



Purbeck District Council
Five-Year Housing Land Supply
(1 April 2018 – 31 March 2023)



May 2018

Contents

Introduction	3
Five-year supply summary	5
Determining the housing requirement.....	5
Establishing the housing supply	8
Outstanding planning permissions.....	8
Settlement extensions in PLP1.....	8
Council-owned land in PLP1.....	9
Assessing the five-year supply 2018.....	10
Calculating the five-year housing requirement.....	10
Calculating the five-year housing supply	11
Housing trajectory	12
Summary of 2018	14

Introduction

1. Purbeck District Council produces an annual five year housing land supply report in accordance with the requirements of the National Planning Policy Framework (NPPF) (March 2012). Paragraph 47 of the NPPF requires local planning authorities to:
 - a. “Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land”.
2. The remaining text of paragraphs 47-49 of the NPPF sets out further five-year supply requirements in relation to persistent under delivery, windfall site allowances, and application of the supply in the determination of housing applications. Most importantly, paragraph 49 states:
 - a. “Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.
3. Planning Practice Guidance (PPG) ‘Housing and economic land availability assessment’ was issued by the government in March 2014 (and subsequently revised) and provides further information on how to identify and update a five-year supply.
4. This report sets out the Council’s assessment of whether there is a five-year supply of deliverable housing sites within the district in accordance with the NPPF and PPG. The report covers the five-year period from 1st April 2018 to 31st March 2023 and is based on housing land monitoring information as at 1st April 2018.
5. The assessment includes the following sources of housing supply to contribute to the five-year rolling supply of deliverable housing sites in the district:
6. Sites with outstanding planning permission at 1 April 2018;
 - Settlement extensions in Purbeck Local Plan Part 1: Planning Purbeck’s Future;
 - Settlement extensions in Swanage Local Plan.
 - Settlement extensions at Bere Regis to be allocated through Bere Regis Neighbourhood Plan; and
 - Settlement extensions at Wareham to be allocated through Wareham Neighbourhood Plan.

7. The assessment has three parts:

- Determine the housing requirement for the five year supply period (2018 – 2023);
- Establish the five year housing land supply for the supply period; and
- Assess whether the level of supply meets the housing requirement.

Five-year supply summary

8. Summary of the total number of dwellings that comprise the five-year supply:

Supply at 1 st April 2018	Total
Outstanding planning permissions (includes 52 dwellings with outstanding planning permission at Swanage Grammar School site)	359
Bere Regis settlement extension	50
Lytchett Matravers settlement extension	50
Swanage settlement extension (excludes 52 dwellings with outstanding planning permission at Grammar School site)	148
Total	607

Determining the housing requirement

9. Purbeck District has an adopted (November 2012) Local Plan called the Purbeck Local Plan Part 1 (PLP1). Policy HS: Housing Supply of the PLP1 sets out a requirement for provision to be made for 2,520 dwellings to meet the district's housing need over the plan period 2006 – 2027. This is equivalent to 120 dwellings per annum. The policy distributes development across the district according to spatial area and in accordance with Policy LD: General Location of Development.

10. PPG (paragraph 30 Reference ID: 3-030-20140306) states that:

- a. "Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light".

11. The Inspector dealing with an appeal against the refusal of planning permission for the development of up to 35 dwellings at Prospect Farm, Swanage (Ref: APP/B1225/A/13/2198739, decision date 12th September 2014¹) endorsed the approach of relying on the housing requirements set out in PLP1:

- a. "The housing requirement figure used in the HSHT (Five-Year Housing Supply and Housing Trajectory) is based on the provision of 2,520 dwellings to meet housing needs over the period 2006-2027 set out in PLP Policy HS. This is equivalent to 120 dwellings per annum (2,520/21). Prior to its adoption the PLP was the subject of an Examination in Public (EIP) in May 2012. The EIP Inspector considered Policy HS in the context of the requirements of the Framework. He determined that whilst an early review

¹ <https://acp.planninginspectorate.gov.uk/>

of the Policy would be necessary with a view to adoption in 2017 and potentially increasing the provision for housing to around 170 dwellings per annum, PLP Policy HS provides an appropriate basis for planning in the District in the short-term, to 2017. At the Hearing the Council confirmed that the adoption of this plan has not been challenged. Furthermore, although a review has commenced, the outcome will not be known for some time. Under these circumstances, I consider the Council's use of provisions set out in PLP Policy HS as the starting point for its HSHT to be reasonable".

12. The Council began a review of PLP1 and its policies in November 2012 (known as the Local Plan Review). This review reflects concerns raised by the planning inspector of the PLP1 examination that the Council had not fully explored all housing growth potential in the district. The review therefore looks at the potential for higher housing growth in the district together with other updates to policies and the opportunity to introduce new policies, if necessary. Consultation on 'Issues and Options' took place from January to March 2015. Consultation on 'Options' took place from June to August 2016. Another consultation took place in January 2018 that focused primarily on housing policies and sites.
13. The review of PLP1 includes an update to the Council's evidence base. This includes a new Strategic Housing Market Assessment (SHMA) for all Dorset Councils in the Eastern Dorset Housing Market Area published in 2015. The SHMA looks at the district's objectively assessed housing needs and takes into account a variety of factors, such as population growth, household formation, and the need to maintain facilities and services by ensuring that there are enough homes to accommodate a working-age population. The SHMA also links to economic growth forecasts and jobs in accordance with PPG requirements.
14. The 2015 SHMA indicated that, in order to support the forecasted economic growth rates, the Council should deliver around 238 new homes per year between 2013 and 2033. As the Council is already planning for 120 homes per year up to 2027 in the PLP1 this would mean needing to find an additional 118 homes per year from 2013 onwards.
15. Following the options consultation, the Council undertook an update of the SHMA in 2017 which indicated a lesser need of 173 per year due to a reduction in anticipated economic growth.
16. In addition to this, a new housing methodology was released by the Ministry of Housing, Communities and Local Government that enabled local planning authorities to assess their own need. This methodology does not take into account economic projections.

17. The Council is currently working on its pre-submission local plan publication that is timetabled for October 2018. In the meantime, it is considered appropriate for the Council to continue to rely on the adopted PLP1 housing requirements for the purposes of this five-year housing land supply statement.

Establishing the housing supply

Outstanding planning permissions

19. The tables in the appendix provide a list of all outstanding planning permissions (dwellings under construction or with consent but not started at 1st April 2018), outstanding housing allocations in the PLP1, and council-owned land in PLP1. The list should be taken as evidence towards a deliverable five year housing land supply in accordance with paragraph 47 and footnote 11 of the NPPF:

- a. "Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented in five years, for example, there is no longer a demand for the type of units or sites have long term phasing plans".

