

Supplementary Papers for Eastern BCP Planning Committee



Date: Thursday, 25 June 2026

6. Schedule of Planning Applications

3 - 20

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.

Published: 24 June 2026

This page is intentionally left blank



EASTERN BCP PLANNING COMMITTEE – 25 JUNE 2026

ADDENDUM SHEET

6a

Address: 5 Seafield Road, Bournemouth BH6 3JE

Application number: P/26/00686/FUL

Updated plans:

An updated plan pack has been received which incorporates changes solely to the proposed elevation drawing 004, Revision D to correct anomalies with the roof light arrangement between those shown on the floor plans and site/roof plan, and the proposed south and east elevations on drawing 004.

Update to Paragraph 41:

41. The proposed building would be closer than the existing house No.5. However, with its staggered set-back, as previously, it would still be sufficiently distanced from whole side elevation of No.4/4a so that no overbearing / overshadowing will occur to any windows or upon those using the side passage. The 1st floor windows would have to be obscurely glazed and non-opening below 1.7m above floor level regarding their openings to avoid any loss of privacy / overlooking. Again, the proposed development is essentially identical in its impact to the extant appeal scheme in respect of the scale and mass of the building and window placement, *with the exception of a roof light which, with a minimum height of 1.5m and within a sloping roof, is not considered to create a harmful overlooking impact.*

Update to Condition 2 to add the updated plan references:

2. Decision notice - Plans

The development hereby permitted shall only be carried out in accordance with the following approved plans:

Block and Location Plan, DWG No. 001, Date: 22/06/2026

Proposed Site Plan, DWG No. 002, Rev D, Date: 22/06/2026

Proposed Floor Plans, DWG No. 003 Rev D, Date: 22/06/2026

Proposed Elevations, DWG No. 004 Rev D, Date: 22/06/2026

Proposed Street Scenes, DWG 005 Rev D, Date: 22/06/2026

Existing Garage Plans, DWG: 006, Date 22/06/2026

Existing Floor Plans, DWG 007, Date: 22/06/2026

Existing Elevations, DWG 008, Date: 22/06/2026

Proposed Landscaping Plan 524-1-R3, Date 10/06/2026

Reason: For the avoidance of doubt and in the interests of proper planning.

Update to condition 12 to add the revision number for plan number 003:

12. Obscure glazing

The building hereby permitted shall not be occupied until the windows in the south and east elevations at first floor level, as identified on the proposed floor plans drawing number 003 *Rev. D* as being obscure, have been fitted with obscured glazing, and no part of those windows that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the windows are installed and once installed the obscured glazing shall be retained thereafter.

Reason: To prevent undue overlooking of the adjoining residential property and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Recommendation: Grant

6b

Address: 44 Minterne Road, Christchurch BH23 3LE

Application number : P/26/01738/CONDR

Update:

Recommendation

6c

Address: 46 South Road, Bournemouth BH1 4PA

Application number: P/26/02127/HOU

Update:

1. Updating an error at the beginning of the report under Summary of Recommendation to: Grant in accordance with the details set out below for the reasons as set out in the report.
2. Proposed Floor Plans drawing 201 showed a rear elevation window for the shower room. This has been corrected to drawing 201 revision A which removes the window in line with the Proposed Elevations 202 Revision A drawing. This is reflected in the following update 3 for the change to condition 1 (conditioning of plans).

3. **Decision notice - Plans**

The development hereby permitted shall only be carried out in accordance with the following approved plans:

100 Location & Site Plans

101 Existing Floor Plans

102 Rev A Existing Elevations

201 Rev A Proposed Floor Plans

202 Rev A Proposed Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

Recommendation

This page is intentionally left blank

DESIGN PROPOSALS FOR : **5 SEAFIELD ROAD.**

FOR : **PRESTIGE ORGANISATION**

APPLICATION ADDRESS:

**5 SEAFIELD ROAD,
SOUTHBOURNE,
BOURNEMOUTH,
DORSET.
BH6 3JE**

ISSUE DATE: **22/06/2026**



**TONY
HOLT
DESIGN.**

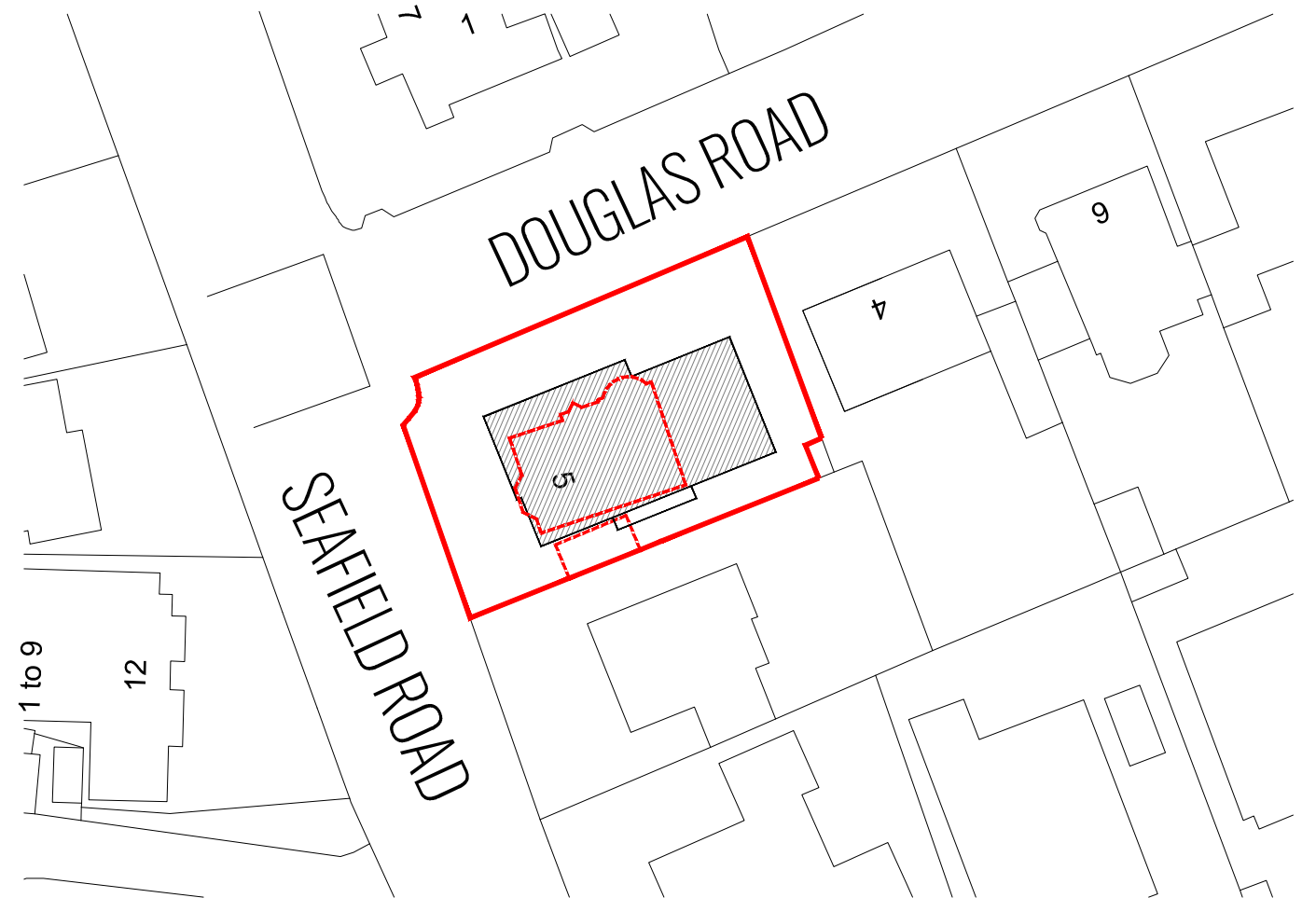
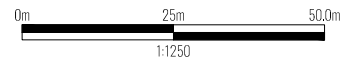
DOCUMENTS ENCLOSED

DOCUMENT:	REF.
BLOCK & LOCATION PLAN	001
PROPOSED SITE PLAN	002
PROPOSED FLOOR PLANS	003
PROPOSED ELEVATIONS	004
PROPOSED STREET SCENES	005
EXISTING GARAGE PLANS	006
EXISTING FLOOR PLANS	007
EXISTING ELEVATIONS	008

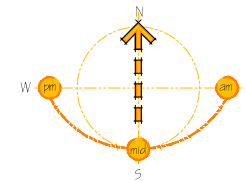
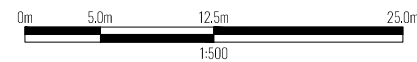


Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432

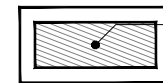
Location Plan



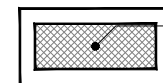
Block Plan



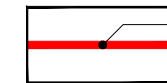
KEY:



PROPOSED TWO/THREE STOREY



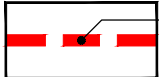
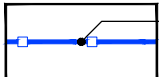
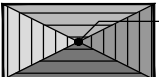
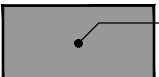
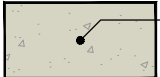
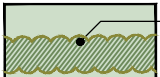
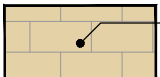
PROPOSED SINGLE STOREY



Outline of application site.

Site Plan | Proposed

0m 1.0m 2.5m 5.0m
1:100

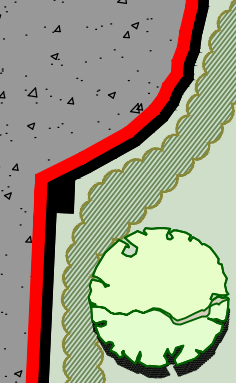
-  Outline of existing dwelling to be demolished
-  2m high close boarded fence.
- 
-  Visibility splay to be kept clear above 0.6m in this zone.
-  Pitched Roof
-  Extent of Flat Roof
-  Permeable driveway
-  Soft landscaping
-  Terrace/Patio/Path

