

Town and Country Planning Act 1990
Town and Country Planning
(Development Management Procedure) (England) Order 2010

Grant Of Planning Permission

Application Number:	6/2013/0229
Applicant:	Home Grown Hotels
Location:	Manor Road (The Manor House Hotel), Studland, BH19 3AV
Description:	Demolish existing modern extensions and outbuildings and erect 2-storey extension, replace existing conservatory, erect two dovecote guest suites, treatment room, garden store and glasshouse, alterations to coach house to use as plant and administration block. Modify vehicular access and parking arrangements.
Decision Date:	12 June 2013

Purbeck District Council grants planning permission for this development as detailed in the application.

This planning permission does not cover Building Regulations Approval or any other Byelaw, Order or Regulation.

This planning permission is subject to conditions set out over the page.

This Grant of Planning Permission is to be read in conjunction with Grant of Listed Building Consent No.6/2013/0232

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p.p Ros Drane

Alan Davies
Development Manager

This planning permission is subject to the following conditions.

1. The development must start within three years of the date of this permission.
Reason: To encourage development to take place at an early stage. This condition is required by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development permitted shall be carried out in accordance with the following approved plans: PWP & Ben Pentreath drawings as per the attached schedule and as amended by drawing A-101A site plan received on 1 May 2013 and drawing A-206A main house - proposed ground floor plan received on 31 May 2013 and design and access statement, heritage statement, ecology report, landscape assessment, landscape management document, tree survey schedule and constraints plan and arboricultural impact appraisal and method statement.

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

3. A sample of the natural Purbeck stone roofing tile and a sample, including manufactures name and product reference number of the ochre lime wash and the external facing bricks and bonding for the glass house plinth will be submitted to and approved in writing by the Council before development commences. The development will then be implemented using the approved materials.

Reason: To ensure satisfactory appearance of the development.

4. Before works commence on the reinstated garden walls a specification of the stone work, including mortar mix, pointing profile and finish, and stone coursing will be agreed with the Council. A sample panel will be built on site, inspected and approved by the Council. The stone panel will remain on site during the construction works. The development will be built in accordance with the agreed stone work panel.

Reason: To ensure the satisfactory appearance of the development, in the interests of the character and appearance of the Listed Building and the Studland conservation area.

5. The development shall be carried out and maintained in accordance with the recommendations set out in the Ecological Assessment dated April 2013 unless subsequent variation is agreed in writing with the Council.

Reason: To incorporate opportunities for biodiversity in and around the development and to demonstrate support for the protection, management and enhancement of biodiversity and habitats that exists on the site.

6. All works impacting on the retained trees during the demolition/development will be carried out as specified in the approved Arboricultural Method Statement dated 19 April 2013, and all specified works shall be supervised by a qualified tree specialist. Before works state a pre-commencement meeting with the Council's Arboricultural Officer shall be arranged.

Reason: To prevent trees on site being damaged during construction works.

7. Before any development is commenced a scheme of surface water drainage will be submitted to and approved by the Council and such drainage works will be carried out concurrently with the development hereby approved, or as may be agreed in writing by the Council.

Reason: To alleviate the possible risk of flooding this and adjoining land.

8. Before the development is commenced the first 2 metres of the access crossing, measured from the nearside edge of the carriageway, shall be laid out and constructed to a specification submitted to and approved in writing by the Council.

Reason: In the interests of road safety.

9. The new access shall only be used to enter the site. Before it is first brought into use a sign must be erected on the inside of the entrance which states NO EXIT. This sign must be permanently erected and maintained to ensure no vehicles exit onto the highway from this access.

Reason: In the interests of road safety.

Reasons for the decision.

The principle of the development is acceptable and supports local tourism and the economy. The layout, scale, design and materials of the proposals are sympathetic to the building, the site and its setting. There would be no demonstrable harm to the Studland conservation area. There would be no significant adverse impact either individually or cumulatively on the environment, visually, ecologically, or from traffic movements. The wider landscape character of the countryside including the Dorset area of outstanding natural beauty and Purbeck heritage coast will not be harmed. The Highway Authority has no objections on highway safety grounds subject to conditions. A contribution towards transport infrastructure would not apply on the basis that the proposal is unlikely to increase the trips on the transport network. Consideration has also been given nature conservation, biodiversity and Dorset heathland planning framework, coastal stability, surface water disposal and flood risk. There would be no harm to the living conditions of the occupants of near by residential properties. The application is in conformity with the general aims and objectives of the National Planning Policy Framework.

