



Appeal Decision

Site visit made on 15 July 2025

by **O Marigold BSc DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 30 July 2025

Appeal Ref: APP/D1265/W/25/3360247

The Lodge, Redbridge Manor, Uddens Drive, Holt, Dorset BH21 7BH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Clark Estates (UK) Ltd against the decision of Dorset Council.
 - The application Ref is P/FUL/2024/00328.
 - The development proposed is demolition of existing lodge and erection of a replacement lodge, with detached garage and associated landscaping.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing lodge and erection of a replacement lodge, with detached garage and associated landscaping at The Lodge, Redbridge Manor, Uddens Drive, Holt, Dorset BH21 7BH in accordance with the terms of the application, ref P/FUL/2024/00328, subject to the conditions in the attached schedule.

Application for costs

2. An application for costs was made by Clark Estates (UK) Ltd against Dorset Council. This application is the subject of a separate Decision.

Preliminary Matters

3. As part of the appeal, the appellant has provided amended plans showing changes to the decking areas. Given the small nature of the change, and having consulted the Council on this amendment, I consider that no party would be prejudiced if I take these amended plans into account. I shall therefore determine the appeal based on the amended plans.

Main Issue

4. The main issue is whether the proposal would be inappropriate development in the Green Belt, having regard to the National Planning Policy Framework (the Framework), including its effect on the openness of the Green Belt.

Reasons

5. The site lies within the South East Dorset Green Belt. It consists of a thatched lodge dwelling within the grounds of Redbridge Manor Estate, located in the countryside. The lodge has an irregular eight-sided shape, and was originally restricted by an agricultural occupancy condition. The proposal seeks to replace the lodge with another dwelling. It would have a contemporary design, and would be positioned on stilts to avoid flooding. It would be sited partially on the footprint

of the existing lodge, but extended towards a nearby ornamental lake. A replacement garage and extended garden is also proposed.

6. Paragraph 153 of the Framework makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Such circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
7. Framework paragraph 154 makes clear that development in the Green Belt is inappropriate unless an exception applies. One such exception at paragraph 154(g) is for the complete redevelopment of previously developed land, whether redundant or in continuing use, which would not cause substantial harm to the openness of the Green Belt. No conflict is identified with Development Plan policy, and so I have assessed the proposal solely against the Framework.
8. The site of the existing lodge is occupied by a permanent structure and associated hard surfacing. The Framework Glossary definition of previously developed land makes clear that it includes the curtilage of the developed land. The proposal would include the extension of the existing curtilage towards the lake. However, the Council does not dispute that the replacement dwelling itself would be located within the existing curtilage. I see no reason to disagree, and it would therefore be within previously developed land.
9. The proposed dwelling would result in a reduction in overall height by around three metres, but the existing dwelling has a steeply pitched roof, meaning that most of its mass is at a lower height. The appellant calculates that the proposal would have a volume (gross internal area) appreciably greater than the existing development. Although the Council initially produced its own calculations, it does not now disagree with the appellant's figures.
10. On this basis, the proposal would be materially larger than the one it would replace. It would also result in a greater spread of built form, at two-storey height, beyond the footprint of the current dwelling and of greater width. As such, the proposed building would have a larger mass and additional bulk compared to the existing lodge. This would be visible from a nearby public footpath, even if wider views of the replacement dwelling would be screened by existing vegetation. It follows that the proposal would result in a moderate loss of openness to the Green Belt.
11. However, as a matter of planning judgement, this would not be so sizable as to amount to the substantial harm referred to by Framework paragraph 154(g). Consequently, the proposal would accord with this exception. It would not therefore be inappropriate development in the Green Belt having regard to the Framework, including its effect on openness.

Other Matters

12. The site lies within an area where development may affect the Dorset Heathlands Special Protection Area (SPA) and Ramsar site, which is part of the Dorset Heaths Special Area of Conservation (SAC). These are protected pursuant to the Conservation of Habitats Regulations 2017 (the Habitat Regulations). That said, the proposal would not increase the number of dwellings here and so it would not have a likely significant effect on the SPA, SAC or Ramsar site. Accordingly,

having regard to the concurring advice of Natural England, I consider that an appropriate assessment under the Habitat Regulations is not required.

Conditions

13. The Council has provided a list of conditions, which I have assessed and where necessary amended, having regard to the advice in the Planning Practice Guidance. A condition requiring adherence to the approved plans is necessary for certainty. In the interests of the character and appearance of the area, it is necessary to ensure that the external materials are as shown on the plans.
14. For a similar reason, details of the protection of trees needs to be secured by condition. To ensure adequate living conditions for nearby properties, a condition is required securing details of the management of surface water. These must be pre-commencement conditions, because they may affect how works take place at an early stage.
15. To protect and enhance biodiversity, a condition ensuring compliance with the Biodiversity Plan is required. In the interests of the character and appearance of the area, details of landscaping provision are necessary. To ensure that the openness of the Green Belt would not be further reduced, a condition is required to ensure that extensions to the dwelling or the erection of outbuildings would require planning permission.

Conclusion

16. For the reasons given above, I conclude that the appeal should be allowed.

O Marigold

INSPECTOR

Schedule of Conditions

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 21-1118 LP01 rev B, BP02 rev A, SL0100 rev A, FL100 rev A, EL101 rev A, EL102 rev A, EL103 rev A, EL104 rev A, being the plans at Appendix D 'reduced terrace option' of the Architectural Final Comments.
- 3) The external surfaces of the development hereby permitted shall be constructed in the materials shown on the approved plans.
- 4) No development (including site clearance and any other preparatory works) shall take place until the scheme for the protection of trees in accordance with the submitted Treecall Consulting Arboricultural Impact Appraisal and Method Statement ref DS/46722/AC and Plan Ref: TC1 dated 02.09.2022 has been implemented. No development shall commence until at least three working days' notice has been given to the Local Planning Authority that it has been implemented.
- 5) Prior to commencement of development, details of the surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority and the approved drainage scheme shall be completed before first occupation of the development.
- 6) The detailed biodiversity mitigation, compensation and enhancement strategy set out within the approved Biodiversity Plan, certified by Dorset Council Natural Environment Team on 28.03.2024, must be strictly adhered to during the carrying out of the development. The development hereby approved must not be first brought into use unless and until evidence of compliance (including photographs) in accordance with section J of the approved Biodiversity Plan has been supplied to the Local Planning Authority prior to the first occupation of the development hereby approved. The development shall be implemented entirely in accordance with the approved Biodiversity Plan and the approved mitigation, compensation and enhancement/net gain measures must be permanently maintained and retained in accordance with the approved details.
- 7) No work above damp course level shall take place until details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved prior to the first occupation of the approved dwelling. If within a period of five years from the date of the planting of any tree/plant, or any replacement, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another of the same species and size shall be replanted in the first available planting season.
- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no extension to the dwelling hereby approved, or outbuilding within its curtilage, that would otherwise be permitted by Classes A and E of Schedule 2, Part 1 of the 2015

Order, shall be erected or constructed without planning permission having first been obtained.

End of Conditions