OT-EXTENT OF PROPOSED DROPPED KERB EXTENSION PREVIOUSLY APPROVED

VISIBILITY SPLAY, TO BE KEPT CLEAR ABOVE 0.6m IN THIS ZONE

9456

PUBLIC FOOTPATH



ATTENUATION TANK

1100L RECYCLING BIN

1100L REFUSE BIN

360L REFUSE BIN

140L FOOD BIN

PARKING SPACE

PARKING SPACE

PARKING SPACE

PARKING SPACE

PARKING SPACE

PARKING SPACE

SHARED AMENITY SPACE
53m²

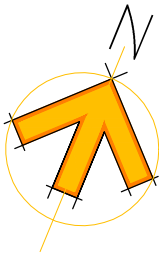
SHARED AMENITY SPACE
53m²

VISIBILITY SPLAY, TO BE KEPT CLEAR ABOVE 0.6m IN THIS ZONE

EXTENT OF PROPOSED DROPPED KERB EXTENSION
PREVIOUSLY APPROVED

VISIBILITY SPLAY, TO BE KEPT CLEAR ABOVE 0.6m IN THIS ZONE

4



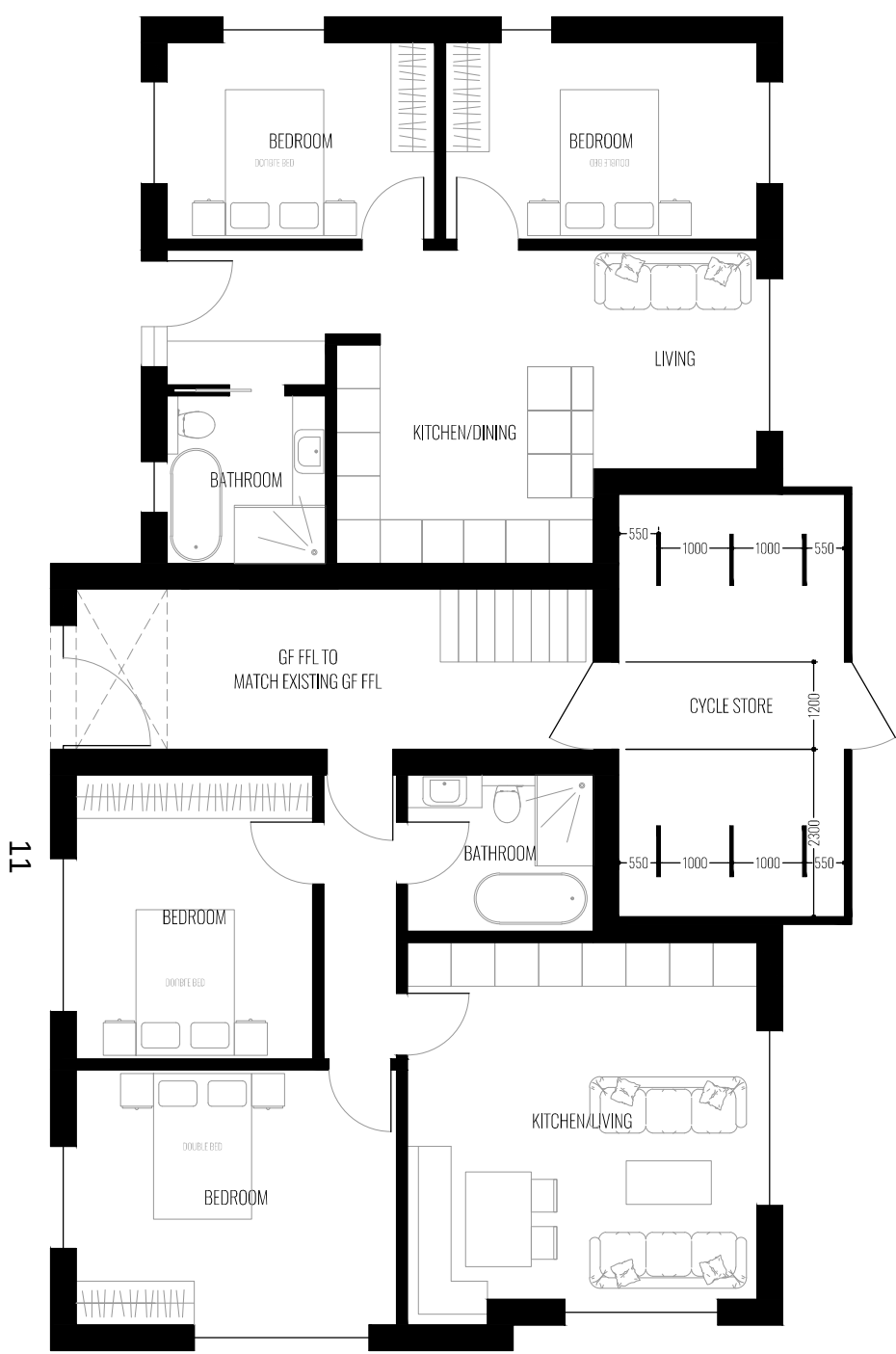
**TONY
HOLT
DESIGN.**

5 SEAFIELD ROAD, SOUTHBOURNE, BOURNEMOUTH. BH6 3JE
PROPOSED SITE PLAN
DWG NO. 002 - REVISION D
SHEET SIZE: A3 @1:100
DATE: 22/06/2026

