

Supplementary Papers for Planning Committee

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Addendum Sheet Planning Committee – 19 May 2022

| PLANNING APPLICATIONS | | |
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| Item No. | Application No. | |
| 1 | APP/21/01725/F 109 North Road | <p>Three statements have been received to the proposed development as additional representations which state the following:</p> <p><u>Statement 1</u></p> <p>I am writing to express my concern that converting 109 North Road into a house of multiple occupancy with 11 rooms, 1 kitchen & 2 parking spaces is not feasible on the current plot.</p> <p>Other flat developments in this area have a car parking space per flat, and have sufficient discreet refuse facilities that they present a style in keeping with the area.</p> <p>The thought of up to 22 adults plus any children using one modest kitchen would, from my experience of living in shared accommodation, lead to chaos, extreme mess and disharmony.</p> <p>I am unclear as to why such unnecessarily overcrowded accommodation should be considered appropriate for this building?</p> <p>The actual road already has its fair share of issues:</p> <ul style="list-style-type: none"> • little on street parking above Danecourt Road (already oversubscribed by council and college workers) • busy bus route • serious concerns with speeding & potential collision sites. <p>Why confound these issues with significant additional residential on street parking/manoeuvring requirements?</p> |

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| | | <p>This proposal seems fundamentally flawed, and is not fit for purpose.</p> <p>It will create problems both for the council and the neighbourhood in the future.</p> <p><u>Statement 2</u></p> <p>The change of use of this property to an HMO will lead to the overpopulation of what was originally intended as a four bedroom family home. A nine-bedroom guest house, by its nature, does not generally run to full occupancy, unlike the proposed eleven bedroom development.</p> <p>This proposed development will, by its nature, attract transitory residents and therefore a possible high turnover of tenants, which could have a negative impact upon the surrounding family homes. Noise will inevitably increase with the proposed change of use. Having lived in several HMO's, there will inevitably be more than the agreed eleven occupants at any one time, with friends and partners staying over or living in, albeit in an unofficial capacity. This outcome will be very difficult for the landlord to monitor or control.</p> <p>The proposal also appears to allow for only two parking spaces. The argument that this will encourage tenants to use public transport is a specious one as few residents use the buses and, as there is at least one vehicle per household on this stretch of North Road, many residents park on the road. While currently operating as a nine-bedroom guest house, there are often not enough parking spaces for its visitors which has resulted in vehicles parking on the street and sometimes encroaching over driveways as spaces in this short stretch are very limited. It is already hazardous for residents attempting to pull out of their drives owing to poor visibility created by parked cars and speeding traffic. Increasing its occupancy will only exacerbate this situation. Traffic has increased hugely over the past few years, being used as a corridor for the local buses, HGV's and, among others, National Express coaches. The speed and frequency of such traffic makes it very dangerous for pedestrians attempting to cross the road and collisions between vehicles have occurred on regular occasions. It is feared that the over-population of this property will increase noise and change the nature of a residential road.</p> |
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| | | <p><u>Statement 3</u></p> <p>The Proposal to change the use from a B&B to an HMO is simply not in keeping with the local area. Blue Shutters was and is neighboured by family Edwardian homes and is a quiet family area and therefore not suitable for dense large scale flatted developments. I am also concerned that the density of living will result in potential noise issues during the summer months something that does not happen currently.</p> <p>The proposed scheme illustrates insufficient parking suggesting that the residents will cycle. This of course is totally unrealistic and it will only result in 9 plus cars parking on North road and Harbour View road. Many people already do not park within the restricted parking zones on the junction between North road and Harbour view road. The parking zones are never monitored and people will only park on the corner adding to an even more dangerous junction.</p> <p>The Studio flats themselves fall well under the 37sqm requirement under the National space standard. The standards were introduced to give people a better living standard and not following the standards will only impact on the end user.</p> <p>I have spoken to many local neighbours regarding this proposal and the general opinion is that this proposal will not benefit the local community.</p> <p>Finally I am disappointed the committee time to discuss this proposal falls within the working week and therefore restricts the number people that object such as I.</p> |
| 3 | APP/21/01690/F 31 Danecourt Road | <p>Representations:</p> <p>2 additional representations have been received:</p> <ul style="list-style-type: none"> • There are more appropriate locations for 1 and 2 bedroom flats in Poole • There are other locations where 1 and 2 bedroom flats have already been built • Danecourt Road already has 2 properties converted to flats, which will negatively impact the character of the area. • An increase of traffic along Danecourt Road would exacerbate the existing highway safety issues • The topography of the area will ensure the building would protrude above the neighbouring houses. |

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| | | <ul style="list-style-type: none"> • The dwelling on site is a beautiful dwelling and it is in a conservation area. It is an opportunity to remain as a family dwelling. • The enlarged paving of the front garden will exacerbate issues with surface water run off in the area. • |
| 4 | 7-2021-1227-AQ Fairlea, 16 West Cliff Road | <p>Representation:</p> <p>1 additional representation has been received, raising the following points:</p> <p>Overlooking: We reside in one of two garden flats at Seacroft Court, at least one of the roof terraces will directly overlook both our garden and main bedroom. We will lose a significant amount of privacy in both of these areas.</p> <p>Proposed Roof Rules sound very sensible but who is going to police them? Who should we report the (inevitable) transgressions to?</p> <p>On a balmy summer evening when the company's good, the music is fabulous and the wine is flowing why would anyone want to move their party inside at 10.00p.m? I know I wouldn't, why would the occupiers and their guests? Who's going to make them?</p> <p>What, in the eyes of the Planning Committee, constitutes excessive lighting - will there be regular inspections of lighting installations by an appropriate representative of the Planning Committee/Enforcement Officer?</p> <p>Finally, last night's storm is a great example of the adverse conditions the tethered furniture will have to regularly withstand - what guidelines will be issued and, yet again, how will both installation of anchor points and actual tethering be checked and confirmed adequate.</p> <p>Health and Safety issues aside, the potential for this negatively impacting not only our lives but the lives of other neighbouring properties is enormous - music, chatter and laughter will drift far on the night breeze with the potential to blight others enjoyment of their evenings.</p> <p>We ask that you take all of the above into account when this Application comes before you for consideration and, I trust, give these objections the weight they deserve.</p> |
| 5 & 6 | 8/21/1178/HOU & 8/21/1179/LB 11 Silver Street Christchurch BH23 1BT | <p>One additional letter of objection received.</p> <p>This does not raise any additional material considerations not already addressed in the committee report.</p> |

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