

Application Number:	P/FUL/2026/03108
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	Poole House Jennys Lane Lytchett Matravers BH16 6BP
Proposal:	Demolition of pool house and store, removal of tennis court and erection of three dwellings with associated infrastructure
Applicant name:	Mr & Mrs Holden
Case Officer:	Emily Elgie
Ward Member(s):	Cllr Brenton, Cllr Robinson and Cllr Starr

1. Reason application is going to committee:

At the request of the Chair of the Planning Committee.

2. Summary of recommendation:

Grant subject to conditions set out below in Section 17 of the report.

3. Key planning issues

Issue	Conclusion
Principle of development	The site lies outside the Lytchett Matravers settlement boundary so does not accord with Policy V1 of the Local Plan however in this case the policy is materially inconsistent with the NPPF and therefore very little weight can be attributed to the conflict. Policy S5 of the NPPF relates to the principle outside of settlements; where Green Belt policies are satisfied then the application should be approved unless the benefits outweigh the harm.
Impact on the Green Belt	The site meets the definition of previously developed land and therefore the proposal can be considered under Paragraph (1)(e) of Policy GB7 of the NPPF allowing its redevelopment. Due to the location, context, and topography of the application site, the visual impact of the proposal on the openness of the Green Belt, although greater than the existing, will remain limited and therefore it is not considered to result

Issue	Conclusion
	in 'substantial harm' to the Green Belt thereby complying with Policy GB7.
Impact on highway safety	Turning and parking arrangements are acceptable. The visibility splays are considered to be acceptable for the speeds recorded in the traffic survey.
Impact on the character of the area	Although plots are smaller than nearby dwellings, they are still generous. There would be limited harm to the character of the area.
Affordable housing	No contribution can be sought because Lytchett Matravers parish does not meet the NPPF definition of a designated rural area.
Impact on neighbour amenity	The development is not considered to result in harm to neighbouring amenity from overshadowing, overlooking, being overbearing, noise and disturbance, or light pollution.
Impact on biodiversity	The Appropriate Assessment demonstrates that there would be no unmitigated harm generated to interests of nature importance. The Ecological Impact Assessment identified no protected species on the site and the biodiversity enhancements can be secured by condition.
Foul and surface water	The site is within Flood Zone 1 and the drainage strategy complies with Policy E5 of the Local Plan.

4. Description of site

- 4.1 The site lies north-east of Jennys Lane, outside the settlement boundary for Lytchett Matravers and within the Green Belt. The site is on a gentle hillside. It lies north of Hill House and Buttery Dor, residential dwellings which share the site access, and there is built form to the east (Pigeon Pottle) and northeast (Tithe Barn), but open fields are on lower land to the west. Footpath SE17/13 lies approximately 90m to the west.
- 4.2 Development along Jennys Lane is low density in character with spacious plots. Mature landscaping, hedges, and verges also contribute to a pleasant semi-rural character.

Currently the site comprises residential garden with a single storey pool house and a tennis court.

5. Description of development

It is proposed to erect three, two-storey detached dwellings on the site, each with parking areas and a detached outbuilding.

6. Background and relevant planning history

P/FUL/2025/03026 - Decision: REF - Decision Date: 15/04/2026

Demolish existing building and store, remove tennis court and erect 3no dwellings with associated parking and landscaping

The application was refused for the following reasons:

- 1. The increased use of the existing access onto the public highway would, by virtue of the limited visibility from and of vehicles using the access, be likely to prejudice the free flow of traffic and conditions of general safety onto Jennys Lane and cause additional danger to road users.*
- 2. In the absence of a legally binding mechanism to secure an appropriate contribution towards the provision of off-site affordable housing, the development is contrary to policy H11 of the Purbeck Local Plan 2018-2034 and paragraph 64 of the National Planning Policy Framework (2024).*

P/FUL/2022/06986 - Decision: GRA - Decision Date: 14/06/2023

Sever plot, extend existing Pool House to form detached dwelling

7. List of constraints

Poole Harbour Nutrient Catchment Area; Poole Harbour

Wessex Water Treatment Works Catchment

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

Poole Harbour Recreation Zone

Dorset Heathlands - 5km Heathland Buffer

Green Belt

Radon: Class: 1.0 (low risk, protective measures not required)

8. Consultations

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

Consultees

- **Natural England**

Appropriate Assessment acceptable to mitigate harms

- **Wessex Water**

No comments received

- **Woodland Trust**

No comments received

- **Dorset Wildlife Trust**

No comments received

- **Dorset Council Natural Environment Team (NET)**

NET certificate of approval issued – needs conditioning

Biodiversity Net Gain (BNG) is considered significant due to enhancement of baseline habitat '*native hedgerow with trees*' which is a habitat of medium distinctiveness.

- **Highways**

No objection subject to conditions.

Proposed turning and parking arrangements within the site are acceptable.

Jennys Lane is unclassified with no footways adjacent and a speed limit of 60mph but reduced visibility splays are acceptable due to speed survey and can be achieved.

- **Dorset Waste Team**

The team will not enter onto the driveway/property to collect waste/recycling; all bins and containers will have to be presented at the public highway on Jennys Lane.

