



Appeal Decision

Site visit made on 20 August 2025

by Penelope Metcalfe BA(Hons) MSc DipUP DipDBE MRTPI IHBC

an Inspector appointed by the Secretary of State

Decision date: 29 August 2025

Appeal Ref: APP/D1265/D/25/3367717

9 Caesars Way, Corfe Mullen, Dorset, BH18 9DP

- 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 Mr and Mrs Adrian and Ann Wardlow against the decision of Dorset Council.
 - The application Ref is P/HOU/2024/03895.
 - The development proposed is single storey front, side and rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for erection of single storey front, side and rear extension at 9 Caesars Way, Corfe Mullen, Dorset, BH18 9DP, in accordance with the terms of the application Ref P/HOU/2024/03895 and the plans submitted with it.

Application for costs

2. An application for costs was made by Mr and Mrs Adrian and Ann Wardlow against Dorset Council and this is the subject of a separate Decision.

Procedural matter

3. The development the subject of this appeal has been carried out and completed.

Main issue

4. The main issue in this case is its effect on the character and appearance of the area.

Reasons

5. 9 Caesars Way is a two storey detached house located in a short spur off a cul-de-sac. A single storey extension including a garage, a utility room and other rooms has been constructed along the east side of the house. The garage element projects forward of the front elevation of the main house at a slight angle to the edge of the highway at a distance of between 0.5m and 0.65m from that edge. The side elevation of the extension is set a small distance away from the brick boundary wall at No. 8 to the east which allows the guttering to be within the curtilage of No. 9.
6. Planning permission was granted on 9 June 2023 (P/HOU/2023/01955) for an extension the same as the present one in all respects except that the site plan

showed it to be approximately 500mm further from the highway. There were no objections from the Town Council, the Highway Authority or neighbours.

7. I consider that since the overall size and external appearance of the extension and its relationship with the neighbouring property, No. 8, are as previously approved, it is acceptable in terms of its design and consistent with policy HE2 of the Christchurch and East Dorset Local Plan, which relates to design matters.
8. The discrepancy between the distance from the highway indicated in the previously approved plans and the extension as built is such that the extension is approximately 0.5m-0.65m from the highway rather than approximately 1.2m-1.35m. I consider that the difference in visual impact is minimal.
9. I conclude that the extension is not harmful to the character and appearance of the area and that it is consistent with local plan policy HE2.

Other matters

10. Concerns were raised that the extension would harm highway safety. This part of Caesars Way is not an adopted highway and the road itself is relatively wide. There are two properties towards the end of the cul-de-sac beyond the entrance to No. 9. There is a high brick boundary wall between Nos. 8 and 9 which projects to the edge of the highway at that point. This obscures visibility for road users emerging from No. 8 to a greater extent than the extension. In view of the small number of users and the likelihood that vehicles would be moving at slow speeds, I consider that the extension results in no harm to highway safety. I note that the Highway Authority has raised no objection.
11. For the reasons given above, the appeal is allowed.

Conditions

12. The development has been completed and no conditions are necessary.

PAG Metcalfe

INSPECTOR