



Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

📞 01305 838336- **Development Management**

📞 01305 224289- **Minerals & Waste**

🌐 www.dorsetcouncil.gov.uk

James Cain
Planning Base Ltd
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Shillingstone
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DT11 0PH

Date: 11 October 2024

Ref: P/HOU/2024/00739

Case Officer: Claire Hicks

Team: Eastern

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Planning Decision Notice

Householder Planning Permission

Town and Country Planning Act 1990

Town and Country Planning

(Development Management Procedure) (England) Order 2015

Application Number: P/HOU/2024/00739

Location: Anchor Paddock Batchelors Lane Holt BH21 7DS

Description: Retention of first floor dormer extension; demolition of existing outbuilding

Dorset Council **refuses** planning permission for this development as detailed in the application. In making this decision the Council considered whether the application could be approved with or without conditions or should be refused.

This planning permission is refused for the following reasons:

1. The proposal lies within the Green Belt where new development is inappropriate unless it meets certain exceptions. The proposed dormer extension does not benefit from any of the exceptions at paragraphs 154 and 155 of the National Planning Policy Framework and would result in harm to the openness of the Green Belt. No very special circumstances have been identified which would outweigh the harm to the Green Belt as a result of inappropriateness and loss of openness. The proposal fails to comply with policy KS3 of the Christchurch & East Dorset Core Strategy 2014 and paragraphs 142-143 and 152-155 of the National Planning Policy Framework (2023).
2. The box design and massing of the dormer results in a poor form of design that jars with the simple roof form of the dwelling contrary to Policy HE2 (design of new development) of the Christchurch & East Dorset Core Strategy 2014 and Section 12 (achieving well designed places) of the National Planning Policy Framework 2023.

3. The application is accompanied by two contradictory preliminary bat roost assessments. Insufficient evidence has been provided to demonstrate that harm to protected bats will be avoided or appropriately mitigated. No Biodiversity Plan certified by the Natural Environment Team has been submitted so the proposed development is contrary to Policy ME1 (Safeguarding biodiversity and geodiversity) of the Local Plan.

Informatives:

1. National Planning Policy Framework

In accordance with paragraph 38 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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/ agent did not take the opportunity to enter into pre-application discussions.
- The applicant was advised that the proposal did not accord with the development plan and that there were no material planning considerations to outweigh these concerns.

2. The plans that were considered by the Council in making this decision are:

- 4419:A6 - Site and location plan
- 4419:A3(C) - Floor Plans
- 4419:A2 - As built alterations- dormer only for consideration

Decision Date: 11 October 2024


Mike Garrity
Head of Planning
Economic Growth and Infrastructure

Planning Decision Notes

Power to refuse planning permission

This decision is issued by Dorset Council as the local planning authority set out by the Town and Country Planning Act 1990 (as amended) and the Town and Country (Development Management Procedure) (England) Order 2015 .

Site Notice

If you have not already done so I would be grateful if you could take down and dispose of this application's site notice if it is still being displayed outside the property.

Appeals

If you disagree with our planning decision or the attached conditions, then you can appeal to the Secretary of State (Planning Inspectorate) under section 78 (1) of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within Twelve Weeks of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against our enforcement notice, then you must do so within 28 days of the date of service of the enforcement notice.

If you intend to submit an appeal that you would like examined by inquiry, then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. <https://www.gov.uk/appeal-householder-planning-decision>.

An appeal must be made by the applicant. Forms are available on-line at Appeals - Appeals - Planning Portal

The Planning Inspectorate can allow a longer period for giving notice of an appeal, but they will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Planning Inspectorate need not consider an appeal if it seems that we could not have granted planning permission for the proposed development or could not have granted it without the conditions imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

The Planning Inspectorate does not normally refuse to consider appeals solely because we based our decision on a direction given by them.

For further information about making can be found at www.planningportal.co.uk.

Southern Gas Networks – Overbuild Advisory

There are several risks created by building over gas mains and services. If you plan to dig, or carry out building work to a property, site or public highway you should check your proposal against the information held at <https://www.linesearchbeforeudig.co.uk/> for any underground services.

Purchase Notices

If either the Council or the Planning Inspectorate refuses permission to develop land or grants it subject to conditions, the owner, in exceptional circumstances, may claim that neither the land can be put to a reasonably beneficial use in its existing state, nor can the land be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

If this happens, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990 (as amended).