- **Building Control**

Compliance with the Building Regulations 1984 and associated legislation. With particular regard to Requirement B5: Access and facilities for the fire service. And B1 Section 2: Means of escape – dwellinghouses

- **Ward Member – Cllr Brenton**

Design and mass not in keeping with village style or neighbouring properties. Would be obtrusive in landscape views to south and west of site. Undeveloped valley is a distinct

separator between Lytchett Matravers and Morden. Unnatural appearance of the development not mitigated by sedum roof.

- **Lytchett Matravers Parish Council (PC)**

No objection

Representations received

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

Summary of comments of objections:

- Design inappropriate – harm to the character of the countryside
- Intensification – too many dwellings on the site
- In the Green Belt – inappropriate, no very special circumstances
- Would set a precedent for development outside of Lytchett Matravers
- Highway safety
- Impact on neighbouring amenity – overlooking, noise, and light pollution
- Not Grey Belt or Brownfield land, only a small part is previously developed land
- Fails to meet reasons on P/FUL/2025/03108
- Urbanisation of rural area
- Impact on Lytchett Matravers from dwellings
- Legal agreement may not be enforceable

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.

10. Relevant policies

Development plan

In this case the development plan comprises the Purbeck Local Plan (2024) and the Lytchett Matravers Neighbourhood Plan (2017):

Local Plan Adopted Purbeck Local Plan 2024:

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

- V1: Spatial strategy for sustainable communities
- V2: Green belt
- E1: Landscape
- E3: Renewable energy
- E4: Assessing flood risk
- E5: Sustainable drainage systems (SuDs)
- E7: Conservation of protected sites
- E8: Dorset heathlands
- E9: Poole Harbour
- E10: Biodiversity and geodiversity
- E12: Design
- H2: The housing land supply
- I2: Improving accessibility and transport
- I3: Green infrastructure, trees, and hedgerows

Made Neighbourhood Plans

Lytchett Matravers Neighbourhood Plan to 2031 (made June 2017)

Policy 1

Policy 2

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 Regenerating 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. 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
 - DM4 Emerging development plan proposals
 - DM6 Use of planning conditions and obligations
 - DM7 Relationship with other regulatory regimes
- 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
 - S5 Principle of development outside settlements
 - S6 Neighbourhood plans and the presumption
- Chapter 5: Meeting the challenges of climate change. Planning decisions should support climate change mitigation and adaptation, including reducing greenhouse gas emissions,

increasing resilience to climate impacts and directing development away from areas at unacceptable risk from flooding.

- CC2 Mitigation of climate change
- CC3 Adaptation to climate change
- Chapter 6: Delivering a sufficient supply of homes. Planning decisions should give substantial weight to providing homes which will contribute towards meeting the evidenced accommodation needs of the community.
 - HO7 Meeting the need for homes
 - HO8 Providing affordable homes
 - HO11 Isolated homes in the countryside
- Chapter 12: Making effective use of land. Planning decisions should give substantial weight to proposals that make more effective use of land and buildings, while maintaining good design, living conditions and local character. This includes redevelopment of previously developed, vacant, underused, contaminated or derelict sites, reuse of existing buildings, creation of additional homes through sensitive infill, upward extensions and development within existing plots. Higher-density development is also promoted within settlements in well-connected locations near public transport. Development that fails to make efficient use of land in accordance with the policy should be refused.
 - L2 Making effective use of land
 - L3 Achieving appropriate densities
- Chapter 13: Protecting Green Belt land. The objective of Green Belt policy, as set out in this chapter, is to prevent urban sprawl by keeping land permanently open. The government attaches great importance to Green Belts, the essential features of which are their openness and permanence.
 - GB6 Control of development in the Green Belt
 - GB7 Development which is not inappropriate in the Green Belt
 - GB8 The Golden Rules
- Chapter 14: Achieving well-designed places. Development proposals should respond to their context so that they integrate with and enhance their surroundings, and should reflect relevant design principles. Substantial weight should be given to compliance with relevant development plan policies when assessing the design quality of proposals.
 - DP3 Key principles for well-designed places
 - DP4 The design process
- Chapter 15: Promoting sustainable transport. The objective of the policies in this chapter is to ensure that transport considerations are taken fully into account in the preparation of development plans and the evolution and assessment of development proposals; using a vision-led approach to embed the role that transport infrastructure and choices can play in creating well-designed, sustainable, inclusive and popular places.
 - TR3 Locating development in sustainable locations
 - TR4 Street design, access and parking
 - TR5 Roadside facilities
 - TR6 Assessing transport impacts

- Chapter 18: Managing flood risk and coastal change. Development proposals should minimise risks to development arising from all sources of flooding and coastal change, taking into account the impacts of climate change, by steering development away from areas of risk, ensuring that development will be safe for its lifetime without increasing flood risk elsewhere, and incorporating sustainable drainage systems where appropriate.
- 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.
 - Improving the natural environment biodiversity is to be protected and encourage net gains for biodiversity.
 - N2 Improving the natural environment
 - N6 Areas of particular importance for biodiversity and geodiversity

Other material considerations

National Planning Practice Guidance

Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning Document

Dorset Heathlands Interim Air Quality Strategy 2020-2025

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.