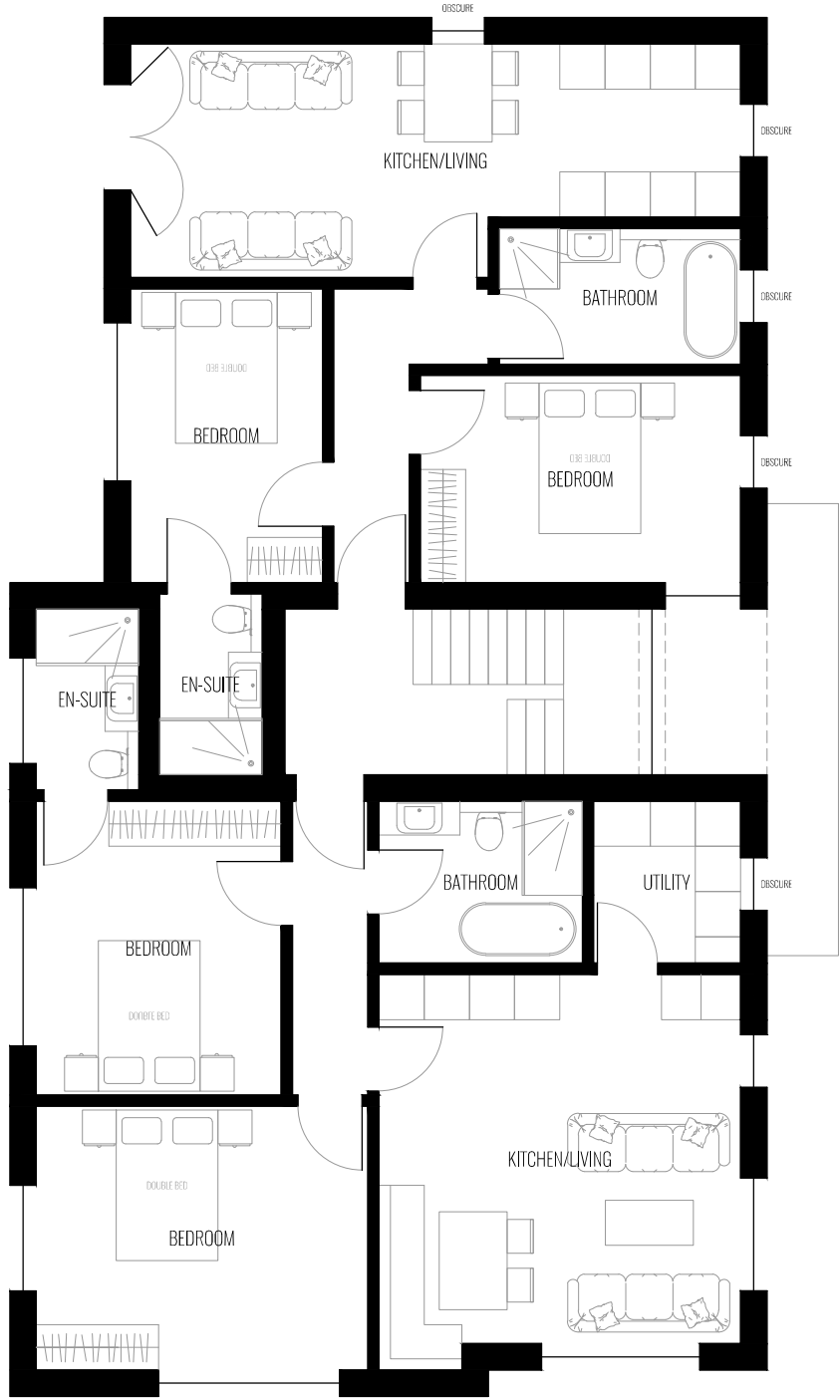


TONY HOLT DESIGN.
BESPOKE PROPERTY DESIGNERS
T: 01202 049049
W: WWW.TONYHOLT.DESIGN
E: OFFICE@TONYHOLT.DESIGN

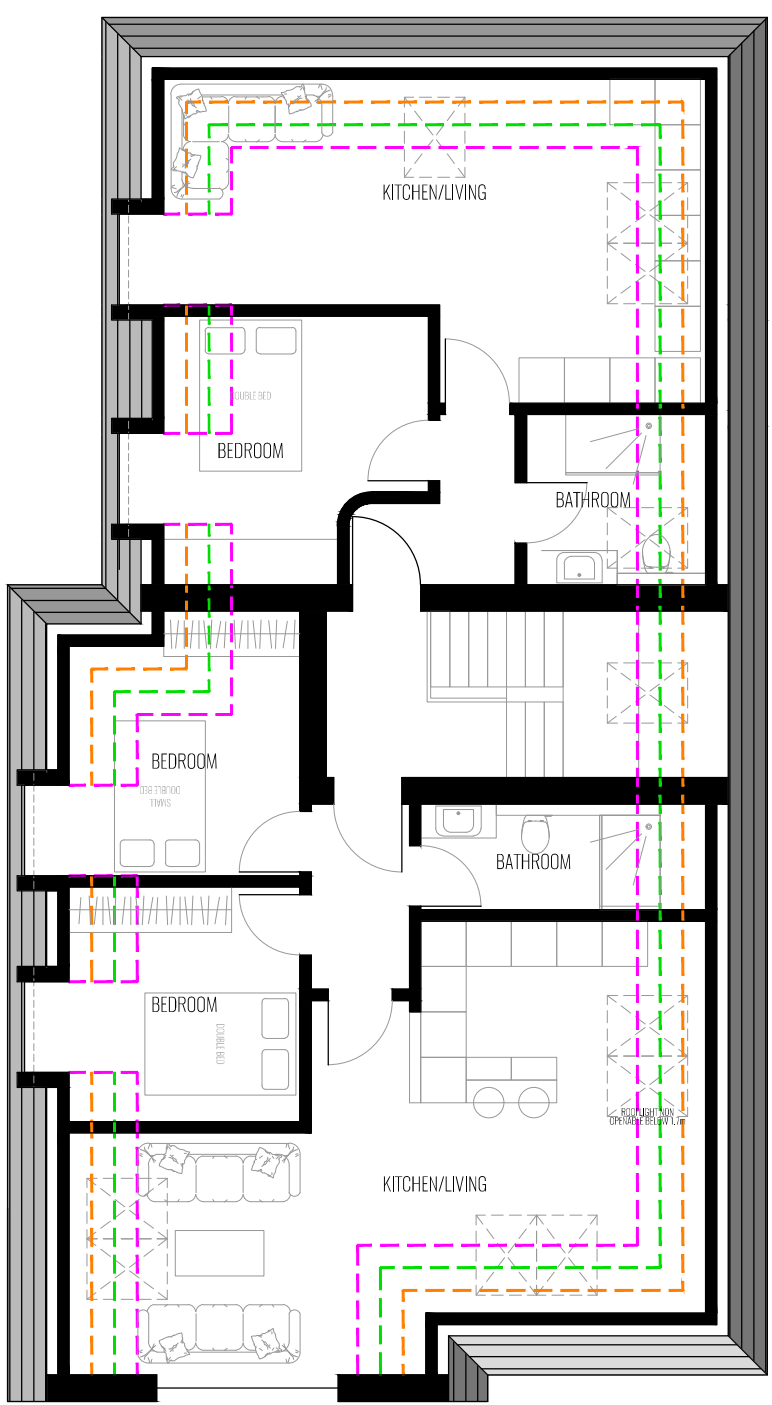
--- APPROX 2.1m HEAD HEIGHT
 --- APPROX 1.8m HEAD HEIGHT
 --- APPROX 1.5m HEAD HEIGHT



