

Western BCP Planning Committee – 6 MARCH 2025

Addendum Sheet

Please refer to the Planning Committee Addendum set out on the following pages for any further updates on the planning applications listed on the agenda.

**6a) 48 Pearce Avenue, Poole, BH14 8EH
APP/24/00779/P**

Amendment

Added Policies

PP12: Housing for Ageing Population

PP31: Poole's Coast and Countryside

PP32: Poole's nationally, European and internationally important sites

Shoreline Character Areas SPG (2004)

Poole Harbour Recreation SPD

Additional site history

APP/24/00181/PA. Application for Prior Approval for the addition of two storeys. Refused on the 9th of April 2024.

APP/23/01341/P. Demolition of existing dwelling and erection of 3 no. detached dwellings and associated parking and landscaping. Withdrawn on the 26th of March 2024.

APP/11/00368/F. Application for a new planning permission to replace extant permission 07/03165/008 to demolish existing and erect three detached houses with integral garages accessed from Pearce Avenue. and extend the time limit for implementation. Approved on the 28th of December 2012.

07/03165/007/P. Outline application to demolish existing and erect 3 detached houses with access from Pearce Avenue. Withdrawn on the 29th of February 2008.

Principle of the proposal (additional)

The application site is located in a sustainable area in a predominantly residential area, whereby sustainable patterns of living can be achieved due to proximity to good transport links to shops, the Old Town and employment areas, without being overly reliant on the private car journeys. The proposal is also subject to affordable housing contributions via a commuted sum.

The proposal will involve dividing the existing plot into 3 good sized pots that would in-keeping with the character of the area with regards the level of, scale of and layout of the proposed development.

In light of the above it is considered that the principle of the proposal is acceptable and accords with Poole Local Plan Policies PP2, PP11 and PP28

Impact on character and appearance of the area (additional)

Cllr Harman called-in the application as the Cllr considered the proposal as being gross over development that presents an overbearing and negative visual aesthetic when viewed from the harbourside.

The site is identified in the Shoreline Character Areas SPG as being within the Parkstone Yacht Club, Pearce Avenue, the Blue Lagoon and Lilliput Character Area. This is an area consisting of a mixed stretch of coast, comprising either boating facilities or large houses set among trees.

As indicated in the Officer Report, there has been a process of renewal occurring in the area, resulting in a variety of housing shapes and styles topped off with a range of roof styles. Likewise, the proposal represents modern architectural design with the size scale, design and form of architecture conducive with the evolving pattern and layout of development in the area, particularly with the housing to the east of the application site where three and four-storey housing is clearly evident, thereby preserving the character of the area and appearance of both the street scene Harbour Sea scene.

With regards to the plot size, the site will be subdivided into three plots, with plot 1 measuring 15.12m wide, Plot 2 measuring 14.65m wide and Plot 3 measuring 15.92m wide. For comparison, the plot sizes of Nos 46 and 54 are 14.70m and 15.19m wide, respectively, with other plots on both sides also of a similar width. In fact, the existing site is the anomaly, as it is significantly larger than all the other plots along the road. The dwellings to the east of the application site are also of a similar scale and mass to the proposed dwellings.

As such, when viewed from the harbour the plots, the scale and mass of the houses would sit comfortably on the shoreline and would not be a conspicuous or dominant feature in the harbourside, any more than the other houses that have been developed recently.

Permitted Development rights for extensions have been removed to ensure that any future development does not result in a harmful resulting bulk and massing to the building, but also within the garden area – which would be prominent to the harbourside.

The layout of the houses is also consistent in that it preserves similar separation distances between the new plots and to those neighbouring the site, as well as maintaining a similar distance from the road and harbourside. The proposal will also provide a good level of landscaping and boundary hedges, particularly along Pearce Avenue, where it will be well screened from view, compared to a more open views from the harbourside, consistent with the prevailing visual appearance along the harbourside. As such Planning Officers consider the proposal is compliant with Policy PP31 and the Shoreline Character SPG.

Housing Mix (additional paragraph)

The proposal will provide of 3,000 sqm of floor space. As such Policy PP12 is relevant as point 3 (Accessible and adaptable dwellings) states that *“To provide specialist homes that meet the needs of an ageing population, schemes of 11 or more houses/flats or over 1,000 sq. m floor space must provide at least 20% of a mix of the housing types on the site in accordance with Building Regulations Part M4(2) for adaptable and accessible homes”*.

In light of Policy PP12 Planning Officers consider it is reasonable to impose a condition requiring at least one dwelling to be adaptable and accessible.