Purbeck District Design Guide SPD

Managing and using traditional building details in Purbeck

Poole Harbour Recreation 2019-2024 SPD

Housing land supply

Dorset Council is unable to demonstrate a 5-year housing supply. The position set out in the latest Housing Land Supply Report is 2.53 years on 1st April 2025. In addition, the adopted local plans are not designed to deliver the levels of housing needed under the Government's revised standard method. Recent calculations suggest a need of c. 3,246 new homes per year. Under the new NPPF, the consequence is that Policy S5(1)(j) applies. This supports granting permission for development outside of settlements that aims to address unmet need. It states that development needs to be "physically well-related to an existing settlement ... and be of a scale which can be accommodated taking into account the existing and proposed availability of infrastructure." However, Policy S5 suggests that permission should not be given when:

- “the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the [NPPF]”; or
- “the nature of the development would make this inappropriate”

Policy S6 ‘Neighbourhood plans and the presumption’ is very similar to paragraph 14 in the previous NPPF. For proposals involving housing, it affords greater weight to neighbourhood plan policies, where the neighbourhood plan is less than 5 years old, and the plan contains allocations to meet its identified housing requirement.

Housing Delivery Test (HDT)

The latest HDT results (2025 measurement) show that insufficient homes have been delivered within the local plan area (88%) and that a local action plan is required.

The consequences of the HDT result are set out in Annex D of the NPPF.

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.

Future occupants of the three dwellings will be reliant upon a highway without pedestrian refuge for the first 200m to access public transport and services within the village of Lytchett Matravers. The nearest bus stop is on Lime Kiln Way approximately 530m away. This would disadvantage those who because of age or disability are unable to drive.

There is also the potential for greater disturbance during the construction phase for older people and those with a disability who are housebound.

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	
None	
Non material considerations	
CIL Contribution	Unknown

14. Planning Assessment

Principle of Development - Development Plan

- 14.1 The application site lies outside of the settlement boundary for Lytchett Matravers and is therefore located within the countryside for the purposes of the development plan. The spatial strategy in Policy V1 of the Local Plan directs housing development towards allocated sites, existing settlement boundaries and, in limited circumstances, other policy-compliant locations identified within the Plan.
- 14.2 Policy H1 and H2 of the Local Plan set out the Council's housing strategy across the district and identify how housing needs will be met through a combination of allocated sites within Lytchett Matravers, windfall development and other policy-complaint sites. The application site is not allocated for development so represents a windfall site.
- 14.3 Policy H8 of the Local Plan permits limited housing growth on small sites adjoining existing settlement boundaries, however the supporting text makes clear that the policy does not apply to sites within the Green Belt. Accordingly, the proposal cannot rely on Policy H8 as a policy basis for residential development. The Local Plan is silent on development proposals within the Green Belt.
- 14.4 SVI8 in appendix 2 to the Lytchett Matravers Neighbourhood Plan sets out that additional housing development will be resisted by the parish council where it is over that already identified and accepted in the absence of significant improvements to village infrastructure and amenities and where the site is more distant than a 10 minute (800m) easy walking radius of village centre facilities.
- 4.5 The site itself lies outside the 800m radius with the tip of the access just skirting the edge. Planning permission 3/21/2021 for housing at Whytewood Park on the opposite side of Jennys Lane has been identified by the applicant's agent as demonstrating that Jennys Lane is an acceptable route for accessing the village. It is noted that unlike the application site, Whytewood Park lies within the settlement boundary and 800m radius.

The neighbourhood plan in Appendix 2 SVI 8 expresses a desire to resist residential development outside this radius unless significant improvements to village infrastructure and amenities are also proposed, which is not the case here. However, the appendices do not form part of the Neighbourhood Plan and can therefore cannot be given significant weight.

- 14.6 The proposal would introduce additional housing on an unallocated site outside the settlement boundary and within the Green Belt contrary to the aims of policy V1 of the adopted Local Plan which is afforded significant weight. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore refused unless material considerations indicate that a decision contrary to the development plan is justified.

Principle of Development - NPPF

- 14.7 The NPPF is a material consideration of critical importance in the determination of this application. Policy S3 of the NPPF establishes a permanent presumption in favour of sustainable development. For proposals outside of settlements, this would ordinarily include consideration of Policy S5 which provides support for such development in certain specified circumstances, but that policy expressly confirms that proposals in the Green Belt must be determined in accordance with the relevant Green Belt policies in the framework.
- 14.8 Policy S5 goes on to state that where those policies determine the development is not in an inappropriate location then the proposal should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the NPPF, and the application of paragraph 2 of Policy S5.
- 14.9 The NPPF is afforded significant weight.

Principle of Development - Application of Green Belt Policies in the NPPF

- 14.10 Policy GB6 of the NPPF sets out that development in the Green Belt is inappropriate and is therefore, by definition, harmful to the Green Belt and should only be approved in very special circumstances unless the development falls into one of the categories identified in Policy GB7.
- 14.11 Paragraph (1)(c) of Policy GB7 allows limited infilling in villages within the Green Belt. As has already been noted, the site lies outside of the settlement boundary for Lytchett Matravers. Although the village boundary is not necessarily determinative, the site lies in a semi-rural area. As previously described in appeal 3245075 regarding another development proposal at Hill House, Jennys Lane in 2020 *'From the junction of the High Street and Jenny's Lane there is a distinct change of character, from being within the village to that of adjacent countryside. Although there are a number of residential properties along Jennys Lane, this takes the form of a loose ribbon of development'*. This description remains applicable and although in relative proximity to the settlement, the

site is not considered to be within the village, therefore the development cannot be considered infill development. The proposal cannot therefore rely upon Policy GB7(1)(c).

