



Planning Services

County Hall, Colliton Park
Dorchester, Dorset, DT1 1XJ

☎ 01305 838336- **Development Management**

☎ 01305 224289- **Minerals & Waste**

🌐 www.dorsetcouncil.gov.uk

Mr James Cain
Planning Base Ltd
5 Seymer Close
Shillingstone
Blandford Forum
DT11 0PH

Date: 23 August 2024

Ref: P/FUL/2024/04000

Team: Eastern

Support Officer: Linda Webber

☎ 01305 838336

✉ planningeast@dorsetcouncil.gov.uk

Dear Mr Cain

Acknowledgement of Application

Application No: P/FUL/2024/04000

Application Type: Full Planning Application

Location: Anchor Paddock Batchelors Lane Holt BH21 7DS

Description: Retention of works to dwelling (see P/CLE/2024/01225) including removal/resizing of windows; replacement cladding; alter pitch of roof

Fee Paid: £293.00

Decision Due Date: 18 October 2024

Thank you for your application registered valid on 23 August 2024.

This application has been registered using the above description. This may have been altered from your application form as we sometimes make changes to ensure the description is accurate and clear. If you have concerns, please contact me immediately.

The application will now be allocated to a case officer. Please check the website for details. You can track the progress of the application and any documents we receive on our website:

www.dorsetcouncil.gov.uk/planning

As a summary your application will go through the following process:

1) Registration

Your application has been registered and added to the Councils planning register which is published on our website. The applicants telephone number and email address will not be displayed. The register is a public document, and anyone can come to the offices and view your application and have copies of the form and plans. The register is also available to third parties i.e. commercial businesses. These businesses may contact you directly but please note they do not represent the Council

2) Publicity

The Council is required by law to consult relevant people and organisations before deciding on your planning application. Requirements on who we will consult depend on the nature of the application. Other consultations may be required to help us make a decision.

The Council's policy is to erect a site notice. The site notice should remain in place until its expiry and should be removed afterwards. If the notice is defaced or removed please contact us.

3) Consideration of your application

Your case officer will visit the site to assess your proposals. If necessary, they will contact you to arrange access.

4) The Decision

Consent Granted

Your planning permission will contain conditions which you will need to comply with. Please contact me or your case officer if you have any queries regarding them. There is a right of appeal to the Planning Inspectorate if you do not agree with any of the conditions.

A planning permission is specific to the approved drawings. If you wish to change your proposal in any way you must contact your case officer.

Consent Refused

You will have a right to appeal to the Planning Inspectorate if your application is refused.

Appeal Information

You will have a right to appeal to the Planning Inspectorate if your application is refused or

If, after 18 October 2024 you have not had a written decision and you have not:

- been told that your application is invalid; or
- been told your cheque has been dishonoured; or
- agreed in writing to extend the decision period

you can appeal to the Planning Inspectorate. You should lodge an appeal within 6 Months from 18 October 2024. Appeal forms are available from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at <https://www.gov.uk/appeal-planning-decision> This right to appeal will not apply if your application has already been referred to the Secretary of State

Please contact your case officer before appealing.

Building Control

As well as planning permission your development may also require Building Regulation Approval. You should contact our Building Control service to discuss Building Regulations. The Council's in-house team can process your application efficiently. They are familiar with all parts of the district and can respond quickly when you need them to visit and inspect the works. Please see our website for contact details. www.dorsetcouncil.gov.uk/planning-buildings-land/building-control/contacts/building-control-contacts.aspx

If you have any queries about your application, please contact me or your case officer. Please quote your application number and address on correspondence as it will help us process your enquiry more efficiently.

Yours sincerely

Linda Webber

Technical Support Officer - Eastern Team



Dorset
Council



Building Control Service

Helping you to achieve the best out of your build



What are Building Regulations and Building Control?

Building regulations are minimum standards for the design and construction of, or alterations to, virtually every building.

They contain a list of requirements providing standards for construction and energy efficiency whilst taking into account the health and safety and needs of building occupants.

They cover all aspects of the build process, including foundations, damp proofing, stability, insulation, ventilation, heating, sanitation, fire protection and means of escape. They also make sure there are adequate facilities in certain types of buildings for people with disabilities.

Building Control protects the interests of the property owner ensuring that architects and builders adhere to the standards required in the Building Regulations. The building control surveyor is there to make sure that standards are adhered to and to certify the work carried out. This is not only important for you when living in your property but also when you come to sell it, as it could delay or prevent a sale if the appropriate certification has not been completed.

