would not be a prominent or imposing feature. Lastly, the works are not considered to cause harm to any trees within close proximity, with the Tree Team stating they have no objections.

14.4 The scheme would be in accordance with Local Plan policies ENV10 and ENV12 and Neighbourhood Plan policies W06 and W44.

Heritage Impact

14.5 The application site is within Lodmoor Hill Conservation Area, however, would not directly affect a listed building, nor the setting of one. There is no Conservation Area Appraisal for Lodmoor Hill, however the Weymouth Neighbourhood Plan identifies that the area is characterised by Victorian and Edwardian buildings, set within tree lined streets.

14.6 The proposal is not considered to be harmful to the Conservation Area, being small scale, set away from the immediate frontage of the property, along the northern boundary wall. There is no harm as a result of the loss of the existing modern, utilitarian shed, and, as previously noted, the new arrangement would be an improvement to the existing bin layout, being more uniform in appearance.

14.7 Thus, the scheme is not considered to be harmful and would preserve the character of the Conservation Area, being in accordance with Local Plan policy ENV4 and Neighbourhood Plan policies W44 and W45. Whilst criterion 1 of W45 is materially inconsistent, and therefore limited weight is being attached to it, the proposal is considered to accord with criterion 2 of W44.

Residential Amenity

14.8 Given the scale of the proposal it is not considered there would be any harm to occupants of neighbouring properties, through either overbearing or loss of light. Thus, the scheme would be in accordance with Local Plan policy ENV16.

Highway Safety

14.9 The scheme would not affect any existing parking arrangements at the application site, nor would it be an obstruction to access in and out of the site. The Highways Authority have reviewed the scheme and have no objections. Thus, the scheme is considered to accord with Local Plan policy COM7 and Neighbourhood Plan W46.

Biodiversity / BNG

14.10 The scheme would be exempt from Biodiversity Net Gain given that the area under development would not be onsite priority habitat, being hardstanding, and less than 25m².

15.Environmental implications

15.1 Given the small-scale nature of the development, where no habitable accommodation is being formed, it is not considered that there would be any environmental implications as a result of the works.

16. Summary of issues and the planning balance

16.1 The bin storage units are considered to be acceptable in terms of visual amenity and their impact on the character and appearance of the Conservation Area, which would be preserved, being modest in scale, recessive in colour, sited away from the immediate frontage of 10a Grosvenor Road, ensuring they are not a prominent or harmful feature in the Conservation Area. Further, given the scheme is minor in scale it is also considered acceptable in terms of residential amenity. Finally, the scheme does not affect existing parking provision and is not an obstruction to highway users. On this basis the scheme is acceptable in planning terms and accords with the development plan taken as a whole and there are no material considerations indicating permission should be refused.

17. 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:

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

3. For the avoidance of doubt, the material finish and colour of the approved bin storage units shall be as detailed on the drawing Front Elevations and Plan View Proposed Rev 3 drawing and shall be retained as such thereafter.

Reason: In the interests of protecting the visual amenity and character of the street scene and conservation area.

Informative Notes:

1. Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for 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.

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

- 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).
- Developments with a red line site boundary of 0.2 hectares or below.

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

2. 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.

4.7 Developments with a redline site boundary of 0.2 hectares or below

4.8 Temporary developments if:

the whole development is temporary

planning permission is granted for 5 years or less

* "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.

3. Informative: National Planning Policy Framework

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.