Flooding

The redline application site falls within flood zone 1, the zone least at risk of coastal or fluvial flooding. However, the redline does not extend all the way down to the harbourside. When asking the Agent why the redline does not include the whole of the rear garden to the shoreline, it was simply stated that the applicant does not have to include the whole of the site.

However, it should be noted that the interactive flood risk map from the Level 1 and 2 Strategic Flood Risk Assessment shows the very edge of the rear garden located within Flood zones 2 and 3. Furthermore, 2133 future flood risk, shows a very small area of the garden edge with flooding over 1.5m in depth, a slightly larger area being flooded between 1m and 1.5m in depth, followed by a slightly larger area of the rear garden being flooded between 0.5m and 1m in depth, with the largest area of the garden being flooded up to 0.5m. Despite this, the area shown prone to flooding is quite small and outside of the redline.

It is noted that the land outside the redline to the harbourside forms part of the garden of the current property, and consent is not required to subdivide this area between the proposed residential units. As such, these areas could form part of the garden of the proposed properties.

With regard to the Sequential Test, Paragraph 175 of the NPPF states that the sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary,

including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

The submitted Flood Risk Assessment makes it clear that the escape routes are located in flood zone one, and all vulnerable elements – the dwelling notably and the garden within the redline – sits outside the current or future flood risk. As such, The Sequential Test is not required.

Previous withdrawn application, reference APP/23/01341/P, the Environment Agency stated *“I have checked our records and we have assessed the above application and can confirm that we have no comments to make as this consultation did not fall within a category to which we required a consultation on”*.

Contamination

The application site is within 185m of an area of reclaimed land and also involves redevelopment over the footprint of the existing garage.

The National Planning Policy Framework (NPPF) has an objective of preventing both new and existing development from contributing to or being put at risk from, or being adversely affected by unacceptable levels of soil, air or water pollution and requires potentially contaminated land to undergo adequate site investigation.

Environmental Health Officers were consulted and considered that due to the proximity of reclaimed land and to avoid any unexpected contamination from arising a condition should be imposed requiring the reporting of Unexpected Contamination.

The condition is included in the Report as Condition 19.

Paragraphs

48 – 51: All references to No.55 should be No.46

95: Policy reference should be PP33, not PP38.

99: Policy reference should be PP33, not PP38

Conditions

Condition 18, Reason should end with in accordance with Policies PP27 and 33 of the Poole Local Plan - November 2018.

Condition 19, Reason should end with in accordance with Policy PP27 of the Poole Local Plan - November 2018

New Conditions:

24. Timing of Reserved Matters Submission

No development shall commence on site until details of the landscaping (in respect of which approval is expressly reserved and is hereinafter called 'the reserved matter') related to that phase have been submitted to, and approved in writing by, the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: The application was made for outline planning permission and is granted to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 and Part 3 of the Town and Country Planning (General Development Procedure) Order 2015.

25. Obscure Glazing of Balconies

Prior to the construction above slab level, details of an obscure glazed screen of at least 2 metres in height to be erected along the side of the rear balconies to each dwelling, shall be submitted to, and approved in writing by, the Local Planning Authority. The screens shall be erected in accordance with the approved details prior to the first use of the of the dwellings, hereby permitted, and shall thereafter be permanently retained as such.

Reason: In the interests of privacy and amenity of the neighbouring properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

26. Adaptable and Accessible Condition

Notwithstanding the approved plans, 1 unit shall be built in accordance with the requirements of Approved Document Part M4(2) Category 2 of the Building Regulations (2015) (as amended).

Reason - In the interests of meeting the needs of the ageing population and in accordance with Policies PP12(3) and PP27 of the Poole Local Plan (November 2018)

27. Residential Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, and the Town and Country Planning Act 1990, or any subsequent re-enactment thereof, no rear, side, or roof extensions or outbuildings (classes A, B, and E), shall be erected without express planning permission first being obtained from the Local Planning Authority.

Reason - In the interest in the character and appearance of the coast and street scene, in accordance with PP31: Poole's Coast and Countryside; and the provisions of the Shoreline Character Areas SPG (2004).

Basement shall remain non-Habitable

The basements of the dwellings hereby permitted shall only be used and occupied for non-habitable purposes, and shall at no point, for the lifetime of the development, be used as habitable accommodation

Reason : To reduce the risk and impact of flooding on the proposed development and future occupants and in accordance with Policies PP27 and PP38 of the Poole Local Plan (November 2018).

Informatives

Informative 2: The correct paragraph number is 40, not 39.

Recommendation

Approve.