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Development Services Division
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DORCHESTER

APPROVAL OF PLANNING PERMISSION

**Town and Country Planning (Development Management Procedure) (England) Order 2010
(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: 1/D/12/001651

Location of Development:

31-33 LONDON ROAD, DORCHESTER, DT1 1NF

Description of Development:

Change of use to allow storage, distribution and sale of hard wall and floor coverings and associated products and/or Class B8 use and elevational changes.

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

**SUBJECT TO ATTACHED
SCHEDULE OF TWO CONDITIONS**

PLEASE REFER TO NOTES ENCLOSED

Signed: *John Greenslade*
Development Services Manager
Dated: 30 January, 2013

Chief Executive: D M Clarke
Directors: D Evans, K Hindson, A Stuart, J Vaughan

APPLICATION NO: 1/D/12/001651
31-33 LONDON ROAD, DORCHESTER, DT1 1NF
SCHEDULE OF CONDITIONS

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

Location Plan - 1:1250 received on 30/11/2012
Existing & Proposed South Elevations - Drawing no. 12/59/1 received on 30/11/2012

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).

SUMMARY OF REASONS FOR GRANTING PERMISSION AND OF THE POLICIES AND PROPOSALS IN THE DEVELOPMENT PLAN WHICH ARE RELEVANT TO THE DECISION TO GRANT PERMISSION.

The application site is well suited for the bulky trade items which would be retailed here including a B8 storage use as an alternative option for the site. The site is located within the built up area of the town adjacent to the main highway which enables convenient access by commercial users of the business and householders. The general character of the site would not be fundamentally different to that of the previous use as a garage and service centre. The modest alterations to the external appearance of the building are acceptable, providing improvements particularly with regard to the presence of an active road frontage. The impact of the use on the neighbouring properties is likely to be minimal in comparison with the previous use, particularly with regard to traffic movements and the general activity associated with the use. As such the development will not be detrimental to the amenities of neighbouring properties. The site accommodates adequate on site car parking and vehicular access to which no objections are raised by the DCC highway officer. It is considered that the reuse of the building as proposed will result in the provision of employment consistent with the objectives of the adopted local plan employment policy, as well as contributing to the economic vitality of the town. The proposals include a significant element of bulky retail goods and this is not considered to be incompatible with safeguarding the vitality of the town centre retail trade, since the service offered here is clearly different and not well suited to a town centre location.

It is considered that the development accords with the Regional Planning Guidance for the South West (RPG 10) Policy EC 1 – Economic development, Policy EN 4 – Quality of the built environment, Bournemouth Dorset and Poole Structure Plan (Adopted 13-7-00) Environment Policy H, Economy Policy B, Shopping Policy B, the West Dorset District Local Plan (Adopted July 2006) Policies AH14, TRAN5, SS1, ET3, C4, DA6, DA7 and DA9, the West Dorset Design and Sustainable Development Guidelines Policies a, h and i and the National Planning Policy Framework – March 2012 Section 1 – Building a strong and competitive economy and Section 7 – requiring good design.

NOTES TO APPLICANT

1. National Planning Policy Framework paragraphs 186 &187 Statement

In accordance with paragraphs 186 and 187 of the NPPF the council, as local planning authority, 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 applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
- The applicant was provided with pre-application advice.
- The application was acceptable as submitted and no further assistance was required.

2. **INFORMATIVE:** The application is determined in accordance with the applicants description of the uses which in combination result in a Sui Generis use for the benefit of the applicant (Multi-Tile Ltd) Topps Tiles . As such planning permission will be required for **any other use (other than B8 storage as approved here)** including uses falling within Class A1 retail.

