

BRIDPORT TOWN COUNCIL
PLANNING COMMITTEE – 27 APRIL 2026

The Decisions on Planning Applications received from Dorset Council **ENCL: 4123**

	<u>Broad Description of Development</u>	<u>BTC Recommendation</u>
P/LBC/2026/00569L	18 & 20, BEDFORD PLACE (BRIDPORT CENTRAL) Partial rebuilding of front chimney between 18 and 20 Bedford Place.	Support. On balance the application satisfies relevant planning considerations.
	Granted. No reference to the Neighbourhood Plan.	
P/TRT/2026/00606	ROUNDHAM HOUSE, ROUNDHAM GARDENS (WEST BAY) T1 Holm Oak - 3-5m reduction overall & remove overhanging limbs T2 Maple - 3-5m reduction & remove 2 dead limbs T3 Holm Oak - Reduce 10m off top & match in T4 Beech - 3-5m reduction & match in T5 Holm Oak – Remove.	The Town Council has been notified for information purposes only.
	Tree Works - TPO - Refused.	
P/CLP/2026/01583	SAFEWAY STORES PLC FILLING STATION, WEST BAY ROAD (BRIDPORT CENTRAL) Application for a Certificate of Lawfulness for proposed 24 hour opening of Morrisons Service Station Bridport.	The Town Council has been notified for information purposes only.
	Approved. No reference to the Neighbourhood Plan.	
P/NMA/2026/01660	20, WEST WALK (WEST BAY) Non-material amendment to correct condition 1 on decision notice of consent ref. P/VOC/2026/00310 (Demolition of existing and erection of replacement dwelling (with variation of condition 1 to planning permission P/FUL/2024/00367 - to amend approved plans).	The Town Council has been notified for information purposes only.
	Granted. No reference to the Neighbourhood Plan.	
P/HOU/2026/00470	18, WEST WALK (WEST BAY) First floor rear extension over single storey rear extension in development (P/CLP/2025/02147), new spiral staircase for access onto existing first floor	Support. On balance the application satisfies relevant planning considerations.

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	terrace and extension of first floor terrace.	
	<p>Granted. Bridport Neighbourhood Plan 2020-2036 • POLICY D1 Harmonising with the Site • POLICY D8 Contributing to the local character.</p> <p>Although the site lies within the AONB, given the urban context of the surrounding area, the extension's impact on the natural beauty of the AONB would be considered minimal. For these reasons, the proposal is considered to comply with policies D1 and D8 of the Bridport Neighbourhood Plan (2020), as well as policies ENV1, ENV10, and ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015).</p> <p>This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), policies of the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2025). No objections have been raised from third parties or the Bridport Town Council. Therefore, the proposal is recommended for approval subject to conditions.</p>	
P/FUL/2025/07191 P/LBC/2025/07192L	<p>2, EAST STREET (BRIDPORT CENTRAL) Installation of new heating, ventilation, air conditioning and kitchen extract systems, associated ductwork, ground floor condenser and new external access ladder.</p>	<p>Neutral with conditions:</p> <ul style="list-style-type: none"> - Dorset Council to commission an independent noise and odour assessment. - That an independent assessment is carried out on the size required for the extraction fan. Bridport Town Council felt that a 500mm fan would be most suitable due to the potential noise impact on neighbouring properties if a larger fan is installed.
	Application declared invalid.	
P/TRT/2026/00606	<p>ROUNDHAM HOUSE, ROUNDHAM GARDENS (WEST BAY) T1 Holm Oak - 3-5m reduction overall & remove overhanging limbs T2 Maple - 3-5m reduction & remove 2 dead limbs T3 Holm Oak - Reduce 10m off top & match in T4 Beech - 3-5m reduction & match in T5 Holm Oak – Remove.</p>	The Town Council has been notified for information purposes only.

