

BCP Council - Planning Services
BCP Civic Centre
Bourne Avenue
Bournemouth
BH2 6DY



7th February 2024

Dear Sir or Madam,

93 Ashington Lane, Wimborne BH21 3DG

Please find attached my client's application which seeks planning permission for the formation of a rear patio and the erection of a detached garage with a forecourt parking area and vehicle crossover, including associated drainage works, ground level changes, construction of retaining walls and soft landscaping works (part retrospective) at 93 Ashington Lane, Wimborne BH21 3DG. This letter forms the applicant's planning and heritage statement to support the proposal.

As will be evident at the Planning Officer's site visit, the ground level to the front and side of the existing dwelling has been altered by the applicant and the necessary retaining walls have been partially constructed (see photos on pages 2-3). The homeowners were unaware that such works required planning permission and halted construction when they were notified of a breach of planning control by the Council's Planning Enforcement Team.

Prior to the submission of this application, a pre-application site meeting was held with the Council's Enforcement Officers (Pip Williams and Andrew Watkins) on 17th October 2023 to discuss the scope of the planning application. It was agreed that the submitted plans should specify the former and proposed ground levels, including details of the associated retaining walls and drainage works. These details are shown on the submitted plans.

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Photo 1: Vehicle Crossover



Photo 2: Excavation Works and Retaining Walls (Facing Ashington Lane)



Photo 3: Excavation Works and Retaining Walls (Facing Rear Garden)



Photo 4: Parking Forecourt and Site Levels (Facing No 93 Ashington Lane)

No 93 Ashington Lane is a locally listed Lady Wimborne Cottage, which is situated within the Ashington Conservation Area and the South East Dorset Green Belt. The property is among a group of similarly styled 19th century semi-detached former farm worker cottages located with the Ashington Conservation Area. The dwellings are typically set back from highway and occupy spacious plots with large rear gardens that adjoin agricultural fields to the rear.

The property has a detailed planning history, which I have summarised below:

In June 2022, the Council refused planning permission (Council Ref: APP/22/00193/F) for the erection of a part single and part two storey rear extension, a new front porch, new garage, new summer house and the reinstatement of a garden store building.



Fig 1: Refused Elevations (APP/22/00193/F)



Fig 2: Refused Plans (APP/22/00193/F)

The decision notice had three reasons for refusal, which are as follows:

1. The proposed extension by virtue of its scale and massing would detract from and dominate the locally listed Lady Wimborne cottage, furthermore it would represent a disproportionate addition to the original dwelling, contrary to Policies PP27 and PP30 of the Poole Local Plan (November 2018) and para.145 of the NPPF.
2. The proposed rear extension due to the orientation and proximity to the attached neighbour no. 94 Ashington Lane would give rise to overshadowing and be overbearing sufficient to harm the amenity of the neighbouring occupants contrary to Policy PP27 of the Poole Local Plan (November 2018).
3. The proposed summerhouse and hedging along the southern boundary and proximity to the locally listed outbuilding and cottage, would erode the character of the Ashington Conservation area and the openness of the Green Belt and taken in combination with the harm of the extensive alterations to the existing dwelling would give rise to less than substantial harm to the significance of the designated heritage asset, without any public benefit to outweigh the harm. The proposals would be contrary to Policy PP30 of the Poole Local Plan (November 2018) and paragraph's 145 & 196 of the NPPF (2019).

The applicant did not appeal against this decision. Instead, they reviewed the plans and made changes to improve the impact upon the Ashington Conservation Area, the openness of the Green Belt and the living conditions of the occupiers of the adjoining properties, which formed the basis of a revised application submitted in August 2022.

In December 2022, the Council granted planning permission for the erection of a single storey rear extension and front porch (Council Ref: APP/22/01212/F). The approved extension provides 24 sqm of additional floor space, which equates to a 33.8% increase in floor area of the original house (circa 71 sqm). This permission remains extant until December 2025.

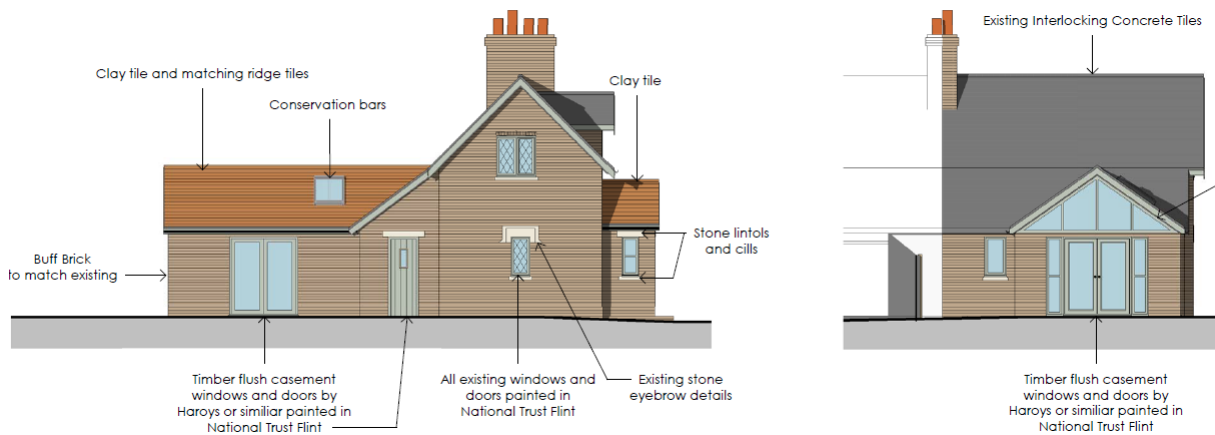


Fig 3: Approved Elevations (APP/22/01212/F)