- 14.12 Policy GB7(1)(e) allows the *redevelopment of previously developed land (including a material change of use to residential or mixed use including residential) which would not cause substantial harm to the openness of the Green Belt.*
- 14.13 It is accepted that the site meets the definition of previously developed land as set out in the NPPF since it hosts a pool building and tennis court within an established residential curtilage and the site lies outside a built-up area. It therefore turns to assess whether substantial harm to the openness of the Green Belt would arise from the development.
- 14.14 Currently the site comprises residential garden with a single storey pool house and a tennis court. The proposal seeks to erect three, two-storey detached dwellings on the site, each with parking areas and a detached outbuilding.
- 14.15 It is clear that the extent of built form and its height will increase compared to the existing development on the site, which will have a spatial and visual impact on the openness of the Green Belt. The question is whether this will cause 'substantial harm to the openness of the Green Belt'. There is no definition of substantial harm provided by the NPPF.
- 14.16 The site is on a gentle hillside. It lies north of existing buildings and there is built form to the east (Pigeon Pottle) and northeast (Tithe Barn), but open fields are on lower land to the west. Footpath SE17/13 lies approximately 90m to the west but a steep hedge bank limits visibility from this path. The hedge bank along Peatons Lane also limits views of the application site except through the field gate where the built form will be viewed in the context of Hill House and development beyond.
- 14.17 The submitted building heights plan shows that the proposed dwellings would be sited at a lower height than the neighbouring Hill House by approximately 2.4m.
- 14.18 Due to the location, context, and topography of the application site, the visual impact of the proposal on the openness of the Green Belt, although greater than the existing, is judged to remain limited.
- 14.19 The proposal will impact spatial openness, but the double pitched roof form mitigates the bulk and associated impact of the two-storey development. On balance, it is judged that overall the proposal will not result in substantial harm to Green Belt openness. The proposal therefore gains support from policy GB7(1)(e) and would not be considered inappropriate in the Green Belt. Nevertheless, any permission should have permitted development rights for extensions and further outbuildings removed so that the impact of additional development can be carefully considered in the interests of Green Belt openness.
- 14.20 GB7(1)(g) which allows development in the Green Belt where all of the following apply:
- i. The development would utilise grey belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan*
 - ii. There is an evidenced need for the type of development proposed*
 - ii. The development would be in a sustainable location, with particular reference to policy TR3 of this Framework; and*

iv. in the case of major development...(not relevant)

- 14.21 In this case the development site meets the definition of grey belt as previously developed land (comprising a building, tennis court and residential garden land outside a built up area). The proposed development is not considered to fundamentally undermine the purposes of the Green Belt across the Purbeck Local plan area and therefore satisfy criterion (i) of GB7. In addition, the Council is presently unable to demonstrate a five-year supply of deliverable housing sites and can demonstrate only 2.53 years' housing land supply. The proposal would therefore contribute towards addressing an identified and significant shortfall in housing delivery, satisfying criterion (ii) of GB7.
- 14.22 Policy TR3 seeks to locate development in sustainable locations and requires development proposals to reflect the principles set out in the policy:
- a. Development proposals which could generate a significant amount of movement, in the context of the area within which they would be situated, should be in locations that are sustainable (or which can be made so...*
 - b. Opportunities should be taken to utilise existing or proposed transport infrastructure in optimising the amount of density of development which can be accommodated in different locations, especially where this can support more walking, wheeling, cycling and public transport use*
 - c. any significant adverse impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, should be mitigated to an acceptable degree using a vision-led approach;*
 - d. The environmental impacts of traffic and transport infrastructure should be identified, assessed and taken into account- including taking opportunities to avoid or mitigate any adverse environmental effects, and to secure net environmental gains such as reductions in air pollution;*
 - e. In rural areas, opportunities to improve walking, wheeling, cycling and public transport and enhance the connectivity of an area should be taken where they exist and can be supported by the development proposal.*
- 14.23 The proposed development of three dwellings is not anticipated to generate a significant amount of movement, even accounting for the rural nature of Jennys Lane and that the development will utilise an existing vehicular access. Highways colleagues have, for the reasons set out in the Highways section of this report, concluded that the development will not have an unacceptable impact on highway safety or the operation of the network. Significant weight is attached to the findings of the Planning Inspector in the June 2020 appeal relating to Hill House to the south of the development site. The Inspector found that the location was unsustainable due to the nature of the lane which is unlit with no separate footway disincentivising journeys on foot, and the lack of evidence of regular bus services such that occupiers would be likely to rely on private vehicle which is the least sustainable mode of transport.
- 14.24 Whilst, planning permission 6/2021/0352 has subsequently been granted for the erection of 3 dwellings to the south of Jenny's Lane, officers consider that site is materially distinguishable. It lies within the settlement boundary identified by the Local Plan, within the 800m easy walking radius from village centre facilities identified by neighbourhood plan, notwithstanding its dependency upon Jenny's Lane for access in a similar manner

to the current proposal. Although both developments share access arrangements via Jenny's Lane, the grant of permission on that site does not establish a precedent for residential development beyond the settlement boundary, with application judged on its own merits.