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	Tree Works - TPO – Refused.	
P/VOC/2026/00310	20, WEST WALK (WEST BAY) Demolition of existing and erection of replacement dwelling (with variation of condition 1 to planning permission P/FUL/2024/00367 - to amend approved plans).	Support. On balance the application satisfies relevant planning considerations.
	Granted. Made Neighbourhood Plans Bridport Neighbourhood Plan 2020-2036 (made 5/5/2020) • POLICY L4 green gaps (Anti-Coalascence Measures) • POLICY D8 Contributing to the local character. <u>Officer Report</u> Whilst the area is also designated as Dorset National Landscape and Heritage Coast the site is within a built-up area and would be seen in context with the existing built form. As such the proposed amendments are considered to be acceptable and would not adversely impact the visual amenity of the area or the wider landscape of the AONB and Heritage Coast in accordance with Policy ENV1 of the West Dorset Weymouth and Portland Local Plan (2015) and Policy D8 and L4 of the Bridport Neighbourhood Plan.	
P/TRC/2026/01026	THE OLD RECTORY, OLD VICARAGE ROAD T1 Sycamore – Fell.	Support. On balance the application satisfies relevant planning considerations.
	Tree Works - CA – Acceptable.	
P/VOL/2026/00816L	ST. ANDREWS CHURCH ORGAN WORKS, ST. ANDREWS ROAD (BRIDPORT CENTRAL) Internal and external alterations to include; installation of spiral stair, replacement doors, dismantling and re-erection of entrance vestibule; removal of partitions; replacement of suspended floor; installation of roof light; replace window frame with door frame (with Variation of condition 1 to Listed Building Consent P/LBC/2024/05723 - to amend approved plans); proposed alterations to the internal layout.	Support. On balance the application satisfies relevant planning considerations.

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	Granted. No reference to the Neighbourhood Plan.	
P/NMA/2026/01306	BRIARWAY, LANSDOWNE ROAD (BOTHENHAMPTON & WALDITCH) Non-material amendment to Planning permission P/HOU/2025/04022 (Demolition of existing single-storey, pitched rear extension and side shed structure with link attachment. Erect single-storey rear and side extension with operable rooflights) - amend proposed single-storey extension from a wraparound rear/side extension with flat roof, to a small side extension with pitched, tiled roof. Omission of all proposed rooflights.	The Town Council has been notified for information purposes only.
	Refused.	
P/HOU/2026/00157	27, PASTURE WAY (BOTHENHAMPTON & WALDITCH) Demolition of existing porch. Erect single storey side and front extension.	Support. On balance the application satisfies relevant planning considerations.
	Granted. Bridport Neighbourhood Plan 2020-2036 POLICY HT2 Public Realm POLICY L1 Green Corridors, Footpaths, Surrounding Hills & Skylines (AONB) POLICY L2 Biodiversity POLICY D1 Harmonising with the Site POLICY D8 Contributing to the local character POLICY D9 Environmental Performance (see also Policies CC2, CC3) The proposed extension is considered appropriate in scale, design, position and materials. There will be no significant impact to neighbouring amenity or the character & appearance of the area within National Landscape. As such, the scheme complies with policies SUS2, ENV1, ENV12 of the West Dorset, Weymouth & Portland Local Plan and policies L1, D1 & D8 in particular of the Bridport Neighbourhood Plan.	
P/HOU/2026/00242 P/LBC/2026/00243L	43, MAIN STREET (BOTHENHAMPTON & WALDITCH) Loft conversion, convert former skittle alley into annexe and shower; retain workshop; install new external courtyard and staircase.	242: Support. On balance the application satisfies relevant planning considerations. 243L: Support. On balance the application satisfies relevant planning considerations.

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	<p>242: Refused. Bridport Neighbourhood Plan 2020-2036 Policy L2 – Biodiversity Policy D1 – Harmonising the site Policy D8- Contributing to the local character. The application fails to provide the ecological information necessary to assess potential impacts on protected species. No ecological survey has been submitted and, in the absence of this information, it cannot be ascertained that harm to protected species would be avoided, particularly given the reasonable likelihood of bat presence established under previous consent WD/D/15/001290. The proposal therefore fails to comply with Policy L2 of the Bridport Neighbourhood Plan (2020), policy ENV2 of the West Dorset, Weymouth & Portland Local Plan (2015), and Section 15 of the National Planning Policy Framework (2025).</p> <p>243L: Refused. Bridport Neighbourhood Plan 2020-2036 Policy D1 – Harmonising the site Policy D8- Contributing to the local character.</p>	
P/NMA/2026/01704	<p>18, WANDERWELL (WEST BAY) Non material amendment - Amend design to the dormer window design on the east elevation to a reduced scale; reducing the scale of the approved single storey rear extension; reducing the space of the approved canopy porch at the rear; alterations to the approved position of the windows and doors; internal alterations to the approved layout to planning permission P/HOU/2025/00399 (Extension to existing first floor dormer space; single storey rear extension; alterations to ground floor layout; covered porch to front and rear; and extension to existing garage).</p>	The Town Council has been notified for information purposes only.
	<p>Granted. No reference to the Neighbourhood Plan.</p>	
P/NMA/2026/01586	<p>9, WYCH RIDGE (WEST BAY) Non Material Amendment to P/HOU/2025/03475 (Raise existing roof elevation to create porch and two-storey extension; replace garage) to amend design of small dormer window on the south-west elevation from a flat roof to a pitched roof; adding a side pedestrian door to the detached replacement garage; change of roof material to slate.</p>	The Town Council has been notified for information purposes only.