Ground Floor Plan | Proposed



First Floor Plan | Proposed



Loft Floor Plan | Proposed



North Elevation | Proposed

0m 1.0m 2.5m 5.0m



West Elevation | Proposed

0m 1.0m 2.5m 5.0m



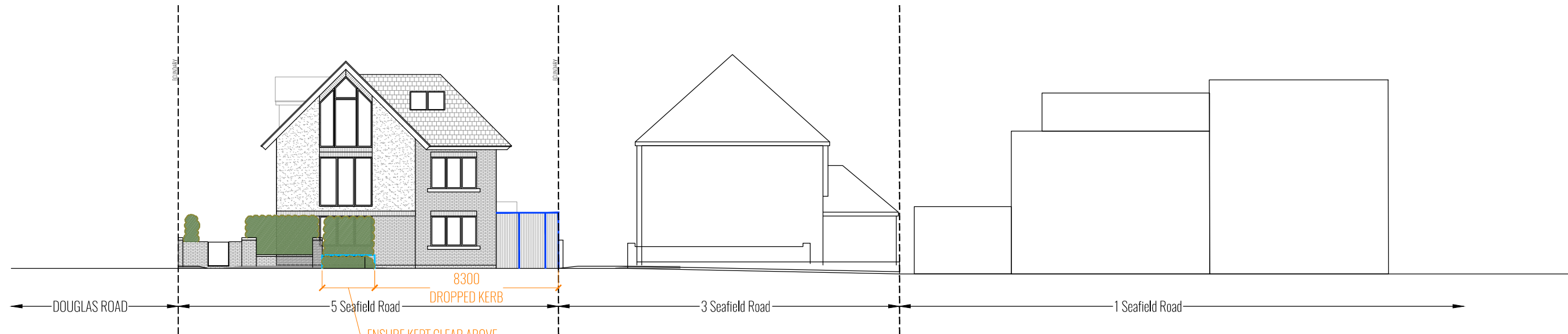
South Elevation | Proposed

0m 1.0m 2.5m 5.0m

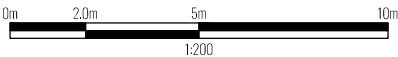


East Elevation | Proposed

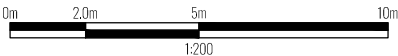
0m 1.0m 2.5m 5.0m



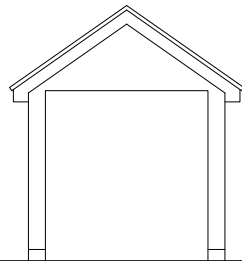
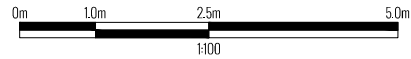
Seafield Road Street Scene | Proposed



