

## Application details

Ref: 6/2013/0229	Applicant: Home Grown Hotels	Case officer: Ros Drane
Address: 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.		
Planning Board: N/A		

## Reason for decision process for this application

This application is delegated to officers because it is within the scheme of delegation and the issues are not finely balanced.

## Key planning issues

Issue	Conclusion
Principle of development	Acceptable.
Whether the layout, scale and design of the proposals harms the character and setting of the original building, including existing trees, the Studland conservation area, the Dorset area of outstanding natural beauty and Purbeck heritage coast	No significant adverse impact. The Arboricultural report and method statement is acceptable.
Nature Conservation and Dorset heathland planning framework	The proposal includes mitigation measures that take into account potential nature conservation. Although the site is within 400m of protected heathland the proposals do not result in an intensification of the existing use. No further assessment is required.
Highway safety/ traffic generation and development contributions towards transport infrastructure in Purbeck	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.
Impact on the living conditions of the occupants of the neighbouring properties	No demonstrable harm.

## Summary

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.

## Recommendation

That planning permission is **granted** subject to conditions as set out in the decision notice.

## Main report

### The site

Grade II listed country house used as a hotel on the eastern edge of Studland overlooking Studland Bay. The existing building has pebble dashed rough cast rendered elevations under a Purbeck stone tiled roof. The building is set in large landscaped grounds with associated structures, staff accommodation and parking. It currently provides 18 letting rooms in the main hotel, 3 in the coach house and 2 staff bedrooms. Existing vehicular access is off Manor Road, close to its junction with Beach Road. Pedestrian access is direct from the Manor Road frontage. The site is located within the open countryside, Studland Conservation Area, Dorset area of outstanding natural beauty and Purbeck heritage coast.

### Proposed development

The application proposes a number of alterations as part of the overall refurbishment and updating of the existing building and grounds by new operators. The objective is to provide a boutique hotel with "garden to plate" restaurant utilising land for a kitchen garden and sourcing food locally where possible. Currently the accommodation consists of 18 letting rooms in the main building with 3 in the coach house and 2 staff bedrooms. The new accommodation will provide 15 letting rooms in the main hotel, with an additional 6 in a new extension and 2 further accommodation suites in detached dovecotes in the grounds. It is estimated that the hotel will employ 20 full time and 20 part time staff.

The proposals can be outlined as followed:

Removal of existing single storey extensions at the northern end of the main building and the erection of a two storey wing to form additional letting rooms.

Replacement conservatory to form an improved restaurant area.

The existing letting rooms in the Coach House will be converted to create back of house services for staff and offices. External entrance stairs are to be removed, with a new internal staircase. Gas tanks and oil tanks will be relocated adjacent to this building.

The existing staff accommodation building and timber sheds will be in the car park are to be removed. The existing informal car parking layout will be regularised to a formal layout consisting of 36 spaces with new landscaping and a gravel surface. 36 spaces would meet the minimum car parking required for the hotel, restaurant and staff. The National Trust has agreed that their car park to the north can be used as overspill if necessary. 12 bicycle spaces are to be provided.

Within the gardens the existing tennis court, pond, garden chalet and dividing boundary structures are to be removed. A sunken garden, ha ha and walled garden with glass house and gardener's shed are to be reinstated. Two new thatched dove cote style buildings will be constructed to provide two letting rooms. The existing thatched summerhouse in the garden is to be retained. A treatment room will be provided in a small timber building.

The historic vehicular entrance on the Manor Road frontage will be re –opened to create an “in only entrance” with exit and deliveries being via the existing entrance on the Manor Road/Beach Road junction.

Existing timber and block stables to the east of the car park are to be removed.

Maintenance to the existing hotel building will include replacement of existing metal framed windows with timber, repair and re- lime wash existing render in ochre colour, removal of felt tiles and replacement with lead on existing turret, repairs to main stone roof and internal alterations and refurbishment as set out in the Listed Building application.

The application is supported by a biodiversity appraisal, arboricultural report and landscape assessment.

### **Relevant planning history**

Various applications for minor alterations and signage – none relevant to the current application. Associated applications for listed building consent and conservation area consent currently being considered – 6/2013/0230 and 0232.

### **Pre-application discussions**

The application follows comprehensive and detailed pre application advice with the case officer, Design and Conservation Officer and Highway Authority. The application is in accordance with the advice given.