Settlement extensions in PLP1

20. There are three allocated strategic settlement extensions in PLP1. The Council granted planning permission for 153 dwellings on land to the north of Worgret Road, Wareham in 2014. This development is now complete. Planning permission was also granted for 70 dwellings at Policeman's Lane, Upton and this has now completed. There is one remaining strategic settlement extension that does not have planning permission (at 1st April 2018):

- Huntick Road, Lytchett Matravers (approximately 50 dwellings).

Determination of this application is ongoing in relation to this site and there is no evidence to suggest the site will not come forward within the 5-year supply period.

21. PLP1 sets out that other plans will identify and deliver the district's non-strategic settlement extensions:

- Bere Regis Neighbourhood Plan (approximately 50 dwellings).

Bere Regis Neighbourhood plan has not been 'made' (adopted) yet, but the Neighbourhood Plan Steering Group has undertaken a significant level of work on the plan. As such, it is considered likely that 50 dwellings will be provided as settlement extensions in Bere Regis within the 5-year period.

- Swanage Local Plan (approximately 200 dwellings).

The Swanage Local Plan was adopted in June 2017. It allocates settlement extensions for 200 dwellings. Of these, outline planning permission was granted for 52 dwellings at the former Grammar School Site in 2014 (included under outstanding planning permissions). There is no evidence to suggest the remaining 148 dwellings will not be deliverable within the five year period.

22. The total number of homes in the five-year supply from settlement extensions is 248 dwellings.
23. The appendix provides full details.

Council-owned land in PLP1

24. PLP1 includes two sites of council-owned land within the overall housing supply.
25. Policy HS identified the site at Pound Lane, Wareham as a supply of 10 dwellings. The Council granted planning permission for 21 sheltered apartments for the elderly in July 2014, and the site is now complete.
26. Policy HS identified the site at Kings Road Depot, Swanage as a supply of 40 dwellings. This site is included in the Swanage Local Plan for a range of potential uses, including residential. However, a lack of certainty of the mix of uses to be delivered on the site mean that the supply has not been taken into account when calculating the 5 year supply.
27. The total number of homes in the five-year supply from council-owned land is 0 dwellings.

Assessing the five-year supply 2018

Calculating the five-year housing requirement

28. The Council must demonstrate a five-year supply of housing sites, in accordance with paragraph 47 of the NPPF. We have calculated the five-year housing requirement for the period 2018 – 2023 as follows:

a. Housing Requirement 2006-2027	21 years	2,520 dwellings
b. Completions 2006-2018	12 years	1,600 dwellings
c. Outstanding Requirement 2018-2027	9 years	920 dwellings
d. Outstanding Annual Requirement		102.2 dwellings

29. The Council must also include a 5% buffer to ensure choice and competition in the housing market (paragraph 47 of NPPF). A 5% buffer of the outstanding annual requirement dwellings would be 25.6 dwellings over five years. With our 5% buffer, we therefore need a total supply of 536.7 dwellings over the five-year supply period.

30. This results in a revised annual housing requirement of 107.3 dwellings.

Total housing supply required (2018-2023)	536.7 dwellings
Annual housing supply required (2018-2023)	107.3 dwellings

Calculating the five-year housing supply

31. This assessment has identified the following five-year housing supply (the evidence of which can be found in the appendix) at 1st April 2018:

a. Outstanding planning permissions	359 dwellings
b. Settlement Extensions	248 dwellings
c. Council-owned land in PLP1	0 dwellings
d. Total Supply	607 dwellings
e. Available Supply (Years)	5.7 (607/107.3)

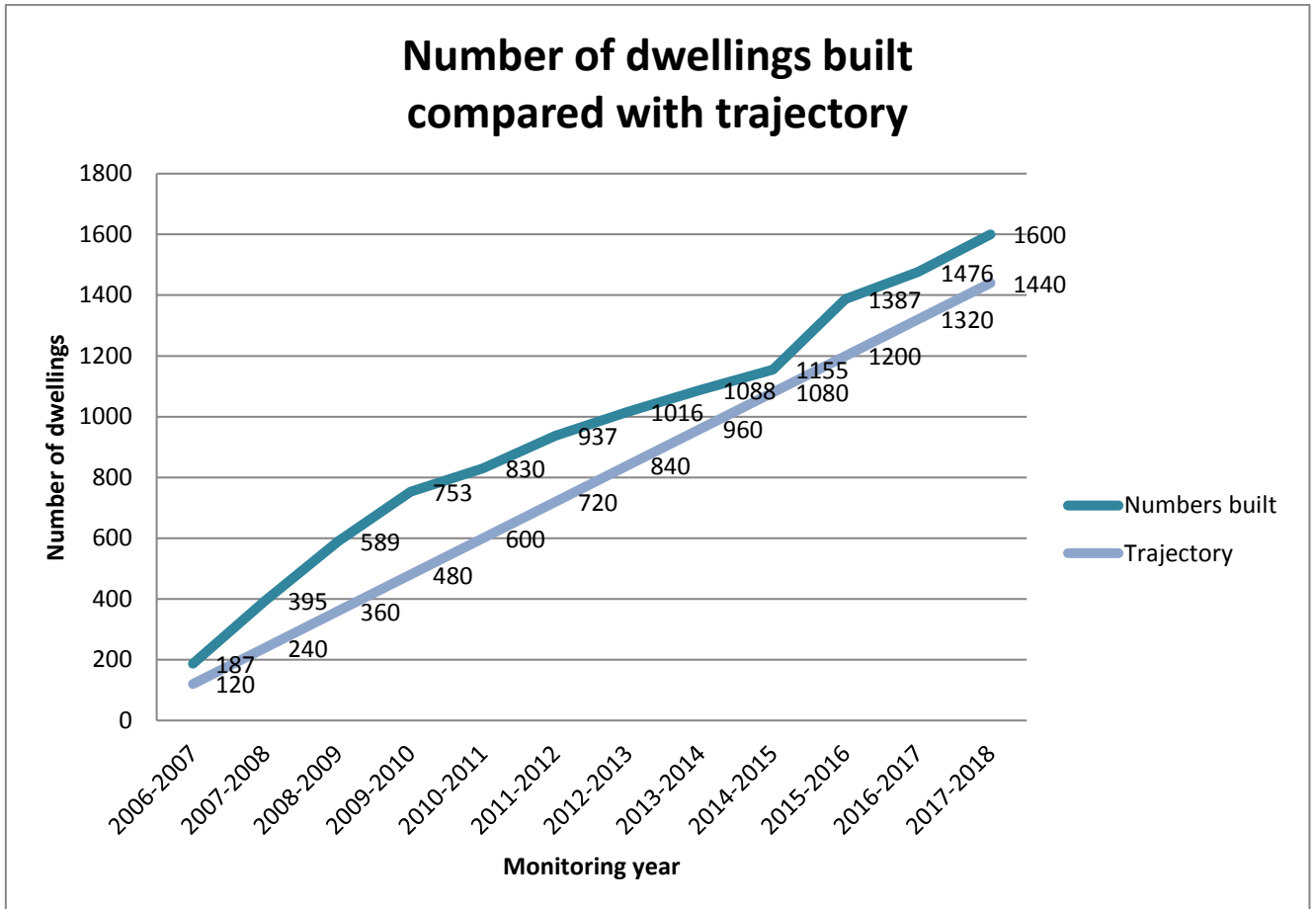
32. We are able to demonstrate a total five-year supply of 607 dwellings. This is a supply of 5.7 years.