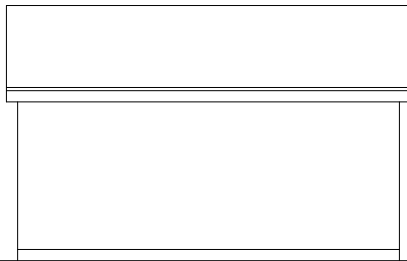
Douglas Road Street Scene | Proposed



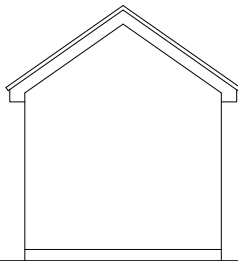
Garage Plans | Existing



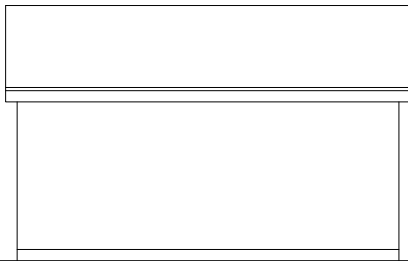
West Elevation



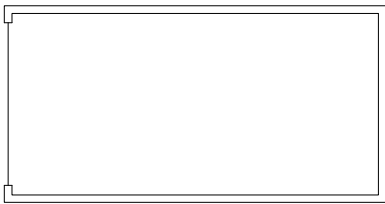
South Elevation



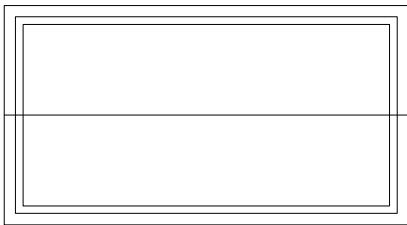
East Elevation



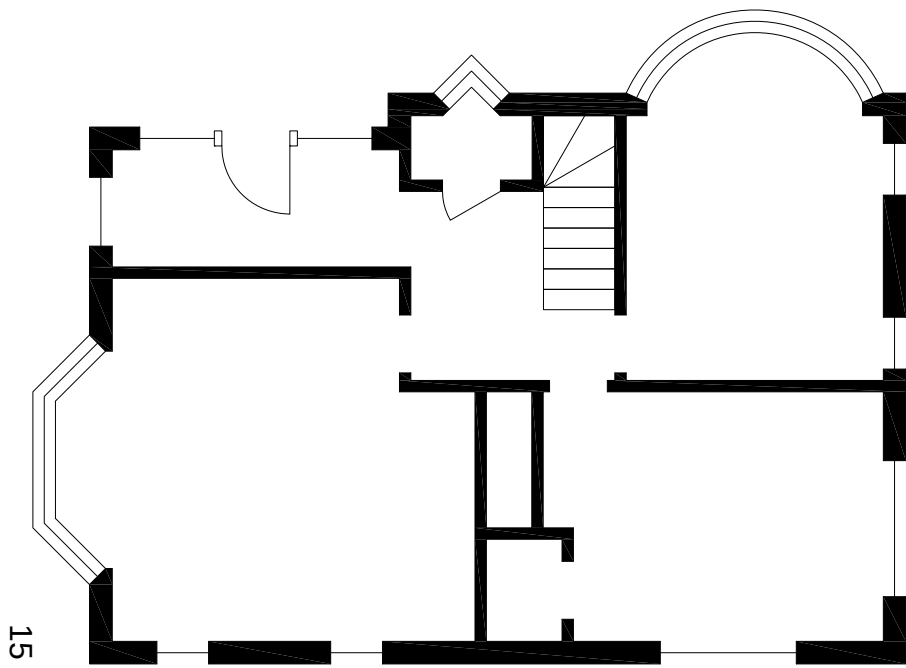
North Elevation



Garage Floor Plan

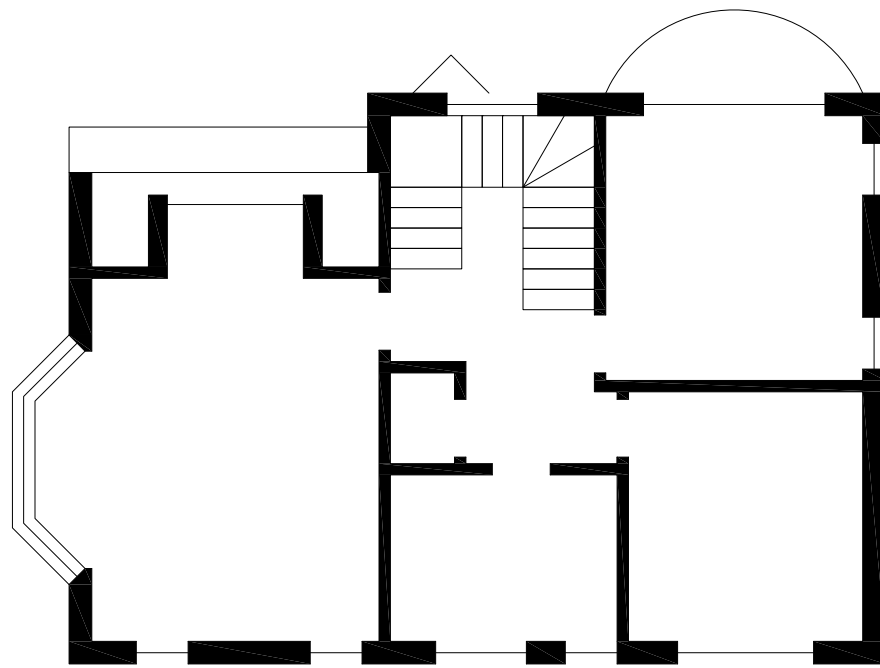


Garage Roof Plan

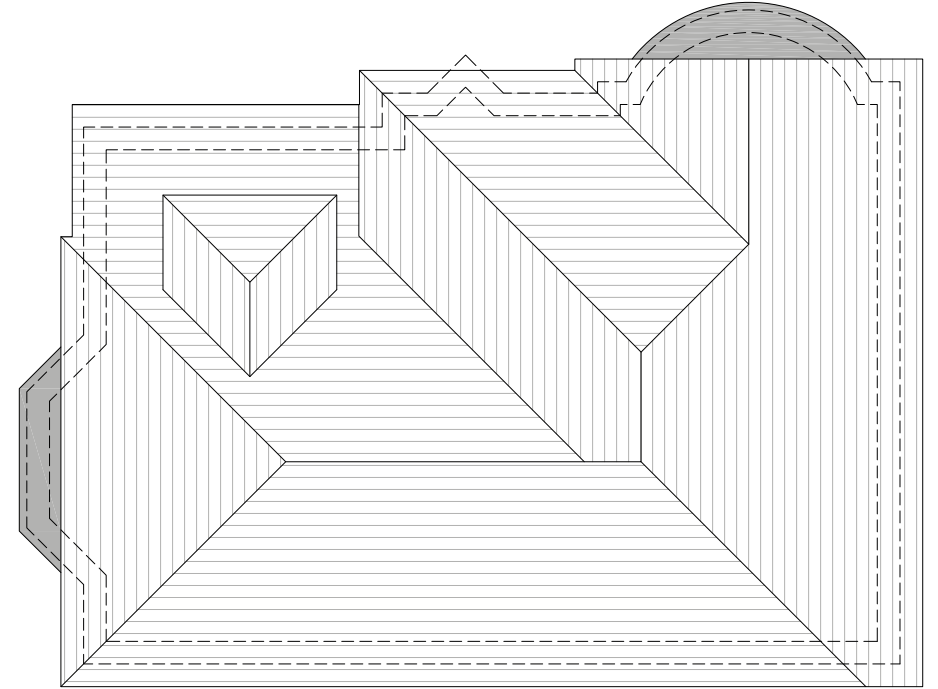
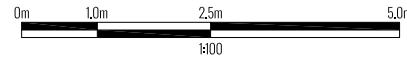