### **Relevant issues for this application**

#### **Principle of development**

The property is long established as a hotel. The Tourism Strategy for Purbeck 2008 identified an under representation of serviced accommodation in particular the luxury hotel/spa niche. The retention and reinvestment into the existing hotel use is welcomed as it will provide this type of accommodation whilst supporting the local economy and providing employment. There is no objection in principle to the proposals subject to consideration of all material planning considerations, including those which are site specific.

It is understood that the pervious owner allowed some public use of the tennis courts although they are not formally recognised as a community facility. There are no policy grounds to require their retention. Consideration must also be given to the impact that they have on the historic character and landscaping of the site, and the overall concept of the proposals which seek to improve this of which their removal is a part.

#### **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,

Consideration has also been given to:

The Tourism Strategy for Purbeck 2008

#### **Whether the layout, scale and design of the proposals harms the character and setting of the original building, including existing trees, the Studland conservation area, the Dorset area of outstanding natural beauty and Purbeck heritage coast.**

The proposed new extension and conservatory will replace existing parts of the property which detract from its character and interest. The scale and design of these two elements sensitively reflects the style of the property and will positively integrate into their surroundings. The proposed

materials are sympathetic to the existing building and its setting and the historic character of the building.

Reopening the former entrance will restore an important aspect of the historic design, providing a better introduction to, and experience of the property.

Works within the grounds seek to reverse or remove insensitive elements, reinstating aspects of the historic design and character of the landscape setting. The establishment of a walled garden, partly making use of existing walls, with the addition of the greenhouse and gardeners store will complement the setting of the hotel and add interest. The two 'dovecotes' are bold introductions, following the general cottage orné style and developing the theme set by the existing thatched summer house. Whilst construction of two such buildings in close proximity could appear over done, these should add some visual interest to the setting of the listed building and the broader conservation area.

There is no objection to the small timber treatment building or the modifications and reuse of the coach house.

The proposals will enhance the character and appearance of the conservation area and views from the coastal path. They will not result in harm to the natural beauty of the countryside including the wider landscape character of the Dorset area of outstanding natural beauty and the Purbeck Heritage Coast.

To ensure that the quality of the design and appearance is carried through to the build a sample of the natural Purbeck stone roofing tile, details of the ochre lime wash, the name and colour of the brick and bonding details for the glass house plinth and a stone panel for the walls of the reinstated walled garden shall be agreed by condition.

The arboricultural assessment proposes the removal of some small, self seeded immature trees with no viable future. A sweet chestnut, to the south east of the coach house is of moderate quality but subject of storm damage and basal wounds. Its removal will benefit a better quality sycamore next door and be mitigated by the structured planting of 9 holm and English oaks on the north and west side of the hotel. A beech tree will be removed by the re instated entrance, the tree is again of moderate quality. Its removal will allow the adjunct holme oak to develop as a feature tree at the entrance.

4 moderate quality trees will be removed in the new garden area as new structures and elevations will be encroach heavily into their root protection zones or be near to trunks. This will result in a substantial loss of vegetation, especially when viewed from Manor Road. It is proposed to mitigate this by the planting of a formal Yew hedge and 8 new trees – English or holm oak and a strawberry tree in the newly landscaped walled garden area. A number of pruning works will also be undertaken. Root protection zones are proposed during demolition and construction phases for all existing trees to be retained.

The Council's Arboricultural officer has visited the site and has no objections to the proposed development in relation to arboricultural matters subject to a pre commencement meeting and condition securing the works in accordance with the tree report. As expressed above the development will result in the removal of several mature trees for the construction of the walled garden. This is due to the exposure to the site from the adjacent road. As the trees at this location have limited useful life expectancy and when considering the scheme as whole, their removal is considered to be acceptable.

#### Relevant Planning Policies:

National Planning Policy Framework.

The Purbeck Local Plan Part 1:

Policies CO – countryside, D – design, LHH - landscape, historic environment and heritage, BIO - biodiversity and geodiversity, IAT – improving accessibility and transport.

Consideration has also been given to:

Bournemouth Poole and Dorset residential car parking strategy, BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations, Studland conservation area appraisal.