Is this different to Planning?

Building Regulation Approval is different to Planning Permission and you might need both for your project.

The planning permission process manages the development of land and buildings and whether a development should go ahead and ensures that the right development happens in the right place at the right time.

Building Control looks at the construction of the project and ensure that architects, builders, and other professionals follow the Building Regulations when designing and building structures.

If you are unsure whether you need planning permission for your project information is available at www.planningportal.co.uk, we also provide a [Pre Application Service \(chargeable\)](#) or speak to your local planning technical support team on: 01305 838336



Do I need Building Regulation approval?

Most building projects require Building Regulation approval including extensions, structural changes, internal alterations, loft or garage conversions.

It is a legal requirement that the work is inspected and certified by an authorised Building Control body.

Homeowners are legally responsible for obtaining Building Regulation approval and ensuring that work complies with building standards. You can give responsibility to your builder or contractor in advance of them starting work. But, you are ultimately responsible for ensuring your home complies with relevant building standards. Make sure that it is you and not your builder or architect who selects your Building Control provider.

If you are unsure whether you will need Building Regulation approval more information is available on our website www.dorsetcouncil.gov.uk/general-building-control-guidance or www.labcfrontdoor.co.uk or give our team a call.

Helping you to achieve the best out of your build

Why use Dorset Council ?

Dorset Council Building Control Service is committed to providing the highest level of service.

Local Knowledge – all our officers are qualified and experienced surveyors. They know the local ground conditions and local site history.

Innovation – doing something new, different or complicated? We will work with you, your architects and builders to ensure your projects comply with the regulations. We also have access to national partners and bodies to obtain any additional support or advice.

Competitive – we are a non-profit making service. Truly independent and working on behalf of the property owner. Our fees are competitive, and we individually quote for every project to ensure you receive the appropriate amount of time and inspections from our officers to cover your project.

Service – we provide a fast reliable service for plans checking and inspections. Call before 10am for a same day inspection. We provide help and advice and believe site visits are important. Only a Local Authority Building Control can give you the peace of mind of an Approval notice and Completion Certificate.



Don't just take our word for it.....

“ We have a very good working relationship. We use them to check our plans, even for work outside of Dorset. They provide a quick instant service and answer my questions in a pragmatic way. ”

Andy Palmer—Ellis Belk

“ They are responsive, supportive, approachable and friendly. They are always available to answer questions. ”

Neil Bichard—Bradbury Bichard

“ I've used them for over 30 years. We have a good relationship. They are friendly and approachable. We partner with them, it's important to continue the personal relationship. ”

Steve Whitham—Stephen J Whitham Associates.

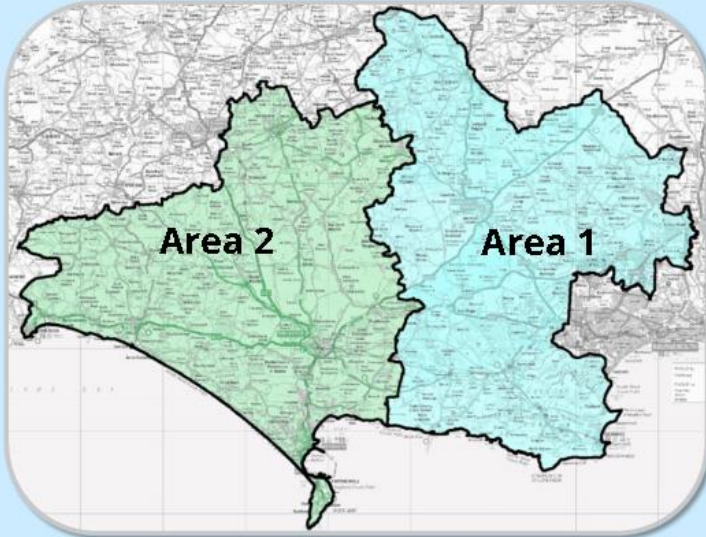


Helping you to achieve the best out of your build

Contact us

We have 21 qualified Building Control Surveyors and 10 dedicated, Technical Support Officers.

We are here to help so please contact us at the earliest opportunity and take advantage of our services from the start of your project.



Telephone our technical support teams:

Area 1 : **01202 228948**

Email:
buildingcontrol1@dorsetcouncil.gov.uk

OR

Area 2 : **01305 252254**

Email:
buildingcontrol2@dorsetcouncil.gov.uk



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