15

Ground Floor Plan | Existing



First Floor Plan | Existing

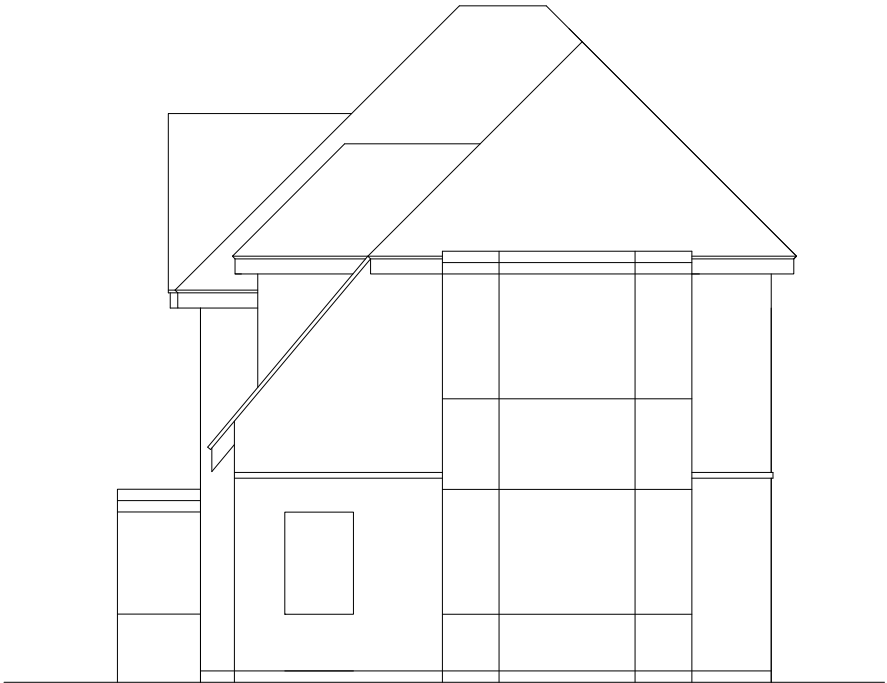
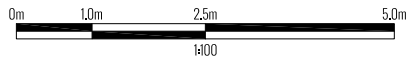


Roof Plan | Existing

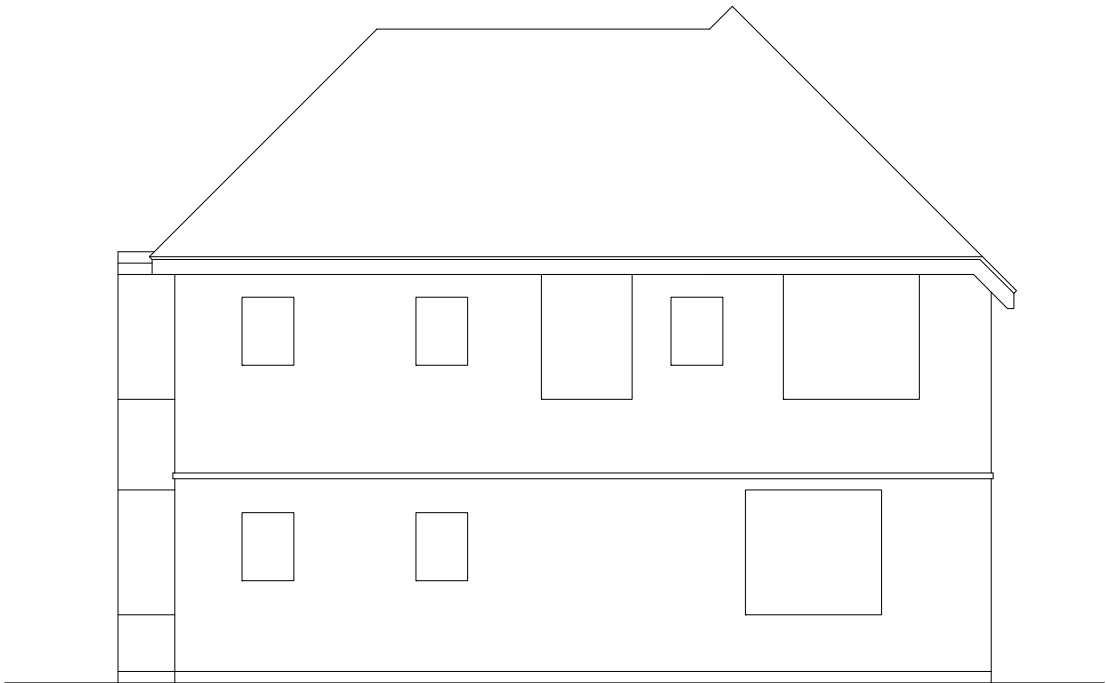
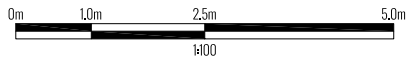