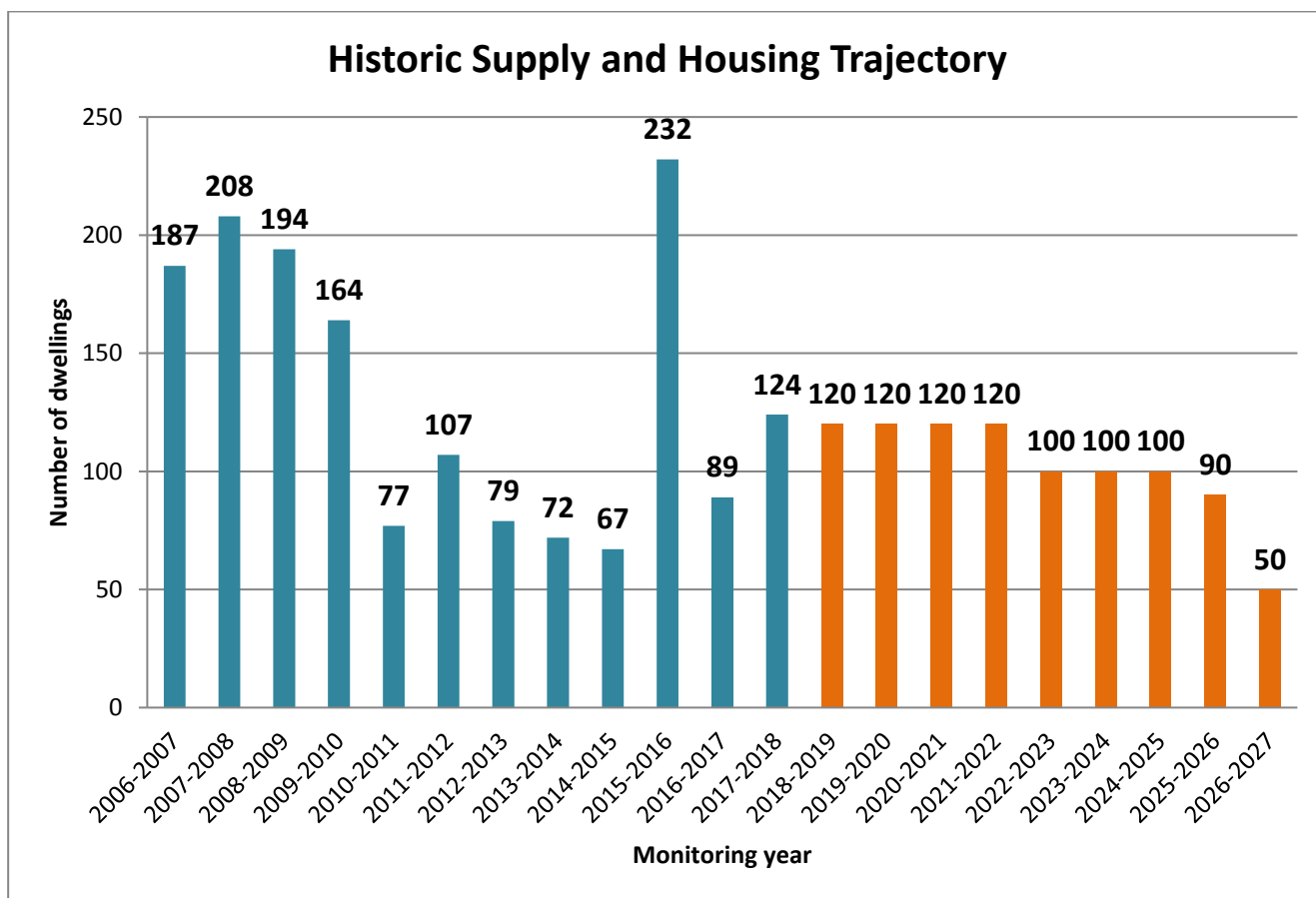
Total five-year housing supply (2018-2023)	607 dwellings
Total supply in years	5.7

Housing trajectory

33. The Council is required to achieve 120 dwellings per year over the plan period 2006 – 2027. This will provide a total of 2,520 dwellings in accordance with PLP1 Policy HS.

34. In fact, over the first eleven years (2006 – 2018) we have achieved 1,600 dwellings, which means that we are ahead of our housing trajectory by 160 dwellings.





35. As the graphs above show, in the first few years of the local plan and during 2015-16 monitoring year, we consistently achieved more than our target of 120. Whereas during 2010 – 2014 and in 2016, we were below target.

36. During the first few years of the trajectory, the 2004 Local Plan allocation at Purbeck Gate (Wool) was still under construction. Following completion of this allocation, the district had no further housing allocations to provide supply until the council adopted the new local plan (PLP1) in November 2012.

37. The housing allocations in PLP1 are almost complete with 153 dwellings at Worgret Road, Wareham having recently completed work as well as Policeman’s Lane, Upton.

38. During the recession fewer houses were completed. However, we have continued to maintain our five-year housing land supply and expect to see an increase in delivery as the economy recovers. Further allocations have also been adopted in the Swanage Local Plan, adopted in 2017, that allocates 200 units. Also two neighbourhood plans are currently consulting on pre-submission drafts of their plans that seek to deliver settlement extensions at Bere Regis and Wareham.