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	Refused.	
P/TRC/2026/01500	54, SOUTH STREET (BRIDPORT CENTRAL) T1 - Eucalyptus – Fell.	Dorset Council made a decision before the Committee had opportunity to comment.
	Tree Works - CA – Acceptable.	
P/HOU/2026/00677	67C, WEST ALLINGTON (BRIDPORT WEST & ALLINGTON) Erection of a single-storey detached garden room.	Support. On balance the application satisfies relevant planning considerations.
	Granted. Bridport Neighbourhood Plan 2020-2036 • POLICY D1 Harmonising with the Site • POLICY D8 Contributing to the local character. This proposal is judged to comply with policies of the Bridport Neighbourhood Plan (2020), the West Dorset, Weymouth & Portland Local Plan (2015) and the National Planning Policy Framework (2025).	
P/LBC/2026/00468L P/FUL/2026/00469	PRIORY WORKS, PRIORY GARDENS (BRIDPORT CENTRAL) Change of use of existing B8 storage building to a mixed-use comprising storage (Use Class B8), office (Use Class E(g)(i)), residential dwelling (Use Class C3) and an antiques business (Use Classes E(a) and (E(g)(i)(ii)(iii))).	468L: Support. On balance the application satisfies relevant planning considerations. 469: Support. On balance the application satisfies relevant planning considerations.
	468L: Refused. Bridport Neighbourhood Plan (2020) • HT1: Non-designated Heritage Assets. 469: Refused. <u>Officer Report</u> 4. The application contains insufficient details to allow the Council to fully understand the nature of the required works to the listed building to bring it to a habitable standard. Without this information, there is a risk of inappropriate internal and external alterations that could adversely affect the building's fabric and appearance, also potentially leading to impacts on the character and appearance of the conservation area. The proposals are therefore in conflict with policies ENV4,	

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	ENV10 and ENV12 of the West Dorset, Weymouth and Portland Local Plan (2015); policies D1, D4 and D8 of the Bridport Neighbourhood Plan (2020); and paragraphs 135, 139 and 215 of the NPPF (2025 update). The harm in heritage terms is not outweighed by any public benefits, and a determination cannot be made on whether the character and appearance of the conservation area would be conserved or enhanced.	
P/HOU/2026/00278	FORSTERS, FORSTERS LANE (BRADPOLE) Extension and alterations to carport to form an office/gym and install solar PV array. Install second floor dormer window and enlarge first floor window.	Support. On balance the application satisfies relevant planning considerations.
	<p>Granted.</p> <p>Bridport Neighbourhood Plan 2020-2036</p> <p>The following policies are considered to be relevant to this proposal:</p> <p>Policy HT1 Non Designated Heritage Assets</p> <p>Policy HT2 Public Realm</p> <p>Policy L1 green Corridors, Footpaths, Surrounding Hills & Skylines (AONB)</p> <p>Policy L2 Biodiversity</p> <p>Policy D1 Harmonising with the Site</p> <p>Policy D8 Contributing to the local character</p> <p>Policy D9 environmental performance.</p> <p>The development has been assessed against Policies INT1, ENV1, ENV2, ENV4, ENV5, ENV10, ENV12, ENV13, ENV16, SUS2, COM11, of the West Dorset, Weymouth & Portland Local Plan (2015), Policies HT1, HT2, L1, L2, D1, D8 and D9 of the Bridport Neighbourhood Plan 2020-2036, the NPPF (2025 as amended) and other material considerations and is considered acceptable, subject to conditions.</p>	