Relevant planning policies.

National Planning Policy Framework.

The Purbeck Local Plan Part 1:

Policies SD – presumption in favour of sustainable development, LD – general location of development, SE – South East Purbeck, CO – countryside, TA –tourist accommodation and attractions, D – design, LHH - landscape, historic environment and heritage, BIO - biodiversity and geodiversity, DH – Dorset heaths international designations, CE – coastal erosion, FR – flood risk, IAT – improving accessibility and transport, ATS – implementing an appropriate transport strategy for Purbeck, DEV – development contributions.

Consideration has also been given to:

Development contributions toward transport infrastructure in Purbeck, The Dorset Heathlands planning framework 2012-2014 , Bournemouth Poole and Dorset residential car parking strategy, BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, Dorset biodiversity appraisal, Studland conservation area appraisal and The Tourism Strategy for Purbeck 2008.

Informative Note: Highways

The applicant is advised that notwithstanding this consent Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Before commencement of any works on the public highway, Dorset County Council's Dorset Highways should be consulted to agree on the detailed specification. They can be contacted by telephone at Dorset Direct (01305 221000), by email at dorsetdirect@dorsetcc.gov.uk, or in writing at Dorset Highways, Dorset County Council, County Hall, Dorchester, DT1 1XJ.

Informative Note:

Please check that any plans approved under the building regulations match the plans approved in this planning permission. Do not start work until revisions are secured to either of the two approvals to ensure that the development has planning permission.

Statement of positive and proactive working.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by; offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

For this application:

pre-application advice was provided;

the applicant/agent was updated of any issues after the initial site visit;

the opportunity to submit amendments to the scheme/address issues was given which were found to be acceptable;

the application was approved without delay.

Planning Drawing Schedule

Title	No
Site location plan	A- 101
MH- Existing Basement	A-201
MH- Existing Ground floor	A-202
MH-Existing First Floor	A-203
MH- Existing Second floor	A-204
MH- Proposed Basement	A-205
MH- Proposed Ground Floor	A-206
MH- Proposed First floor	A-207
MH- Proposed Second floor	A-208
MH- Existing site plan	A-209
MH- Proposed landscape plan	A-210
MH- Proposed site plan	A-211
MH- Existing elevations	A-212
MH- Proposed elevations	A-212.1
Dovecot 1 Option 1 : Plans	A-213
Dovecot 1 Option 2 :Plans	A-214
Dovecot 1 Elevations & section	A-215
Dovecot 1 Details	A-216
Dovecot 2 Plans	A-217
Dovecot 2 Elevations	A-218
Dovecot 2 Elevations & section	A-219
Dovecot 2 Details	A-220
Dovecot Cottages Site plan	A-221
Dovecots Walled garden sections	A-222
Dovecots East elevation	A-223
Proposed dining room plan	A-224
Proposed dining room South elev.	A-225
Proposed dining room West elev.	A-226
Proposed dining room details	A-227
Proposed dining room details	A-228
Proposed East elevation	A-229
Proposed NW South-East elev.	A-230
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Proposed NW details	A-232
Proposed NW details	A-233
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Proposed NW details	A-235
Proposed NW details	A-236
Coach House Existing floor plans	A-237
Coach House Existing elevations	A-238
Coach House Proposed floor plans	A-239
Coach House Proposed elevations	A-240
Gardeners store & glass house	A-241
Treatment room	A-242

NOTES

Power to grant planning permission.

This permission is issued by Purbeck District 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 2010.

Appeals to the Secretary of State

If you disagree with our 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 decision, then you must do so within **28 days of the date of service of the enforcement notice**, within **SIX MONTHS** of the date of the decision notice, whichever date expires first.

An appeal must be made by the applicant. You must use a form that you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or an appeal can be made on-line at this website www.planningportal.gov.uk/pcs

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.

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 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).

Commencement of Works

Your consent may be subject to 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 should be submitted in writing. A fee is required each and every time you apply to discharge any or all of the conditions. On receipt of your payment we will make a decision about any simple conditions (for example building materials to be used) within 15 working days. Complex conditions, such as tree reports and drainage schemes may require consultation with the Council's specialist officers. This may take longer and we will contact you.