Summary of 2018

39. Based on the five-year supply assessment, a supply of 548.1 dwellings is required over the 5-year period 2018-2023 at an annual average requirement of 107.3 dwellings.
40. The identified five-year housing supply of 607 dwellings is sufficient to provide a 5- year housing land supply. In fact, the assessment confirms that even with a 5% buffer, Purbeck is able to provide a 5.7 year land supply to meet the five-year housing requirement.
41. The housing trajectory illustrates how Purbeck has historically delivered more than its 120 dwellings per annum housing target. However, the recession and lack of housing allocations prior to adoption of PLP1 saw a reduction in supply. We now expect to see an increase in the delivery of housing sites over the remainder of the plan period as the housing allocations in PLP1 are built out, new allocations are delivered through Swanage Local Plan and Neighbourhood Plans, and the economy makes a recovery.
42. The Council will review the five-year housing land supply assessment and housing trajectory annually in accordance with updates to the housing land monitoring data.

Appendix 2

Location	Proposal	Application number	Gross	Net	Demolished
Worgret Manor, Worgret Road, Wareham BH20 6AB	Convert guest rooms to self-contained flat. Removal of existing roofs and replace with new tiled pitched roof including dormer windows.	6/2017/0680	1	1	0
Land adj to Chatterbrook, Arne Road, Ridge, Wareham, BH20 5BH	Variation of conditions 7 & 8 of planning permission 6/2017/0128 (Erect a 3-bed detached dwelling with garage and parking) to make alterations to the windows.	6/2017/0709	1	1	0
1 Sunnyside Ridge, Wareham, BH20 5BQ	Erect a 3-bed dwelling with vehicular access and parking	6/2016/0778	1	1	0
Culeaze Farm, Lane End, Wareham, BH20 7NR	Convert farmhouse and flat into a single dwelling with internal and external alterations.	6/2017/0347	1	1	0
88 West Street, Bere Regis, Wareham, Dorset, BH20 7HH	Renewal of consent to construct a 4 bedroom detached dwelling with integral parking (6/2013/0595)	6/2017/0419	1	1	0
20 Green Close, Bere Regis, Wareham, BH20 7LW	Demolish utility and garage and erect new detached dwelling with associated parking and access.	6/2017/0698	1	1	0
18 Green Close, Bere Regis, Wareham, BH20 7LW	Erection of a 3 bed detached dwelling together with private parking and associated works, including the provision of private parking for the existing dwelling (number 18).	6/2018/0008	1	1	0
151 Roke Road, Bere Regis, BH20 7JF	Reinstatement of dwelling into two dwellings, including replacement extensions, demolition of outbuilding and internal alterations	6/2017/0434	1	1	0
42C, West Street, Bere Regis, BH20 7HS	Sever plot and erect single-storey dwelling. Create vehicular access.	6/2016/0109	1	1	0
Culeaze Farm, Lane End, Bere Regis, Wareham, BH20 7NR	Convert farmhouse and flat into a single dwelling with internal and external alterations	6/2017/0005	1	1	0
3 Donkey Lane, Hyde	Demolish existing dwelling and erect replacement two storey dwelling.	6/2011/0312	1	0	1
Land to r/o 9 & 10 Green Close, Bere Regis	Demolish existing garage, sever plot and erect two storey detached dwelling with integral double garage	6/2015/0524	1	1	0
17; Land adjacent, Green Close, Bere Regis, BH20 7LW	Sever land and erect detached two-storey dwelling.	6/2016/0262	1	1	0
Adj 4 East Chaldon, Chaldon Herring	Erect detached four bedroom two-storey dwelling and detached garage.	6/2013/0103	1	1	0

Withy Lakes, Access to Withy Lakes, Church Knowle, BH20 5NG	Variation of condition 2 of planning approval 6/2016/0544 (Sever land and redevelop existing redundant agricultural building with small extension to north east side to create a single storey residential dwelling within its own curtilage) to include changes to the external appearance of the building including the roofline.	6/2017/0107	1	1	0
The Eye, Higher Filbank, Corfe Castle, Wareham, BH20 5EX	Non Material Amendment to planning permission number 6/2017/0003 (Erection of two storey dwelling and detached garage) to raise window cill and reshape porch	6/2017/0282	1	1	0
Former Public Toilets, East Street, Corfe Castle, Wareham, BH20 5ED (now 21A East Street)	Change of use from public toilets to a dwelling	6/2017/0112	1	1	0
27 West Street, Corfe Castle, BH20 5DA	Change of use from shop to a mixed use as a dwelling and office, with alterations and additions to doors, windows, 2no dormer roof windows and rooflight. Alterations and additions to door, windows, 2 dormer roof windows and rooflight to facilitate a change of use from shop unit to a mixed use as a dwelling and office.	6/2016/0114	1	1	0
2 Townsend Road, Corfe Castle	Complete the erection of the dwelling approved under outline PP 6/1976/0848 and Reserved Matters 6/1978/0214. Works commenced in 1978 - Certificate of Lawfulness Proposed.	6/2010/0621	1	1	0
Land adj Kerilee, 55 West Street, Corfe Castle	Erect detached dwelling & garage.	6/2015/0009	1	1	0
Land at Station Road, Corfe Castle	Erect four cottages and one flat	6/2014/0379	5	5	0
Wintersweet, Cockles, East Lulworth	Demolish existing house and erect two storey house with basement garage and garden store	6/2015/0458	1	0	1
Hill View Farm, Church Lane, East Stoke, BH20 6AW	Conversion of redundant light industrial building into 3 residential units and creation of first floor	6/2017/0682	3	3	0
Hethfelton House, A352, Hethfelton, Dorset, BH20 6HS.	Change of use from use class C3 (dwelling house) to a mixed-use of use class B1 (office - administrative headquarters), use class C2 (residential institution - training centre) and use class D1 (non residential institutions - Conservation Education Centre) and construction of new access, driveway and parking area.	6/2017/0225	-1	-1	0
Binnegar Hall, East Stoke, Wareham, BH20 6AT	Alterations, extensions and changes of use of existing buildings to Class C3 residential use - 23 dwellings - 9 houses and 14 flats/maisonettes.	6/2015/0541	23	23	0
Kemps Country House Hotel, East Stoke, Wareham	Change of use of Kemps Country House to 6 dwellings with associated alteration works, extension to coach house, parking and landscaping	6/2015/0427	6	6	0
The Science Block, The Old Malthouse School, High Street, Langton Matravers, Swanage, BH19 3HR	Change of use from use class C2 ancillary laboratory and use class C3 bursar flat to use class C3 dwelling, two 2 bedroom residential dwellings (C3), with off road parking and associated works	6/2017/0226	2	2	0
Spyway Orchard, Durnford Drove, Langton Matravers, BH19 3HG	Outline Application - Rural exception site for a development of 28 dwellings (22 affordable and 6 open market) - All matters reserved.	6/2015/0687	28	28	0
Marblers Bungalow, Acton	Demolish existing dwelling and outbuildings. Erect new single storey dwelling.	6/2013/0399	1	0	1

