

Officer Report

Delegated Officer Report

Application Number:	P/VOL/2021/03055
Proposal:	Remove modern rear (southern) extension, excavate to form amenity space for basement and regularise openings on southern elevation including all associative works. All details of timber joinery to match the existing Remove concrete infill to entrance steps and provide and build in stone to match existing nosing detail. With variation to condition 2 (plans) of planning approval WD/D/20/001290 - Revision of placement of basement extract ducting
Location:	28 High West Street Dorchester Dorchester DT1 1UP
Recommendation:	Grant
Case Officer:	Cass Worman
Ward Member(s):	Cllr Biggs

Fee Paid:	£234.00	CIL Liable:	No
Publicity expiry date:	12 November 2021	Officer site visit date:	
Decision due date:	13 October 2021	Ext(s) of time:	
Where Scheme of Delegation consultation required under constitution:			
SoD Constitutional trigger:			
Nominated officer agreement to delegated decision	Date agreed:		

Relevant Planning History

WD/D/18/000599 Decision: GRA Decision Date: 13/07/2018

Change of use from Healthcare Centre (Use Class D1) to a dwelling house with basement apartment (Use Class C3) including extension & alterations & associated works

WD/D/18/000600 Decision: GRA Decision Date: 13/07/2018

Alterations to convert to a dwelling house with basement apartment including extension & alterations & associated works

WD/D/18/002262 Decision: GRA Decision Date: 09/10/2018

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Amendment to planning approval WD/D/18/000599 - to allow reduction of the size of the original proposed extension and associated works

WD/D/18/002264 Decision: GRA Decision Date: 04/12/2018

Request for confirmation of compliance with conditions 1 & 2 of planning approval

WD/D/20/001290 Decision: GRA Decision Date: 21/08/2020

Remove modern rear (southern) extension, excavate to form amenity space for basement and regularise openings on southern elevation including all associative works. All details of timber joinery to match the existing Remove concrete infill to entrance steps and provide and build in stone to match existing nosing detail.

WD/D/20/001305 Decision: GRA Decision Date: 21/08/2020

Amendment to planning permission reference WD/D/18/000599 - omit the provision of the rear (southern) extension and regularise openings on the southern elevation

WD/D/20/002572 Decision: GRA Decision Date 10/12/2020

Request for confirmation of compliance with condition 3 & 4 of listed building consent

WD/D/20/001290

Constraints

LB - Application has a listed building grade. - Distance: 0

CON - Application is within Dorchester Conservation Area - Distance: 0

LP - ECON 4; Town Centre. Secondary Shopping Frontage; High West Street, Dorchester - Distance: 0

LP - Landscape Chara; urban area; Dorchester - Distance: 0

LP - SUS2; Defined Development Boundary; Dorchester - Distance: 0

LP - ENV 2; Poole Harbour Nutrient Catchment Area; Poole Harbour - Distance: 0

LP - Landscape Chara; Urban Area; Dorchester - Distance: 0

LP - DOR3; Dorchester Roman Town Area; Dorchester - Distance: 0

Policies

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.

Adopted West Dorset and Weymouth & Portland Local Plan:

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

- ENV4 - Heritage assets

Other Material Considerations

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Design and Sustainable Development SPD (2009)
Dorchester Conservation Area Appraisal(2003)

National Planning Policy Framework:

Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF or specific policies in the NPPF indicate development should be restricted.

Relevant NPPF sections include:

- Section 4. Decision taking: Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 16 'Conserving and Enhancing the Historic Environment'- When considering designated heritage assets, great weight should be given to the asset's conservation, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199). The effect of an application on the significance of non-designated heritage assets should also be taken into account (para 203).

National Planning Practice Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990- section 66 includes a general duty to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

Consultation Responses

Consultation Responses	No Objection	Object	Brief Summary of Comments
Town or Parish Council	x		

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Ward Member(s)			No response
Conservation Officer	x		
Third Parties			No comments received

Officer Assessment

This variation of conditions application is made following granting of Listed Building Consent WD/D/20/001290, to amend the layout of the approved basement extract ducting. The layout change will allow the building to revert to one dwelling in the future without having to interfere with the stairwell.

The Conservation Officer assessed amended plan 17/43/SK103D submitted with this application, and requested confirmation of the mechanical extract ducting, and subsequently amended drawing 17/43/SK100B is submitted to confirm the proposed arrangements. Confirmation has also been provided that the termination of the duct will be via a 150mm x 229mm clay square hole air brick painted in Keim mineral paint to match existing building colour as previously agreed.

Following this confirmation of details, it is considered that there would be no harm to the special interest of the listed building as a result of the amended details.

It is also considered that the proposal would preserve the character and appearance of the listed building, and would not adversely affect the setting of this heritage asset. This conclusion has been reached having regard to: (1) section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 that requires special regard to be paid to the desirability of preserving or enhancing the setting of Listed Buildings; (2) Local Plan policy; and (3) Advice contained in the Framework

Conclusions

	Yes	No
Having regard to your answers to all the preceding questions, is the application considered to be acceptable?	x	

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Recommendation: Approve subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans

Location Plan - Drawing Number 17/43/D1A

Block Plan - Drawing Number 17/43/D2B

Existing Elevations - Drawing Number 17/43/S7D

Existing Ground Floor Plan - Drawing Number 17/43/S3A

Existing First Floor Plan - Drawing Number 17/43/S4B

Existing Third Floor Plan - Drawing Number 17/43/S6B

Existing Second Floor Plan - Drawing Number 17/43/S5B

Proposed Ground Floor Plan - Drawing Number 17/43/SK101A

Proposed First Floor Plan - Drawing Number 17/43/SK102A

Cellar Plan - Drawing Number 17/43/S2B

PLANS AMENDED BY THIS APPLICATION

Proposed Basement Floor Plan - Showing mechanical extract ducting Drawing Number 17/43/SK100 B

Proposed Sections & Elevations - Drawing Number 17/43/SK103 D

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

2. The scheme shall proceed in accordance with details of conditions agreed following Compliance with Conditions application WD/D/20/002572, namely plan numbers:

17/43/SK104

17/43/SK105

17/43/SK106

17/43/SK107

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

Informative Notes:

1. Informative: National Planning Policy Framework Statement

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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 was updated of any issues and provided with the opportunity to address issues identified by the case officer.

Case Officer Signature:	Cass Worman	Authorising Officer Signature:	EJones
Date:	23/11/2021	Date:	01/12/2021