- 14.24 There has been no material change in the physical characteristics of Jenny's lane, the availability of pedestrian infrastructure or the provision of sustainable transport options since the 2020 appeal decision. The site dwellings remain approximately 1km from the shops at the centre of Lytchett Matravers and future occupiers would be likely to rely predominantly on private vehicle travel. As such, officers do not consider that the site can be regarded as a sustainable location for residential growth when assessed against the objectives of Policy TR3 and the sustainable transport objectives of the NPPF. Policy exception GB7(1)(g) therefore cannot be relied upon.
- 14.25 Nevertheless, the proposed development has been identified as benefiting from the grey belt exception listed under GB7(1)(e) so it is not inappropriate development and there is no need to consider whether very special circumstances exist as outlined in paragraph 1 of policy GB6. Rather, the proposal falls to be determined in accordance with the balance set out in national policy.
- 14.26 The NPPF provides that where development would not be inappropriate in the Green Belt through the application of policy GB7, policies should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies in the NPPF.

Other Material Considerations

- 14.27 Since the Purbeck Local Plan and Lytchett Matravers Neighbourhood Plan were prepared and made in 2024 and 2017 respectively, there have been significant changes to national policy and the methodology used to calculate housing requirements. In particular, the revision to the Standard Method published in December 2024 resulted in a substantial increase in Dorset's assessed housing requirement of approximately 80%. Whilst this does not diminish the primacy of the Development Plan in decision-making, it is a material consideration that demonstrates that housing need now identified across Dorset is materially greater than that which informed both the Purbeck Local Plan and the Lytchett Matravers Neighbourhood Plan.
- 14.28 The proposal would contribute towards addressing this housing shortfall through the delivery of 3 dwellings. Whilst modest in scale, the proposal would assist in increasing housing supply at a time when the Council faces a substantial deficit in the deliverable housing land supply. Significant weight is therefore attached to the contribution that the proposal would make towards meeting identified housing needs.

Principle of Development – Conclusions

- 14.29 The proposal would introduce 3 dwellings on an unallocated site outside the settlement boundary and within the Green Belt so is contrary to the aims of policies V1 and H8 of the Purbeck Local plan. The site also lies beyond the preferred area for housing growth identified by the Lytchett Matravers Neighbourhood Plan. In accordance with section 38(6) of the Planning and Compulsory Purchase Act 2004, this conflict with the Development Plan attracts significant weight against the proposal.

- 14.30 However, national planning policy has undergone significant change since the adoption of the development plan. The proposal is considered to accord with Policy GB7(1)(e) of the NPPF as the redevelopment of previously developed land that would not result in substantial harm to the openness of the Green Belt. The development is not therefore considered inappropriate development in Green Belt terms and there is no requirement to demonstrate very special circumstances.
- 14.31 Notwithstanding this conclusion, Policy S5 of the NPPF confirms that where development within the Green Belt is found not to be inappropriate through the application of the relevant Green Belt policies, planning permission should be granted unless the benefits of doing so would be substantially outweighed when assessed against the national decision-making policies of the Framework when taken as a whole. In this case, the proposal benefits from the exception contained within Policy GB7(1)(e).
- 14.32 The unsustainable location of the development site attracts moderate weight against the proposal and contributes to the identified conflict with the development plan. However, that harm must be balanced against the significant weight that is afforded to the contribution that the development would make towards housing delivery at a time of significant shortfall. Further weight is attached to the redevelopment of previously developed land within the Grey Belt.
- 14.33 On balance, officers consider that the adverse impacts arising from the conflict with the development strategy and the relatively unsustainable location of the site are not sufficient to substantially outweigh the benefits of the proposal when assessed against the policies of the NPPF taken as a whole. The principle of residential development is therefore considered acceptable, subject to the consideration of the detailed matters addressed in the following section of the report.

Impact on highway safety

- 14.34 The previous application was refused on highway safety grounds. Policy TR3 requires that harm to the transport network or highway safety should be mitigated and the requirements of Local Plan Policy I2 include at (h) that development proposals should not compromise highway safety.
- 14.35 As previously, the turning and parking arrangements within the site are considered acceptable and compliant with planning policy and these can be secured by condition.
- 14.36 With regards to visibility, Jennys Lane is an unlit, unclassified, but adopted rural lane with no adjacent footways to the site location. The proposal would use the existing wide vehicular access onto Jennys Lane that has a shared use with the two existing dwellings, and which would also support the extant consent to convert the pool house to a single dwelling.
- 14.37 The posted speed limit for the lane is 60mph, however the traffic survey undertaken that the 7 day average 85th percentile speed was 30.7mph northeast bound and 28.3mph southwest bound reducing the necessary visibility splay lengths.
- 14.38 The indicated splay to the east is offset from the carriage edge, however this is considered to be acceptable due to the narrow nature of the lane making the likelihood of overtaking low. The information submitted with this revised application shows that visibility splays of 43m to the south and 37m to the east/north can be achieved.