Land adj 8 Arundel Terrace, Langton Matravers	Erect detached single storey dwelling	6/2015/0255	1	1	0
Caroline Cottage, Prospect Road, Lytchett Matravers, BH16 6ED	Subdivide plot and erect single dwelling in front garden of existing cottage, and single dwelling in rear garden of existing cottage with new access from Prospect Road and associated car parking.	6/2016/0721	2	1	1
Three Jays, Deans Drove, Lytchett Matravers BH16 6EQ	Alteration and extension of existing dwelling and formation of new access. Demolition of 3 outbuildings and erection of two detached bungalows to the rear, with associated access and parking.	6/2017/0718	2	2	0
The Walled Garden, Colehill Road, Lytchett Matravers, Poole, BH16 6BS	Non material amendment to planning permission 6/2017/0270 (Conversion of outbuildings to a dwelling house with various alterations to elevations, associated works and new access) to realign driveway and boundaries between the conversion and the existing dwelling.	6/2018/0081	1	1	0
Higher Loop Farmhouse, Loop Farm Road, Lytchett Matravers, BH16 6BU	Conversion of garage/workshop to 1-bed dwelling.	6/2017/0169	1	1	0
Foxhills Farm, Foxhills Road, Lytchett Matravers, BH16 6BD	Erection of a 4-bed detached dwelling with associated parking and amenity space	6/2017/0329	1	0	1
169 Wareham Road, Lytchett Matravers, Poole, BH16 6EA	Sever land and erect 2 x detached dwellings associated garages/parking and repositioning/widening of access	6/2017/0206	2	1	1
16 Foxhills Crescent, Lytchett Matravers BH16 6BE	Demolition of existing garage, severance of curtilage and erection of detached 3 bed house with associated access and parking.	6/2017/0511	1	1	0
158 Wareham Road, Lytchett Matravers, BH16 6DT	Severance of curtilage and erection of new dwelling, with associated access, parking and amenity space	6/2017/0313	1	0	1
Redbridge Farm, Dolmans Hill, Lytchett Matravers BH16 6HP	Change of use from agricultural building (B1) to a dwellinghouse in accordance with the provisions set out within the Town and Country Planning (General Permitted Development) (England) Order 2015 at Schedule 2, Part 3, Class Q.	PDA/2016/0002	1	1	0
19 & 20 Huntick Estate, Lytchett Matravers	Demolish existing bungalows at 19 and 20 Huntick Estate and erect 5 new dwellings with associated access and parking.	6/2012/0734	5	3	2
Old Park Farmhouse, Dolmans Hill, Lytchett Matravers	Sever plot, change of use of agricultural building to a single dwelling, partial demolition of a separate agricultural building, formation of hardstanding and new landscaping.	6/2015/0012	1	1	0
Annaberg, Middle Road, Lytchett Matravers	Erect part single and part two storey dwelling with first floor balcony.	6/2013/0594	1	1	0
Harbour Lights, Huntick Road, Lytchett Matravers	Erect replacement dwelling.	6/2015/0361	1	0	1
86 Wareham Road, Lytchett Matravers, BH16 6DT	Demolish existing buildings, erection of new building to include a ground floor shop and coffee shop and flat, with 2 flats above, and a detached single storey building at the rear comprising 2 flats together with associated access and parking.	6/2017/0152	5	3	2
Northhouse Farm, Huntick Road, Lytchett Matravers, BH16 6BB	Demolition of the existing barn and removal of an existing mobile home from the site, and the erection of a detached 2 storey building comprising of 2 no. holiday cottages with associated parking and access	6/2017/0409	2	2	0

1 Glebe Road, Lytchett Matravers, BH16 6EJ	Erect 2-bed bungalow	6/2016/0709	1	1	0
Quarr Farm Bungalow, Halls Road, Lytchett Matravers, BH16 6EP	Demolish existing bungalow & garage & erect new dwelling.	6/2017/0018	1	0	1
Rear of 695 Blandford Road, Upton, BH16 5ET	Part demolition, conversion and extension of existing single storey building to provide 2 residential units.	6/2017/0072	2	2	0
Park Farm Cottage, Poole Road, UPTON BH16 5LW	Demolish existing 2 No semi detached houses and 1 garage and erect new 4 bed house with detached double garage	6/2017/0323	1	0	1
land to rear of 20 - 24 Poole Road UPTON BH16 5JB	Erection of 2 no. 3 bedroom semi detached houses to the rear of 22/24 Poole Road and 1 no. 3 bedroom semi detached dwelling to the side of 22 Poole Road	6/2017/0303	3	3	0
Land off Ropers Lane, Upton, BH16 5HR	Erect four detached dwellings with associated parking and access, alterations to existing dwelling (8a Ropers Lane).	6/2016/0653	5	4	1
8A Ropers Lane, Upton, Poole, BH16 5HR	Demolition of existing dwelling and erection of replacement dwelling	6/2017/0577	1	0	1
78 Dorchester Road Upton, BH16 5NT	Demolition of existing outbuildings and creation of a new one bed self contained dwelling	6/2017/0119	1	1	0
7 Bay Close, Upton, Poole, BH16 5LR	Replacement Dwelling	6/2017/0547	1	0	1
627-629, Blandford Road, Upton, BH16 5ED	Demolition of the existing garage block and the erection of 3 dwellings to the rear of the existing building with associated access and parking	6/2016/0574	3	3	0
625 Blandford Road, Upton, Poole, BH16 5ED	Sever land & construct new chalet bungalow with access from existing shared drive.	6/2017/0400	1	1	0
610 Blandford Road, Upton, BH16 5EQ	Change of Use from habitable building ancillary to main dwelling to Self Contained Dwelling	6/2017/0220	1	1	0
6 Policemans Lane, Upton BH16 5NE	Demolish existing side extension, sever plot and construct new dwelling .	6/2018/0045	1	1	0
45 Redwood Road, Upton, Poole, BH16 5QG	Construction of a new dwelling to the west of number 45 Redwood Road	6/2017/0472	1	1	0
4 Marsh Lane, Upton, Poole, BH16 5NH	Erect detached 2 storey dwelling involving demolition of existing detached garage	6/2016/0745	2	1	1
20-24 Poole Road, UPTON, BH16 5JB	Two x 2-bed detached houses and 1 x 3-bed semi-detached house	6/2017/0564	3	3	0

