



## Planning Services

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

) 01305 838336- **Development Management**

) 01305 224289- **Minerals & Waste**

8 [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)

Mr Matt Swanton  
Re-Format LLP  
Re-Format LLP  
Buckmore Studios  
Beckham Lane  
Petersfield  
GU32 3BU

**Date:** 31 May 2023  
**Ref:** P/FUL/2022/06905  
**Case Officer:** James Brightman  
**Team:** Eastern  
) 01202 228805  
\* james.brightman@dorsetcouncil.gov.uk

# Planning Decision Notice

## Full Planning Application

Town and Country Planning Act 1990  
Town and Country Planning  
(Development Management Procedure) (England) Order 2015

---

<b>Application Number:</b>	P/FUL/2022/06905
<b>Location:</b>	The Chatsworth Centre 33-43 Ulwell Road Swanage Dorset BH19 1LG
<b>Description:</b>	Extensions and remodelling of central link between 39 and 41 Ulwell Road (following change of use permission P/FUL/2022/01256) to create a separate dwelling with permission for residential use.

---

Dorset Council **grants** 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 does not cover Building Regulations Approval or any other Byelaw, Order or Regulation. Please see our website [www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/building-control](http://www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/building-control) for more details about making a building regulation application and contacting our Building Control Team.

There is a Community Infrastructure Levy (CIL) Liability notice attached to this permission. Your CIL liability notice will follow separately. A CIL payment may need to be paid however you need to follow the strict process in order to comply with the requirements of CIL procedure.

---

### This planning permission is 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:

Project No. P21127 Drawings:

0100 Rev P01: Site location & block plans

0110 Rev P03: Proposed site plan

0210 Rev P03: Proposed lower ground floor plan

0210 Rev P04: Proposed ground floor plan

0210 Rev P04: Proposed first floor plan

0210 Rev P04: Proposed roof plan

0310 Rev P05: Proposed front elevation

0311 Rev P04: Proposed rear elevation

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

3. The external facing materials for the development shall be as specified in the approved drawing numbers 0310 Rev P05: Proposed front elevations & 0311 Rev P04: Proposed rear elevation.

Reason: To ensure a satisfactory visual appearance of the development.

4. The detailed biodiversity mitigation, compensation and enhancement/net gain strategy set out within the approved Biodiversity Plan certified by the Dorset Council Natural Environment Team on 22/02/2023 must be implemented in accordance with any specified timetable and completed in full (including photographic evidence of compliance being submitted to the Local Planning Authority in accordance with section J of the Biodiversity Plan prior to the substantial completion, or the first bringing into use of the development hereby approved, whichever is the sooner. The development shall

subsequently be implemented entirely in accordance with the approved details and the mitigation, compensation and enhancement/net gain measures shall be permanently maintained and retained.

Reason: To mitigate, compensate and enhance/provide net gain for impacts on biodiversity.

5. Before the dwelling hereby approved is first occupied the first 5 metres of the vehicular access measured from the rear edge of the highway (excluding the vehicle crossing - see the Informative Note below), must be laid out and constructed to a specification agreed by the Council's Highways Section.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided that prevents loose material being dragged and/or deposited onto the adjacent carriageway causing a safety hazard

6. Before the dwelling is occupied, the parking area shown on the submitted plans must have been constructed. Thereafter, this area must be permanently maintained, kept free from obstruction and available for parking.

Reason: To ensure parking is provided on the site.

7. The first 5.00 metres of the access crossing and parking area must be constructed to a gradient not exceeding 1 in 12.

Reason: To ensure that the public highway can be entered safely.

8. There must be no gates hung so as to form obstruction to the vehicular accesses serving the site.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway

### **Informatives:**

1. To improve the flood resilience of the building, the applicant is advised to incorporate the flood resilience measures set out in the Flood Risk Assessment on the lower ground floors and basements of the buildings. These could also include the raising of electrical sockets, wiring and appliances at least 600mm above floor level, use of materials that dry out quickly and plasterboard to be fitted horizontally. Future occupants of the dwelling are also advised to prepare a Flood Evacuation Plan <https://www.gov.uk/government/publications/personal-flood-plan>
2. Informative: National Planning Policy Framework Statement

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.

3. Informative: 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.
4. 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.
5. The vehicle crossings serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway.
6. The applicant should contact Dorset Highways by telephone at 01305 221020, by email at [dorsethighways@dorsetcouncil.gov.uk](mailto:dorsethighways@dorsetcouncil.gov.uk), or in writing at Dorset Highways, Dorset Council, County Hall, Dorchester, DT1 1XJ, before the commencement of any works on or adjacent to the public highway, to ensure that the appropriate licence(s) and or permission(s) are obtained.
7. The proposals would obstruct an extractor fan outlet and the applicant would need to resolve this with the owner of Beach House.

---

**Decision Date:** 31 May 2023



*Mike Garrity*

---



## **Planning Decision Notes**

### **Power to grant planning permission**

This permission 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.

### **Conditions**

You should not start work until you have agreed with the Council the information requested by the conditions. If you fail to do this the works on site could be unauthorised and the Council may consider enforcement action.

The information must be submitted in writing. There is a standard form which you can download from the website [www.dorsetcouncil.gov.uk/planning](http://www.dorsetcouncil.gov.uk/planning). A fee is required each and every time you apply to discharge any or all of the conditions (£34 per request for householder applications, £116 per request for all other applications).

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

### **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 Six Months 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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. <https://www.gov.uk/appeal-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](http://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 may claim, in exceptional circumstances, 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).

### **Street Naming and Numbering**

The Council is responsible for street naming and numbering within our district. This helps to effectively locate property for example, to deliver post or in the case of access by the emergency services. If this permission results in the creation, deletion or change to an address, you must let us know. You need to register the new or changed address by completing a form. You can find out more and download the form from our website [www.dorsetcouncil.gov.uk](http://www.dorsetcouncil.gov.uk)