

**IN THE MATTER OF AN APPEAL UNDER SECTION 174 TOWN AND COUNTRY  
PLANNING ACT**

**APPEAL REF:** APP/D1265/C/24/3351182 & APP/D1265/C/24/3351183  
APP/D1265/C/24/3351184 & APP/D1265/C/24/3351185  
APP/D1265/C/24/3351186 & APP/D1265/C/24/3351187

**LOCAL PLANNING AUTHORITY REF:** ENF/20/0313

**LAND** Anchor Paddock, Batchelors Lane, Holtwood, Holt, Dorset, BH21 7DR

**SUMMARY OF EVIDENCE OF Jane Meadows**

**CALLED ON BEHALF OF THE LOCAL PLANNING AUTHORITY**

**[14<sup>th</sup> January 2025]**

- 1.1 I, Jane Meadows am a Senior Planning Enforcement Officer with Dorset Council covering the Eastern part of Dorset.
- 1.2 My evidence addresses the Appellant's appeals against three enforcement notices (**CD1.001**).

Enforcement Notice 1 relates to –

- 1) Without planning permission, the construction of single storey rear extension
- 2) Without planning permission, the construction of a dormer extension

Enforcement Notice 2 relates to –

- 1) Without planning permission, the conversion of a barn/outbuilding to a habitable dwelling including operational development to extend the barn building;
- 2) Without planning permission, the construction of a garage, outbuildings, green house, swimming pool, chicken coup and associated hardstanding

Enforcement Notice 3 relates to –

- 1) Without planning permission the construction of a separate C3 dwelling house.

- 1.3 My evidence relates to grounds (c), (d), (f) & (g).
- 1.4 My evidence will cover the use and development of the site between date of the service of the Enforcement Notices, 24<sup>th</sup> July 2024 and the period 10 years prior to that service, from 24<sup>th</sup> July 2014. My evidence is based on my own personal experience of the site, which I first became involved with on 3<sup>rd</sup> August 2022, and evidence from the Council's records.
- 1.5 My evidence includes an assessment of the planning units; I identified that there are currently three. It also sets out the relevant planning history of the site.
- 1.6 The building subject to Enforcement Notice 1 has been developed in excess of permitted development rights and has no planning permission. The development was substantially completed after 28<sup>th</sup> July 2020 and is not

immune from enforcement action, the enforcement notice having been served on 24<sup>th</sup> July 2024. The Development consists of a dormer extension and extensions to the rear of the property. The ground (c), (d), (f) & (g) appeal in this respect should be dismissed.

- 1.7 The land subject to Enforcement Notice 2 has been the subject of operational development without planning permission and additionally consists of a material change of use to form a separate residential planning unit. The development which consists of the conversion and extensions of a barn and erection of outbuildings including a garage, home office, annex and green house, plus a chicken coup, swimming pool, and hardstandings, none with the benefit of permitted development rights, is believed to have been substantially complete in 2022 and is therefore not immune from enforcement. The ground (c), (d), (f) & (g) appeal in this respect should be dismissed.
  
- 1.8 Operational development has taken place on the land subject to Enforcement Notice 3 without planning permission and there has been a material change of use to form a separate residential planning unit. The development which consists of either the extension of an outbuilding or the replacement of that building having been completed in 2021. Insufficient evidence has been provided to prove the independent residential use of the outbuilding over a period of 10 years so it is not immune from enforcement action. The ground (c), (d), (f) & (g) appeal in this respect should be dismissed.