60 Poole Road, Upton, BH16 5JD	Erect two storey and single storey rear extensions, two storey side extension, single storey front extension and alterations to convert existing dwelling into two dwellings and erect workshop in rear garden.	6/2016/0099	2	1	1
32 Poole Road, Upton BH16 5JB	Demolish existing buildings and erect 3 flats and 7 seven town houses with associated parking; alter existing vehicular access.	6/2016/0292	10	9	1
8A, Ropers Lane, Upton BH16 5HR	Outline Planning Application - Demolish existing dwelling and erect three dwellings.	6/2016/0348	3	2	1
56-66, Dorchester Road, Upton, BH16 5NS	6/2015/0753 - Outline Discharging Access and Scale. Demolish existing dwellings and erect 15 houses and 12 flats. Create new vehicular access road. 6/2016/0487 - Reserved matters application discharging appearance, landscaping and layout.	6/2016/0487	27	24	3
Land between 8-12, Dacombe Close, Upton, BH16 5JR	Erect a pair of 3 bedroom semi-detached houses, with associated surface parking, amenity space and new access onto Dacombe Close	6/2016/0493	2	2	0
Land adj 8-14 Heights Approach, Upton	Extend building to form new flat over existing access.	6/2015/0082	1	1	0
Charity Farm, Dorchester Road, Lytchett Minster	Demolish existing office use building, existing cottage and further outbuildings to rear. Erect new office buildings and house. Layout car parking and form new vehicular access.	6/2015/0153	1	0	1
Kings Corner Barns, Morden	Demolish 2 single storey garages. Change of use, alterations and single storey extension to main barn (Barn A) to form a 5 bedroom dwelling and erect a detached garden store. Change of use and alterations to subsidiary barn (Barn B) to form a 2 bedroom dwelling and a 1 bedroom dwelling; associated landscaping, parking and the formation of residential curtilages.	6/2015/0018	3	3	0
West Morden Dairy, Morden	Demolition of blockwork. Change of use, alterations and extensions to facilitate a 3 bedroom dwelling with associated parking.	6/2015/0019	1	1	0
Manor Farm, Church Lane, STEEPLE, BH20 5NY	Non material amendment to planning permission 6/2016/0083 (Change of use of former agricultural building to single dwelling and external and internal repairs and alterations to facilitate the same) to Internal and external alterations to facilitate change of use to a dwelling	6/2018/0001	1	1	0
The Pier Head, 1 High Street, Swanage BH19 2AQ	Demolish existing out-buildings and partial demolition of Pier Head. Erection of 6 dwellings and commercial units (Use Class A1, Shops and/or Use Class A3, Restaurants and Cafes) with associated parking, landscaping and new vehicular access.	6/2017/0293	6	6	0
Seabank Lodge, 4 Ulwell Road, Swanage, BH19 1LH	Demolition of existing detached dwelling and replacement with three flats and associated parking.	6/2017/0176	3	2	1
Roslyn House, 134-136 High Street, SWANAGE, BH19 2PA	Variation of condition 2 of planning permission 6/2016/0491(continuation of use of premises as 4 x 1 bed and 1 x 2 bed flats) to allow internal and external changes, the creation of 3 x 2 beds and 2 x 1 bed flats, the replacement of two dormer windows with two dormer windows and two roof lights to rear and removal of 2 external staircases.	6/2017/0165	5	5	0
Rear of 5 Boundary Close, Swanage, BH19 2JY	Sever plot and erect new detached dwelling with garage and form new access from Lighthouse Road	6/2017/0528	1	1	0

Rear of 128-132 High Street, Swanage, BH192PA	Erect a new dwelling	6/2017/0504	1	1	0
Larks Rise, 279B High Street, Swanage, BH19 2NH	Erect new dwelling.	6/2017/0611	1	1	0
Land at Prospect Farm, Victoria Avenue, Swanage, BH19 1AS	Demolition of existing farm buildings; the erection of 20 dwellings (including 7 affordable) comprising 13 detached homes, two semi-detached homes and a block of five flats; create new access, parking and landscaping.	6/2017/0359	20	20	0
53A Queens Road, Swanage, BH19 2EN	Demolition existing dwelling and garages and erect replacement dwelling with integral garage and pool	6/2017/0139	1	1	0
Knapp Stores Limited, 198 High Street, Swanage, BH19 2PQ	Demolish existing building and erect 2 semi detached dwellings	6/2017/0439	2	2	0
Flat 4, 4 Institute Road, Swanage BH19 1BX	Conversion of 1 flat into 2 flats.	6/2017/0398	2	1	1
Clare House, 1 Park Road, Swanage, BH19 2AA	Change of use from Bed and Breakfast to single dwelling	6/2017/0672	1	1	0
78 Ulwell Road, Swanage, BH19 1LN	Erect a two storey 4 bedroom dwelling at the rear of 78 Ulwell Road with access via Moor Road.	6/2017/0410	1	1	0
29 South Road, Swanage, BH19 2QR	Sever land and erect detached dwelling and garage.	6/2017/0448	1	1	0
2 Moor Road Swanage BH19 1RF	Demolish existing bungalow and erect new 3 bed chalet bungalow with new vehicular access from Moor Road.	6/2017/0007	1	0	1
19 Institute Road, Swanage, BH19 1BU	Change of use from use class A2 Financial Services to mixed use, use class A1 retail and use class A3 restaurant at the ground floor and a single use class C3 dwelling to the upper floors	6/2017/0208	1	1	0
125 Victoria Avenue, Swanage, BH19 1BA	Non material amendment to planning permission 6/2016/0434 (Sever land and erect a detached dwelling with associated access and parking) to alter internal ground floor layout and reposition doors and windows in South and East elevations.	6/2017/0575	1	1	0
12 Newton Road, Swanage, BH19 2DZ	Sub-division of existing dwelling to form 2 flats including demolition of conservatory, remove chimney, erection of single storey rear extension and Juliet balcony, widen dormer, insert new first floor window in north (side) elevation and insert new rooflight in rear elevation, new entrance lobby & new parking area	6/2017/0609	1	1	0
1 St Vasts Road, Swanage, BH19 2BN	Demolition of existing dwelling and erection of 8 unit residential building with associated access and parking	6/2017/0655	8	7	1
Land Adjacent Swanage Grammar School, Northbrook Road, Swanage, BH19 1QE	Demolition of existing house, construction of residential development of 52 units (50/50 mix market and affordable housing) with access via Northbrook Road - Reserved matters application seeking approval for access, appearance, landscaping, layout and scale.	6/2016/0769	52	51	1

