

South Walks House
South Walks Road
Dorchester
DT1 1UZ

Tel: (01305) 838336

Website: www.dorsetcouncil.gov.uk



Mr Turvey
Western Design Architects
12 The Granary
Hinton Business Park
Tarrant Hinton
Blandford
DT11 8JF

STINSFORD

APPROVAL OF PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (England) Order 2015
(DMPO)**

Town and Country Planning Act 1990

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act 1990.

Application No: WD/D/20/001794

Location of Development:

BARN EAST OF, SLYERS LANE, WATERSTON

Description of Development:

Demolition of the existing barn and erect 1no.dwelling

In pursuance of their powers under the above mentioned Act(s), Dorset Council **HEREBY GRANT PLANNING PERMISSION** for the development described in the application specified above, and the plans listed below.

**SUBJECT TO ATTACHED
SCHEDULE OF NINE CONDITIONS**

Signed:

A handwritten signature in black ink, appearing to read "Mike Garrity".

Mike Garrity
Nominated Officer

**APPLICATION NO: WD/D/20/001794
BARN EAST OF, SLYERS LANE, WATERSTON
SCHEDULE OF CONDITIONS**

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

Location Plan and Site Plan - Drawing Number 01 received on 04/09/2020
Existing Site Plan - Drawing Number 02 received on 04/09/2020
Existing Floor Plan - Drawing Number 03 received on 04/09/2020
Existing North and South Elevations - Drawing Number 04 received on 04/09/2020
Existing West and East Elevations - Drawing Number 05 received on 04/09/2020
Existing Section AA - Drawing Number 06 received on 04/09/2020
Proposed Site Plan - Drawing Number 07 received on 04/09/2020
Proposed Ground Floor Plan - Drawing Number 08 received on 04/09/2020
Proposed Roof Plan - Drawing Number 09 received on 04/09/2020
Proposed Carport Floor plans and Elevations - Drawing Number 10 received on 04/09/2020
Proposed North and South Elevations - Drawing Number 11 received on 04/09/2020
Proposed West and East Elevations - Drawing Number 12 received on 04/09/2020
Proposed Section AA - Drawing Number 13 received on 04/09/2020
Proposed Site Section - Drawing Number 15 received on 04/09/2020
Proposed Drainage Layout - Drawing Number 16 received on 04/09/2020

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

2. 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).

3. Prior to commencement of development above damp course level, details and samples of all external facing materials for the walls and roof and balustrading shall have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall proceed in strict accordance with such materials as have been agreed.

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

4. Hard landscaping of the site shall proceed strictly in accordance with details as shown on approved landscaping and planting plans received on 16th November 2020.

The planting as detailed on approved landscaping and planting plans received 16th November 2020 shall be implemented in full in the first planting season following commencement of development. The planting shall thereafter be maintained in accordance with the accompanying approved maintenance schedule, and any trees or shrubs which are removed or found to be dead, dying or diseased shall be replaced with similar species during a period of five years following the completion of the screen planting scheme.

REASON: To ensure the provision of amenity afforded by appropriate landscape design and maintenance of existing and/or new landscape features.

5. Before the development hereby approved is first occupied or utilised, the turning and parking shown on the submitted plans 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.

6. In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority and an investigation and risk assessment must be undertaken in accordance with requirements of BS10175.

Should any contamination be found requiring remediation, a remediation scheme shall be submitted to and approved by the Local Planning Authority. The approved remediation scheme shall be carried out to a timescale to be first agreed with the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared and submitted which is subject to the approval in writing of the Local Planning Authority.

REASON: To ensure risks from contamination are minimised.

7. The Biodiversity Mitigation and Enhancement measures set out in the approved report dated 19 November 2020; shall be implemented in full in accordance with the timetable set out in the report, or in the absence of a specific timetable, prior to the development hereby approved being first brought into use. The site and enhancement measures shall thereafter be maintained in accordance with the approved details in perpetuity.

Reason: To ensure adequate habitat is provided and subsequently protected

to ensure adequate protection for important habitats and species is secured

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no enclosures, pools, garages, sheds or other outbuildings permitted by Schedule 2 Part 1 of the 2015 Order shall be erected or enlarged, nor shall any means of enclosure be constructed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the appearance of this area of open countryside

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order)(with or without modification) no alterations, enlargements or additions permitted by Schedule 2 Part 1 of the 2015 Order shall be erected or constructed, unless agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in the interests of visual amenity

NOTES TO APPLICANT

1. 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.

The applicant was provided with pre-application advice.

Further application(s) should be submitted to this Council where the above condition(s) require the written approval of the local planning authority. All such applications must be made in writing and must be accompanied by the relevant fee. To apply please visit www.planningportal.co.uk.