### **Nature Conservation and Dorset heathland planning framework**

The biodiversity appraisal identified the presence of 4 species of bats, but no bat roosts. A mitigation plan includes incorporation of bat roost features in the building, erection bat boxes, careful positioning of lighting and monitoring during the works. A conservation protection zone is proposed around the woodland and grass land to protect potential habitat of badgers, dormice, reptiles and newts. It recommends that works are carried out outside of the bird nesting season, and inspections are made for active nests. Bird boxes are to be erected.

The Natural Environment Team, Dorset County Council, have advised that in they do not require the approval of the biodiversity mitigation plan as the proposed work does not affect the bat populations at the hotel. The aims and objectives of policy BIO - biodiversity and geodiversity and D – design seek 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. On this basis the recommendations of the applicant's extended ecological assessment will be secured by condition.

#### **Relevant Planning Policies:**

National Planning Policy Framework.

The Purbeck Local Plan Part 1:

Policies BIO - biodiversity and geodiversity, DH – Dorset heaths international designations, DEV – development contributions.

Consideration has also been given to:

The Dorset Heathlands planning framework 2012-2014 , Dorset biodiversity appraisal.

### **Highway safety/ traffic generation and development contributions towards transport infrastructure in Purbeck**

The Highway Authority has no objection on highway safety grounds subject to conditions controlling the access crossing and preventing the new access from being used as an exit due to lack of visibility. These matters can be controlled by condition. The new proposals will result in an improved structured parking layout with adequate parking provision. A contribution towards transport infrastructure would not apply on the basis that the proposal is unlikely to increase the trips on the transport network.

#### **Relevant Planning Policies:**

National Planning Policy Framework.

The Purbeck Local Plan Part 1:

Policies 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, Bournemouth Poole and Dorset residential car parking strategy.

### **Impact on the living conditions of the occupants of the neighbouring properties**

The site is relatively self-contained. The nearest residential properties are Church Cottage to the south and Pippen and Manor Cottages to the north. The extension and alterations to the building and the new structures and works in the grounds will not result any notable increase in opportunity for overlooking or loss of privacy. Neither will they appear as dominating and oppressive given the

distances between buildings. The proposal does not involve a change of use and the relationship with the neighbouring properties and the potential to create noise and disturbance will remain the same.

Relevant Planning Policies:

National Planning Policy Framework.

The Purbeck Local Plan Part 1:

Policy D – design.

Other planning issues

Consideration has also been given to the following planning issues that are not key to this application.

**Coastal erosion and stability, drainage and flood risk:** The site is near to the coast and the ownership extends to the top of the coastal slope at the back of the beach. The Council's District Engineer has advised that the development is far enough away from the coast not to be affected by coastal erosion as predicted in the Poole and Christchurch Bays Shoreline Management Plan.

The application does not include details of existing ground conditions but it is not in an area where it is thought that soak aways or sustainable drainage systems should have a detrimental effect on coastal stability due to natural ground conditions. The application proposes to use SUDS and this is acceptable and this can be agreed by condition.

The site is in a low flood risk area. In accordance with the Environment Agency's standing advice no further information is required.

**Archaeology** – The applicant has commissioned an archaeological watching brief which did not form part of the current application. A copy of this has been forwarded by the Senior Archaeological - DCC. No archaeological features or deposits were observed. No further information is required.

Relevant Planning Policies:

National Planning Policy Framework.

The Purbeck Local Plan Part 1:

Policies LHH - landscape, historic environment and heritage, CE – coastal erosion, FR – flood risk.

**Representations received**

Who	Relevant points
Studland Parish Council	No comments received by the clearance date.
Purbeck District Council – Design and Conservation Officer	No objection.
Purbeck District Council – Arboricultural Officer	No objection with condition.
Purbeck District Council – District Engineer	No objection subject to condition regarding approval of surface water disposal.
Dorset County Council – Highways Management	No objection subject to conditions relating to the access crossing and limiting new entrance to in only.

Dorset County Council – Natural Environment Team	Confirm that on the basis of the findings of the ecologists report and the proposals a biodiversity mitigation plan is not required.
Neighbours	1 comment has been received from a resident of Studland who overall supports the proposals but is concerned that removal of the tennis courts will result in a loss of village facility.

<b>Case Officer: Ros Drane</b>	<b>Date: 11/06/2013</b>
<b>Authorisation Officer: A.K. Bird</b>	<b>Date: 11/06/2013</b>