3 Highcliffe Road, Swanage, Dorset. BH19 1LW.	First floor extension and alterations to form self-contained residential unit.	6/2016/0276	1	1	0
5- Land adjacent to Olive Cottage, Cliff Place, Swanage BH19 2PL	Refurbishment and alterations to existing building & erection of a new dwelling with a single garage. Demolition of existing porch to adjacent Olive Cottage.	6/2016/0444	2	1	1
68 Queens Road, Swanage BH19 2EX	Demolish conservatory and insert two dormers to the existing dwelling; form new vehicular access. Erect detached dwelling with associated parking.	6/2016/0472	1	1	0
17 Manor Road, SWANAGE, BH19 2BH	Demolish existing outbuilding, sever land and erect dwelling with parking.	6/2016/0539	1	1	0
4 -Seabank Lodge, Ulwell Road, Swanage, BH19 1LH	Demolition of existing detached dwelling and replacement with three flats and associated parking. Create vehicular access.	6/2016/0498	3	2	1
Sea Mist, Cobblers Lane, Swanage	Demolish dwelling and erect 4 detached dwellings	6/2014/0592	4	3	1
5 South Rd, Swanage	Erect split level dwelling with integral garage. Create new vehicular access.	6/2012/0827	1	1	0
r/o 128 - 132 High Street, Swanage	Erect three-bedroom detached dwelling, rebuild collapsed stone wall and create new vehicular access.	6/2014/0265	1	1	0
10 Durberville Drive, Swanage	Sever land and erect chalet bungalow	6/2015/0539	1	1	0
37 Commercial Road, Swanage	Change of use to convert part of existing building to one dwelling.	6/2015/0727	1	1	0
47 Rabling Road Swanage BH19 1ED	Alterations and extension to existing dwelling to form 5 flats with associated parking.	6/2016/0373	5	4	1
125 Victoria Avenue, Swanage BH19 1BA	Sever land and erect a detached dwelling with associated access and parking.	6/2016/0434	1	1	0
Former Police Station Premises, Argyle Road and Kings Road West, Swanage BH19 1HZ	Alterations and extensions to former police station to facilitate conversion to 6 dwellings	6/2016/0618	6	6	0
9 Ballard Lee, Swanage	Minor Material Amendment to PP 6/2012/0507 (Demolish existing dwelling and erect three new dwellings with associated parking) to allow roof lights, gables and garden walls.	6/2014/0483	3	2	1
15 Sydenham Road, Swanage	Sever land and erect three-bedroom detached dwelling with vehicular access and parking	6/2015/0270	1	1	0
Nomad Restaurant, 12A North Street, Wareham, BH20 4AG	Change of use from B2 General Industrial to C3 Dwelling House and single storey extension to rear	6/2017/0015	1	1	0

9/9A Daniel Drive, Northmoor Park, Wareham, BH20 4RU	Erection of a two storey, 2-bed detached dwelling with associated amenity space	6/2017/023 2	1	1	0
8 South Street, Wareham, BH20 4LT	Change of use to a mixed use of A2 (Financial and Professional Services) at ground floor and two apartments (C3 Dwellinghouse) at first and second floors.	6/2017/008 6	2	2	0
8 Egdon Road, Wareham, BH20 4DA	Erect a new dwelling	6/2017/030 7	1	1	0
33 North Street, Wareham, BH20 4AD	Part demolition of 33 North Street and erection of a one bedroom bungalow with associated parking	6/2017/074 7	2	1	1
19 Carey Road, WAREHAM, BH20 4AX	Non material amendment to planning application 6/2017/0017 (erection of a bungalow) to move front door and amend window layout	6/2017/030 9	1	1	0
3 St Martins Lane, Wareham, BH20 4HF	Demolish existing building and erect six 2 bed retirement apartments creating parking and altering access	6/2017/026 0	6	5	1
28 Tarrant Drive, Wareham, BH20 4EP	Sub-divide property into 2 semi-detached dwellings.	6/2017/044 0	2	1	1
26 South Street, Wareham, BH20 4LT	Change of use of ground floor office from use class A2 (office) to use class C3 (dwellinghouses)	6/2017/071 4	1	1	0
17 South Street, Wareham, BH20 4LR	Erect extension at ground and first floor levels to create two bedroom flat over existing single storey extension.	6/2018/004 3	2	1	1
145 Wessex Oval Carey Wareham BH20 4BT	Subdivide existing dwelling into two one bedroom self-contained units and create two new parking spaces at front of property.	6/2017/001 1	2	1	1
13 Norden Drive, Wareham, Dorset, BH20 4SF	Erection of a dwelling, creation of access and parking.	6/2017/017 5	1	0	1
12 Daniel Drive, Wareham, BH20 4RU	Change of use from use class A1 (retail) to use class C3 (dwellinghouses)	6/2017/037 5	1	1	0
3 St Michaels Road, Wareham, BH20 4QU	Extension and loft conversion to existing house. 2-storey side extension to create 3 additional dwellings comprising a 2-storey house, a maisonette and a flat.	6/2016/059 2	3	2	1
19 Carey Road, Wareham BH20 4AX	Erect bungalow	6/2017/001 7	1	1	
145 Wessex Oval Carey Wareham BH20 4BT	Subdivide existing dwelling into two one bedroom self-contained units and create two new parking spaces at front of property.	6/2017/001 1	2	1	1
Nellie Crum, 17 South Street, Wareham	Erect extensions at ground & first floor levels to create two bedroom flat over existing single storey extension	6/2014/034 1	1	1	