- 14.39 Although pedestrians are required to share the carriageway with vehicles, the traffic flows are low and under the threshold at which pedestrians mixing with vehicles can be suitable for most people as per the Active Travel England Rural Design Guidance. This advises that where pedestrians are walking in the carriageway, traffic volumes should be no more than 1,000 vehicles per day or 100 vehicles per hour.
- 14.40 The Highways officer has raised no objection to the proposals subject to conditions. The application is considered to meet the requirement of Policy I2 of the Local Plan and Policies TR3 and TR4 of the NPPF and has overcome the previous reason for refusal on highway grounds.

Impact on the character of the area

- 14.41 Development along Jennys Lane is low density in character with spacious plots. Mature landscaping, hedges, and verges also contribute to a pleasant semi-rural character. In this context, the layout of the proposal properties is likely to appear uncharacteristically regimented although, as has already been established in the Green Belt section, there are limited viewpoints from which the three properties would be viewed.
- 14.42 Policy DP3 of the NPPF sets out the key principles for well-designed places requiring development proposals to respond to their context and integrate with and enhance their surroundings while policy L2 requires that substantial weight should be given to development proposals that amongst other things (b) make better use of vacant and underutilised land and buildings.
- 14.43 Neighbourhood Plan (NP) policy 2 which sets out local design principles and Local Plan Policy E12 which requires that development positively integrates with their surroundings are consistent with the NPPF. Neighbourhood Plan criteria include supporting '*the efficient use of land taking account of capacity in existing infrastructure and services, access to sustainable means of transport, the local area's prevailing character and the requirement to deliver high quality buildings and places*'.
- 14.44 The proposed two storey dwellings would have a double apex form with contemporary fenestration design including extensive glazing to the western (rear) elevations. The materials are in keeping with the vernacular; red brick is common along Jennys Lane, while the recessive wood cladding will help soften the visual impact.
- 14.45 Officers consider that three dwellings are the maximum that could be achieved on the site without resulting in harmful overdevelopment. The smaller plot sizes will alter the character of the area, but these remain generous at approximately 0.68ha (approximately 54m deep by approximately 15m wide), offering opportunities for boundary planting; soft landscaping can reasonably be secured by condition.
- 14.46 The proposed dwellings which each have a garage are judged to provide adequate storage space and there is room for bins on the plots as required by NP Policy 2. All three dwellings have four bedrooms suggesting family housing which is judged appropriate on this stepped site and gardens will be clearly defined.
- 14.47 Another requirement of NP Policy 2 is that developments should '*create a place with locally inspired or otherwise distinctive character*'. Although within the NP appendices and so not policy, it is notable that SVI 7 highlights the distinct character of the village as '*a hilltop settlement separated from the nearby conurbation by sloping open countryside*'.

The development would have an impact on the openness on this hillside site but as it is already developed, albeit in a more modest form, the harm would be limited.

- 14.48 Although officers considered that the proposal is not fully in accordance with Policy E12 requirements that development should '*positively integrate with their surroundings*', limited harm to the character of the area has been identified. Conditions removing permitted development rights for extensions and outbuilding are judged necessary to control further development of the plots which could accentuate their visual impact.

Affordable Housing

- 14.49 NPPF policy HO5(1)(a) explains that '*In Designated Rural Areas development plans may set affordable housing requirements for residential developments which are not major development.*' Policy H11 of the Local Plan requires all new residential development in areas that are not designated as rural, to provide for 20% affordable housing through a commuted sum payment.
- 14.50 Policy H11 refers to three areas where the affordable housing requirement does not apply to minor development because they are not designated as rural, but since the publication of the NPPF which includes a new definition of rural areas this part of the policy is out of date. Lytchett Matravers does not benefit from the definition of Designated Rural Areas set by the NPPF 2026 as it has a population of more than 3,000 and a density of more than 2 persons per hectare. As the Local Plan requirement for affordable housing is materially inconsistent with the NPPF an affordable housing contribution cannot reasonably be required.

Impact on neighbour amenity

- 14.51 The application site is located in an area of low-density development on the outskirts of the village.
- 14.52 Hill House lies to the south of the application site and would be side on to the proposed development, approximately 17m from the southernmost proposed unit (no. 1). Two first floor windows are proposed in Unit 1 which could increase the perception of overlooking however these are to serve en-suites so would reasonably be obscure glazed.
- 14.53 The proposed development lies at an oblique angle to Pigeon Plotte, a chalet bungalow to the east, with a minimum separation distance from the proposed garage at unit 1 to the side of Pigeon Plotte of approximately 20m. Given this is the minimum building to building distance and the proposed dwellings are sited further to the west on slightly lower land, it is not considered that the proposed development would be overbearing on or overshadow this neighbouring property. Pigeon Plotte has a rear dormer window facing west, the glazed cheeks of two side dormers also face the site and a side balcony is visible from the site. It is recognised that there would be a perception of overlooking from the front bedroom windows within the proposed dwellings which face Pigeon Plotte, however as they are set a minimum of approximately 23m from the shared boundary an objection the grounds of overlooking and loss of privacy could not be sustained.
- 14.54 Tithe Barn is situated to the north-east of the site, approximately 38m (building to building) from the northernmost dwelling. With a minimum separation of approximately 8m between the front windows in the proposed units and the site boundary the scheme would introduce a perception of overlooking, however most of the overlooking would be towards the south-eastern most part of the garden so it is not considered that the proposal would result in harmful loss of privacy from overlooking and nor would the development be overbearing or result in overshadowing.