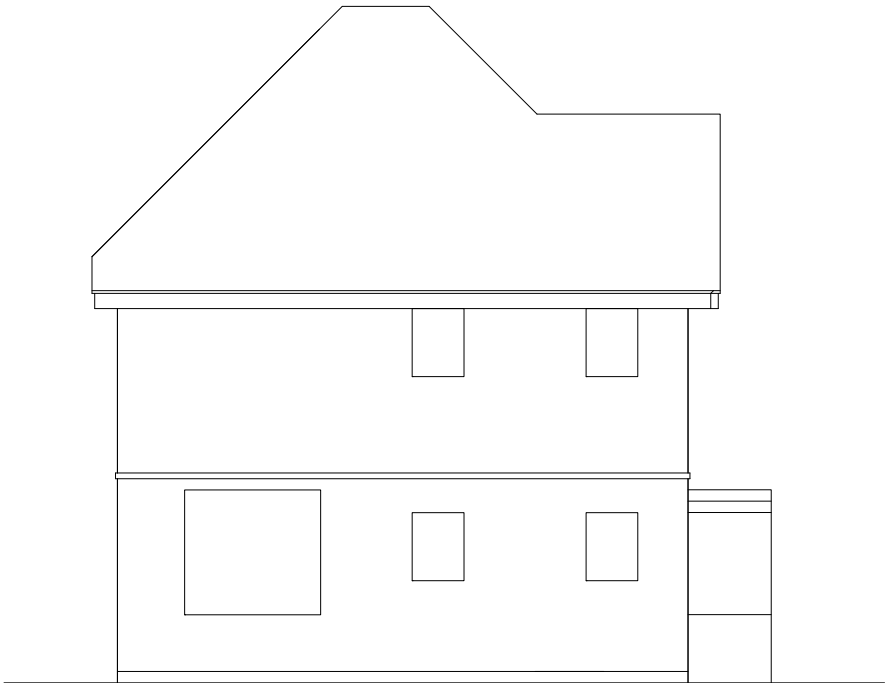
North Elevation | Existing



West Elevation | Existing



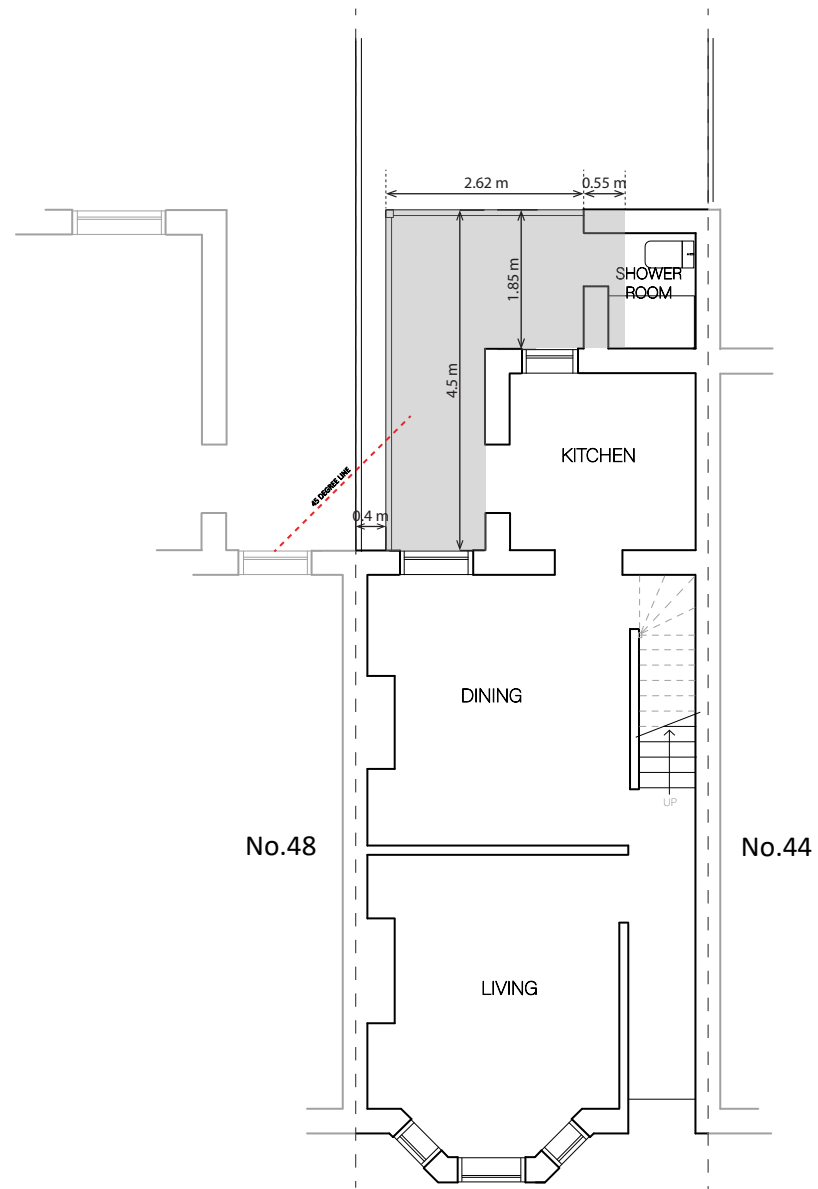
South Elevation | Existing



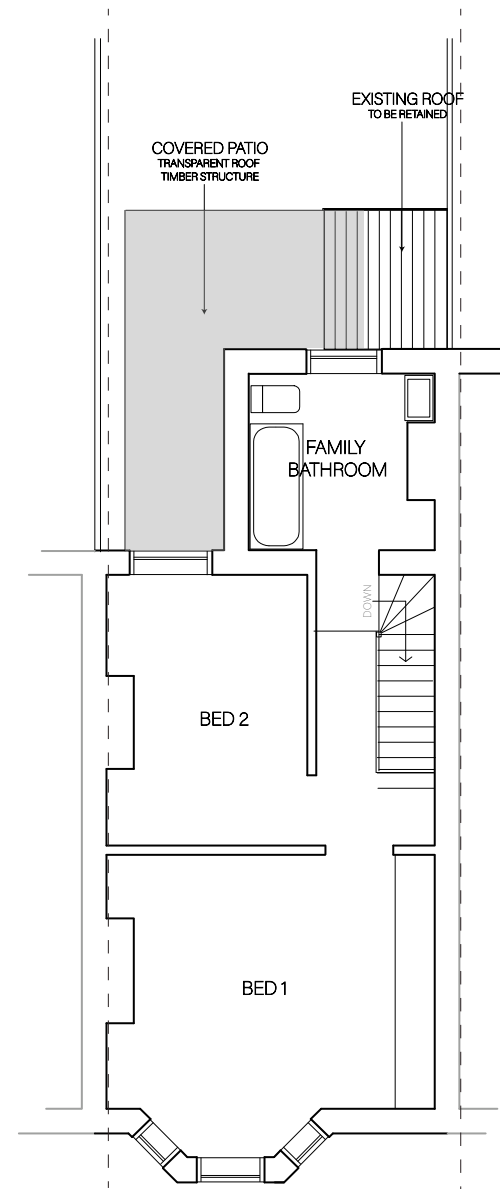
East Elevation | Existing



This page is intentionally left blank



GROUND FLOOR PLAN
AS PROPOSED



FIRST FLOOR PLAN
AS PROPOSED



SCALE 1:100 @ A3

This page is intentionally left blank