

**Technical Support Officer:** Gen Duffy

**Case Officer:** Cari Wooldridge

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**Our Ref:** 6/2018/0166

**Your Ref:**

**Date:** 22 November 2018

Dear Sir/Madam

**PINS Appeal Reference Number:** APP/B1225/W/18/3205933

**Appellant:** Mrs Sehiban Koc

**Location:** 52-54 Station Road, Swanage BH19 1AF

**Description:** Formation of 3rd floor flat to include roof alterations and increase in height.

Formation of balconies for 1st and 2nd floor flats and formation of roof terrace for 3rd floor flat.

Associated changes to windows and doors. Installation of lift and extension of rear stairwell to 3rd floor.

**Appeal Start Date:** 15 November 2018

I refer to the above details.

An appeal has been made to the Secretary of State against the decision of Purbeck District Council to refuse to grant planning permission.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009 (as amended).

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) or by emailing West1@pins.gsi.gov.uk If you do not have access to the internet, you can send **three** copies to:

The Planning Inspectorate  
Room 3P  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

All representations must be received by 20 December 2018. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents can be inspected on the Planning Portal at <http://www.planningportal.gov.uk/planning/appeals/online/search> on the Council's website [www.dorsetforyou.com/planning](http://www.dorsetforyou.com/planning) or at the Council's offices, Monday to Thursday, 8:45 - 4:45pm and 4:15pm on Fridays.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from the Planning Portal at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs) or from us.

When made, the decision will be published on the Planning Portal.

We will also publish it on the planning pages of our website [www.dorsetforyou.com/planning](http://www.dorsetforyou.com/planning)

Yours sincerely

Gen Duffy

**Technical Support Officer  
Development Management**

## **EXTRACT FROM:**

Minutes of a Meeting of the **PLANNING AND CONSULTATION COMMITTEE** held at the Town Hall, Swanage on **MONDAY 14<sup>th</sup> MAY 2018** at **6.30 p.m.**

Chairman: -

Councillor M Bonfield

Swanage Town Council

Present: -

Councillor G Green

Swanage Town Council

Councillor A Lejeune

Swanage Town Council

Councillor S Poultney

Swanage Town Council

Councillor M Whitwam

Swanage Town Council

Also in attendance: -

Miss N Clark

Acting Administration & Communications Manager

## **Planning**

### **4) Plans for consideration**

#### **Delegated Applications**

\* 6/2018/0166

#### **52-54 Station Road, Swanage, BH19 1AF**

Formation of third floor flat, to include roof alterations and increase in height. Formation of balconies for first and second floor flats and formation of roof terrace for third floor flat. Associated changes to windows and doors. Installation of lift and extension of rear stairwell to third floor.

Mrs Koc

**OBSERVATION:** Recommend refusal. Concerns are expressed regarding the height and mass of the proposed development, and layout and density of building design, which is considered to be out of keeping with the character of the 'Station Road' area, being mostly Edwardian buildings of two to three storeys in height, as defined in the Swanage Townscape Character Appraisal Part 04.3. Further concerns are raised as follows:

- Continued loss of character in the Swanage Conservation Area.
- Traffic/highway issues and lack of parking facilities – situated off a one-way street behind a busy supermarket loading/unloading area, and leading to a public car park and recreation ground.
- Potential adverse impact on neighbour amenity, overshadowing/overlooking a number of properties, loss of privacy and loss of light.
- Structural stability of the existing building/site, and weight of the proposed building once complete.
- Design, layout and room dimensions of the proposed unit, and potential adverse effect on occupant amenity.
- Potential issues arising from the construction period, the building being situated within the Town Centre/main retail area.
- The Planning and Heritage Statement – asserts that the proposal is in accordance with the Swanage Local Plan Policy SHM: Swanage Housing Mix, Paragraphs 11 and 186, and Creating opportunities for young people, Paragraph 114. This appears to be misleading as this proposal makes no provision for affordable housing. A four bedroom, town centre apartment would also attract a premium rent if placed on the rental market.

The Committee also wishes to record its support of the Case Officer's Pre-application Advice Report comments - PAP/2017/0087 dated 5<sup>th</sup> December 2017.

It was noted that, as at the date of the meeting (14<sup>th</sup> May 2018), the Design and Conservation Officer's comments had not been received.

**Please note:**

\* The Town Council is Corporate Trustee of the De Moulham Trust, which holds the benefit of covenants in the properties that are the subject of applications marked \*.

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