- 14.55 Whilst the three dwellings would inevitably increase general light spill in the area, it is not considered that this would cause demonstrable harm to neighbouring amenity given the separation distances involved between the site and neighbouring properties.
- 14.56 The provision of three dwellings on the site utilising the eastern access track adjacent to the boundary with Pigeon Plotte would increase the ambient noise of the site however it is not considered that the levels of noise from domestic use would be sufficiently unreasonable to refuse planning permission.
- 14.57 Although there may be some loss of view experienced by neighbouring dwellings this is not a material planning consideration that can be taken into account when assessing the merits of the scheme.
- 14.58 The development is judged to comply with Policies L2 and P3 of the NPPF and Policy E12 of the Local Plan in relation to neighbouring amenity.

Impact on biodiversity

Protected sites:

- 14.59 An Appropriate Assessment has been undertaken in accordance with the requirements of the Conservation of Habitats and Species Regulation 2017, Article 6 (3) of the Habitats Directive having due regard to Section 40(1) of the NERC Act 2006 and the NPPF, which shows that there is no unmitigated harm generated by the proposals to interests of nature importance. Natural England has raised no objection.

Biodiversity on site:

- 14.60 The application is accompanied by an Ecological Impact Assessment which identifies no protected species on the site but the need for precautionary mitigation measures for nesting birds, bats, and common reptile species. Enhancement can be secured via integrated bat features, build in bird boxes, hedgehog friendly fencing and integrated bee bricks. These features can reasonably be secured by condition.

Foul and surface water

- 14.61 The application site is in Environment Agency Zone 1, and the proposal is acceptable in relation to fluvial, surface water, and groundwater flood risk.
- 14.62 The application is accompanied by a drainage strategy which includes a maintenance strategy. As connection to the foul water network is not available the properties will rely on three package treatment plants with the final effluent discharged to a drainage ditch in the northwest via a singular combined outfall.
- 14.63 Permeable paving and cellular storage will be used with surface water run off directed to a drainage ditch located to the north-west of the site which flows west. Discharge will be controlled to a restricted rate. The strategy takes account of climate change.
- 14.64 The proposal is judged to accord with Local Plan Policy E5 Sustainable Drainage Systems.

Other considerations

- 14.65 There is extant permission, P/FUL/2022/06896, to sever the plot and extend the pool house to form a dwelling. This acts as a fall-back position but has a much lesser impact on the Green Belt and the character of the area and would introduce fewer trips onto the highway.

15. Environmental implications

- 15.1 During construction there would be emissions and noise from the construction work and vehicles however these would be limited in duration and typical of any development.
- 15.2 Once the development was operational, there would be emissions from the day-to-day movement of private motor vehicles however this would not be great due to the small scale of the site.
- 15.3 On completion of the development, there would environmental gains from the creation of new habitats under biodiversity net gain.

16. Summary of issues and the planning balance

Consideration	Compliance with Policy	Weight Afforded
Principle of development	Conflicts with Policies V1 of the adopted Local Plan.	Significant weight against but diminished by incompatibility with NPPF policy S5 in this case.
	Conflict with Neighbourhood Plan Appendix 2 SVI 8	Very limited weight against
	Contributes three dwellings to Housing Land Supply	Significant weight in favour
Green Belt	Complies with Policy GB7 of the NPPF	Significant weight in favour
Highways	There would be no pedestrian refuge for the first 200m to access public transport and services within the village; nearest bus stop 530m away contrary to policy I2(d) and (e) of Local Plan and sustainability aims of TR3 and TR4 of the NPPF.	Moderate weight against
	No harm to highway safety and appropriate parking provision as required by NPPF policies TR3 and TR4.	Neutral
Character of Area	Limited harm – not fully compliant with Policy E12 of the Local Plan which required positive integration.	Moderate weight against
Affordable Housing	No contribution can be sought	Neutral
Neighbour Amenity	Complies with Policy E12 of the Local Plan	Neutral
	Complies with Policies L2 and P3 of the NPPF	Neutral
Biodiversity	No harm to internally protected habitats – complies with Policy E7 of the Local Plan	Neutral

	BNG enhancement can be secured in compliance with Policy E10 of the Local Plan.	Moderate weight in favour
Foul and Surface Water	Complies with Policy E5 of the Local Plan	Neutral

- 16.1 In applying Policy S5 of the NPPF, it has been established in the Green Belt section of the report, that the proposal complies with Policy GB7.
- 16.2 The development is redevelopment of previously developed land that will not result in substantial harm to the openness of the Green Belt so is not inappropriate. The previous reason for refusal on highway safety grounds has been overcome by the provision of appropriate visibility splays, and following the publication of the latest NPPF it is no longer appropriate to require an Affordable Housing contribution. In the context of the Council's lack of five year housing land supply it is judged that the harm arising to the character of the area from the regimented layout of the buildings on this hillside location and the unsustainability of the location do not represent substantial harm that would outweigh the social and economic benefits of the contribution of three houses which are in relatively close proximity to the settlement of Lytchett Matravers.

Recommendation

Grant subject to conditions set out below. Pre-commencement conditions were agreed on 12 October 2026.