2 Meadow View Close, Wareham	Convert outbuilding to one bedroom dwelling and demolish and rebuild garage.	6/2014/0355	1	1	
Store to r/o 18 & 20 South Street, Trinity Lane, Wareham	Demolish existing garage / store and erect a two bedroom dwelling	6/2015/0475	1	1	
Westwood, Fancys Row, Holton Heath BH16 6LA	Erect replacement dwelling and detached garage.	6/2017/0449	1	1	0
Woodside Cottage, Carey, Wareham	Erect replacement dwelling revised design to planning consent 6/2000/0808.	6/2005/0997	1	0	1
Albion Villas, Main Road, West Lulworth BH20 5RQ	Erect new dwelling	6/2017/0219	1	1	0
Butchers Shop (and Galley, Main Road WEST LULWORTH, BH20 5RW	Demolish two redundant retail units, erect dwelling and form new vehicular access/parking.	6/2016/0532	1	1	
Former cow shed, West Burton Farm, Winfrith Newburgh, Dorchester, DT2 8DD	Non Material Amendment to planning permission 6/2016/0333 (Extensions and alterations to cattle shed and change of use to a dwelling house) to insert parapet wall between property to the north	6/2017/0488	1	1	0
Ivy Cottage, Dorchester Road, East Knighton, DT2 8LF	Variation of condition 2 of planning permission 6/2016/0011 (Demolish existing dwelling and erect two-storey replacement dwelling) to include 4 first floor windows in respect of previously approved first floor plan and east elevation.	6/2017/0441	1	0	1
The Ammonite Barn, Dorchester Road, Winfrith Newburgh DT2 8DD	Change of use to an independent out of hours veterinary clinic (Class D1) and livery, with owner's accommodation.	6/2016/0250	-1	-1	0
West Burton Farmhouse, Winfrith Newburgh Dorchester	Alterations and extensions to existing building and change of use from agricultural outbuilding to a dwellinghouse	6/2016/0602	1	1	
Sawpits, High Street, Winfrith Newburgh DT2 8JW	Part demolish and part extend existing dwelling, to create two 2-bedroomed single storey dwellings.	6/2016/0478	2	1	1
Rivendell, High Street, Winfrith Newburgh, DT2 8JN	Erect single storey dwelling	6/2016/0087	1	1	
The Haven, Dorchester Road, Wool, Wareham, BH20 6EL	Sever land and erect a bungalow with integral garage and create new access	6/2017/0214	1	1	0
24 Breach Field, Wool, BH20 6DQ	Variation of condition 2 of planning permission 6/2015/0654 (Erection of dwelling between No. 24 & 26 Breach Field) for alterations to window layout including the insertion of additional windows, erection of a detached garage, additional parking area and removal of chimney.	6/2017/0540	1	1	0
Talbot Farm House, Water Meadow Lane, East Burton, Wareham, Dorset, BH20 6HL	Change of use from outbuilding to 2-bed dwelling with alterations to windows/doors and new rooflights	6/2016/0677	1	1	
Land to East, Burton Cross Roundabout, Wool	OA - Erect two dwellings with full approval for new vehicular access. All other matters reserved.	6/2015/0599	2	2	

Evergreen, Bailey's Drove, Wool	Demolition of existing bungalow and garage and erection of 2 chalet bungalows with car parking	6/2015/0547	2	1	1
22 Cologne Road, Bovington	Erect replacement detached two-storey dwelling	6/2015/0246	1	0	1
Bovi Stores, 12 King George V Road, Bovington	Erect first floor extension to create self contained flat	6/2015/0038	1	1	
Barns at Woodstreet Farm, East Stoke	Alterations and change of use of farm buildings to 3 dwellings and carport	6/2015/0281	3	3	
Flora Dene, Chalk Pit Lane, Wool, BH20 6DW	Severance of curtilage & erection of a new 3 bedroom chalet bungalow, including single storey side extension to the existing bungalow & revised shared access arrangement at Flora Dene, Chalk Pit Lane, Wool.	6/2016/0149	2	1	1
20 Cologne Road, Bovington, BH20 6NR	Minor Material Amendment to PP 6/2009/0707 (Demolish existing dwelling and outbuildings and erect a dwelling with integral garage; create new vehicular access) to raise the dwelling by 450mm.	6/2015/0673	1	0	1
Part of former Poultry Farm, Valley Road, Harmans Cross, Swanage, BH19 3DZ	Erect detached dwelling and garage, revised application to planning permission number 6/2016/0580 - (construction of a single detached dwelling)	6/2017/0209	1	1	
Oceanside, Worth Matravers, BH19 3LF	Erect 3 bedroom dwelling, demolish existing workshop to create parking area	6/2017/0019	1	1	0
Downshay Farm, Haycrafts Lane, Harmans Cross, Swanage, Dorset, BH19 3EB	Change of use of agricultural building to single dwelling	6/2017/0030	1	1	0
Pond View, Pikes Lane, Worth Matravers, BH19 3LQ	Confirmation that actions set out on drawing 11106-75 will constitute a material commencement of building operations approved under planning permission 6/2013/0331. Certificate of Lawful Development - Proposed.	6/2016/0094	1	1	
Broadlea, Kingston Road, Worth Matravers, BH19 3JR	Non material amendment to planning permission 6/2015/0422 (Demolition of existing dwelling, erect new dwelling with integral garage and new vehicular access.) to allow Bradstone Crofters roof slates instead of Bradstone Cotswold roof slates.	6/2016/0310	1	0	1
Renscombe Farm, Renscombe Road, Worth Matravers, BH19 3LL	Change of use of buildings from four dwellings to two, alterations to elevations of buildings, and engineering operations to excavate ground and form a hardstanding.	6/2016/0700	-2	-2	
Cadenza, North Instow, Harmans Cross, BH19 3DT	Sever land and erect a detached bungalow with new vehicular access.	6/2016/0632	1	1	
Rose Cottage, South Instow, Harmans Cross	Demolish existing dwelling & erect 2 detached dwellings.	6/2013/0118	2	1	1
Land adj. Sunnyhayes, Haycrafts Lane, Harmans Cross BH19 3EB	Non Material Amendment to planning permission 6/2016/0392 (Sever land and erect a detached dwelling with associated parking; form new vehicular access - Plot B) to add two windows in South (side) elevation and enlarge window in West (rear) elevation.	6/2017/0040	1	1	
Briar Rose, North Instow, Harmans Cross	Alterations to existing dwelling, including extension and loft conversion. Sever land and erect a detached dwelling with associated parking.	6/2013/0475	1	1	

Seaforth, Kingston Road, Worth Matravers	Erect dwelling.	6/2015/063 0	1	1	
Land adjacent Abbascombe Cottages, Worth Matravers, BH19 3LG	Construction of 9 affordable dwellings, associated car parking and car ports	6/2016/001 3	9	9	
Former Royal Observer Corps Monitoring Post, Worth Matravers, BH19 3LB	Conversion of redundant monitoring post into a dwelling	6/2016/078 7	1	1	
			411	359	52