



Development Management

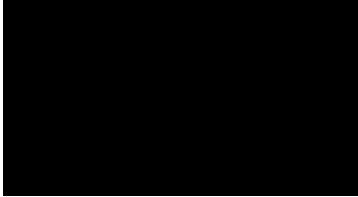
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Mr Michael White



Date 7 August 2020

Contact Christine Harvey

Our Ref ENF/20/0313

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Email Christine.Harvey@dorsetcouncil.gov.uk

Dear Mr White,

Anchor Paddock, Batchelors Lane, Holt, Wimborne, BH21 7DS

It has been brought to the attention of the Local Authority that the property known as Anchor Paddock, Batchelors Lane, Holt is being developed without any planning permissions. On Monday 27th July the Council met with you on site to discuss this. I have since done some investigation and these are my findings:

The majority of the development is likely to fall within Permitted Development. The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), Schedule 2, Part 1 states:

Under Class A the enlargement, improvement or other alteration of a dwelling house is permitted with the following limits and conditions:

A.1 Development is not permitted by Class A if –

(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (change of use)

(b) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse Any enlargement, improvement, or alteration to a house must not exceed the height of the highest part of the roof of the existing house. If it does, an application for planning permission will be required.

The highest part of the roof of the existing house will be the height of the ridge line of the main roof (even though there may be other ridge lines at a lower level) or the height of the highest roof where roofs on a building are flat.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse

(e) the enlarged part of the dwellinghouse would extend beyond a wall which -
(i) forms the principal elevation of the original dwellinghouse; or

(ii) fronts a highway and forms a side elevation of the original dwellinghouse

(f) the enlarged part of the dwellinghouse would have a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or

(ii) exceed 4 metres in height

h) the enlarged part of the dwellinghouse would have more than a single storey and -

(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –

(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse

I have highlighted section C of the GPDO above as this is the part of the development which the Council believes you require planning permission for. On site you stated that a previous section of the property (now demolished) had a ridge line that was higher than the current ridge line. The Ariel photograph that I have looked at does not reflect this but rather is in line with the existing roof.

Please can I ask you to carefully read the above and respond accordingly. A retrospective planning application can be submitted via the Planning Portal to rectify any breach of planning law.

Please do not hesitate to contact me if you wish to discuss this further.

Yours sincerely

Christine Harvey
Planning Enforcement Officer