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:
2425050 011 B Location Plan
2425050 002 B Block Plan
2425050 005 B House 1 Proposed Floor Plans & elevations
2425050 008 A House 1 Garden Room Floor Plans & Elevations
2425050 006 B House 2 Proposed Floor Plans & Elevations
2425050 009 A House 2 Garden Room Floor Plans & Elevations
2425050 007 B House 3 Floor Plans & Elevations
2425050 010 A House 3 Garden Room Floor Plans & Elevations
2425050 012 Proposed Building Heights
2425050 003 A Proposed Section
2425050 004 A Block Plan & Proposed Roof Plans

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

3. The development shall not be commenced until a Habitat Management and Monitoring Plan (the HMMP) has been prepared in accordance with the approved Biodiversity Gain Plan and submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:
- i) A non-technical summary;
 - ii) The roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - iii) The planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan and a timetable for implementation;
 - iv) The management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of the habitat and enhancement works as set out in the HMMP.
 - v) The monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority.

Thereafter the development shall be carried out, along with the management and monitoring of habitat, in accordance with the approved HMMP.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

4. Prior to development above damp proof course level, details (including colour photographs) of all external facing materials for the walls and roofs shall have been 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.

5. Prior to development above damp course level, a soft landscaping and planting scheme shall be submitted to, and approved in writing, by the Local Planning Authority. The approved scheme shall be implemented in full during the planting season November - March following commencement of the development or within a timescale to be agreed in writing with the Local Planning Authority. The scheme shall include provision for the maintenance and replacement as necessary of the trees and shrubs for a period of not less than 5 years.

Reason: In the interest of visual amenity.

6. Before the development hereby approved is occupied or utilised the visibility splay areas over a distance of 43metres to the west and 37 metres to the east (as shown on Drawing Number 26-935-SK01) must be cleared/excavated to a level not exceeding 0.60 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

7. Before the development hereby approved is occupied or utilised the turning/manoeuvring and parking shown on the Proposed Floor Plans and Block Plans (Drawing no.004 Rev A) must have been constructed. Thereafter, these areas, must be permanently maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

8. The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by the Dorset Council Natural Environment Team on 05 August 2026, must be strictly adhered to during the carrying out of the development.

The development hereby approved must not be first brought into use unless and until:

- i) the mitigation, compensation and enhancement measures detailed in the approved Biodiversity Plan have been completed in full, in accordance with any specified timetable.
- ii) evidence of compliance, including photographic evidence, in accordance with section F of the approved Biodiversity Plan has been supplied to the Local Planning Authority. The development shall subsequently be implemented entirely in accordance with the approved Biodiversity Plan 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.

9. Notice in writing shall be given to the Local Planning Authority within one month of the habitat creation and enhancement works as set out in the approved HMP having been completed. The notice shall include a completion report evidencing the completed habitat enhancements.

Reason: In the interests of biodiversity to secure the monitoring and management of significant onsite habitats.

10. Prior to the first occupation of the development, hereby permitted, the drainage shall be constructed and maintained in perpetuity in accordance with the details in drawing 25131-GAP-XX-XX-DR-C 9000 P01 dated 26 March 2025 and the Drainage Strategy 25131-GAP-ZZ-XX-RP-C-9000-B dated April 2025.

Reason: To avoid drainage problems as a result of the development with consequent pollution or flood risk and to take into account current national standards for SuDS.

11. The finished floor levels for houses 2 and 3 shall not exceed those identified for the dwelling on plot 1 on drawing 002 B.

Reason: In the interests of the character of the area and neighbouring amenity

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enlargement(s) of the dwellinghouses hereby approved, permitted by Class A and Class B of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect the openness of the Green Belt.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no garages, sheds or other outbuildings permitted by Class E of Schedule 2 Part 1 of the 2015 Order shall be erected or constructed.

Reason: To protect the openness of the Green Belt.

Informatives

1. 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 application was acceptable as submitted and no further assistance was required.

2. This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development, and you will be notified of the amount of CIL being charged on this development in a CIL Liability Notice. To avoid additional financial penalties, it is important that you notify us of the date you plan to commence development before any work takes place and follow the correct CIL payment procedure.

3. The net gain biodiversity measures required by condition 8 should accord with best practice guidance published on the Council's website
https://www.dorsetcouncil.gov.uk/w/species-and-habitat-advice-notes-and-guidance-sheets?p_i_back_url=%2Fsearch%3Fq%3Dspecies%2Band%2Badvice%2Bsheets

4. The applicant is reminded of their responsibility to submit photographic evidence of compliance with the Biodiversity Plan or LEMP to Dorset Natural Environment Team in order to comply fully with requirements of condition 7.

5. The Council is responsible for street naming and numbering within our area. This helps to effectively locate property to deliver post and for access by emergency services. New or changed addresses must be registered with the Council. This link has more information.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/street-naming-and-numbering/street-naming-and-numbering>

6. Please check that any plans approved under the building regulations match the plans approved in this planning permission or listed building consent. Do not start work until revisions are secured to either of the two approvals to ensure that the development has the required planning permission or listed building consent.
7. Dorset Waste Team will not enter onto the driveway/property to collect waste/recycling; all bins and containers will have to be presented at the public highway on Jennys Lane.