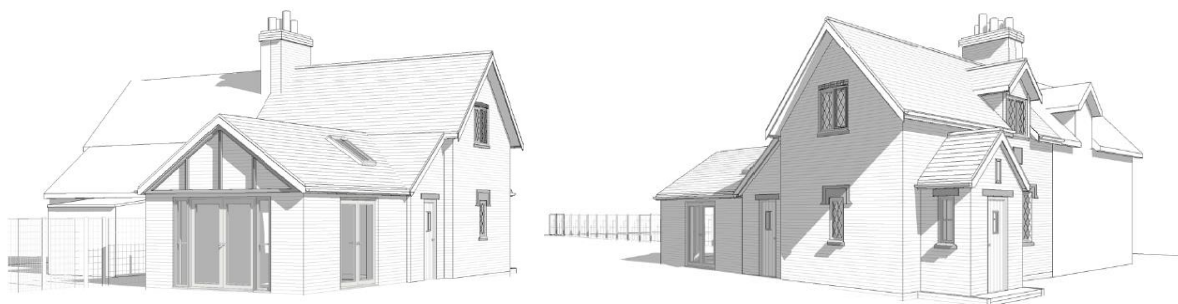


Fig 4: Approved Plans (APP/22/01212/F)

In August 2022, a separate application was submitted which sought a lawful development certificate for the erection of three domestic outbuildings (garage, summerhouse and garden store) to the rear of the original building (Council Ref: APP/22/01214/K).

The application was refused by the Council in January 2023, who concluded that the proposed development did not meet the criteria of Schedule 2, Part 1, Paragraph E(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The applicant did not appeal against this decision.

In July 2023, a planning application was submitted (Council Ref: APP/23/00776/F) which sought permission for the erection of a two-storey rear extension, front porch and detached garage with associated hardstanding. The rear extension and front porch would provide 25 sqm of additional floor space (this is 1sqm more than the extant planning permission), which equates to a 35.2% increase in floor area of the original house (circa 71 sqm).

During the planning process, the scope of application was amended, whereby the detached garage and associated works were struck from the description of development. This was agreed due to concerns raised by the Council's Enforcement Team that inadequate information had been submitted with regards to the ground levels and retaining walls.

The amended application, which sought permission for the erection of a two-storey rear extension and front porch, ran its course and was initially recommended for approval by the Planning Officer. However, the application was refused in November 2023 because the LPA made a late request for a bat emergence survey. This request could not be satisfied by the applicant because the survey work can only be taken between May and September.

In determining the application, the Planning Officer concluded within her officer report that:

- *The proposal would comply with paragraph 149 of the NPPF with regards to the construction of new buildings in the Green Belt.*
- *The proposal would cause no harm to the significance to a non-designated heritage asset and would preserve the character and appearance of the Ashington Conservation Area.*
- *Neighbouring amenities and privacy would be preserved.*
- *The proposal would not have an adverse impact on parking or Highways*

The necessary bat emergence surveys have been scheduled for May/June 2024. Once this work has been completed and suitable mitigation measures have been agreed with the Council's Ecologist, a planning application for the extension and porch will be submitted to the LPA. Given the LPA's previous conclusions, it is anticipated that the application would be successful. For this reason, the landscaping proposals put forward under the current application have been designed to take account of the previously proposed two storey rear extension and front porch.

The Current Proposals:

The proposed garage would be sited to the side of the parent dwelling, the positing of which would be similar to several other garages along Ashington Lane. In determining the previous planning application (Council Ref: APP/22/00193/F), the Conservation Officer had no objection to a garage in this location. However, she was critical of the proposed timber construction and suggested that a brick-built structure would be preferable solution from a heritage perspective.



Fig 5: Proposed Garage

The applicant has followed this advice and the current proposal seeks permission for a traditional style garage with a brick exterior and clay roof tiles. The garage would be comparable to the new garage that has been constructed at No 91 Ashington Lane, which was granted planning permission in 2019 (Council Ref: APP/19/00505/F).



Fig 6: Photo of existing garage to the side of No 91 Ashington Lane.

In terms of the proposed hard and soft landscaping works, the applicant has selected traditional materials and native plant species, which will successfully assimilate into the character and appearance of the area. The retaining walls will be finished with traditional brick work, whilst the vehicle crossover will be formed cobble stones, which is similar to the existing arrangement at No 92 Ashington Lane.



Fig 7: Photo of existing garage and vehicle crossover to the side of No 92 Ashington Lane.

In conclusion, it is considered that the proposed development would preserve the architectural integrity of the locally listed Lady Wimborne cottage and the character and appearance of the Ashington Conservation Area. Therefore, the proposal would be in accordance with Policies PP27 and PP30 of the Poole Local Plan and Sections 13 and 16 of the National Planning Policy Framework.

Overall, the applicant considers that there is no substantive reason to withhold planning permission for the proposal and respectfully asks the Council to grant permission for the proposal without delay.

Please do not hesitate to contact me if you have any queries.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Chris Miell".

Christopher Miell BA(Hons), MPlan, MRTPI
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