

Notice of Planning Committee

Date: Thursday, 30 January 2020 at 1.00 pm

Venue: HMS Phoebe, Town Hall, Bournemouth BH2 6DY



Membership:

Chairman:

Cllr S Bull

Vice Chairman:

Cllr S McCormack

Cllr S Bartlett

Cllr S Baron

Cllr M Davies

Cllr B Dunlop

Cllr P R A Hall

Cllr P Hilliard

Cllr T Johnson

Cllr D Kelsey

Cllr M Le Poidevin

Cllr D Mellor

Cllr T O'Neill

Cllr A M Stribley

Cllr T Trent

All Members of the Planning Committee are summoned to attend this meeting to consider the items of business set out on the agenda below.

The press and public are welcome to attend.

If you would like any further information on the items to be considered at the meeting please contact: Joseph Tyler - 01202 451107 or email joseph.tyler@bcpcouncil.gov.uk

Press enquiries should be directed to the Press Office: Tel: 01202 454668 or email press.office@bcpcouncil.gov.uk

This notice and all the papers mentioned within it are available at democracy.bcpCouncil.gov.uk

GRAHAM FARRANT
CHIEF EXECUTIVE

22 January 2020



Available online and
on the Mod.gov app



AGENDA

Items to be considered while the meeting is open to the public

1. **Apologies**

To receive any apologies for absence from Councillors.

2. **Substitute Members**

To receive information on any changes in the membership of the Committee.

Note – When a member of a Committee is unable to attend a meeting of a Committee or Sub-Committee, the relevant Political Group Leader (or their nominated representative) may, by notice to the Monitoring Officer (or their nominated representative) prior to the meeting, appoint a substitute member from within the same Political Group. The contact details on the front of this agenda should be used for notifications.

3. **Declarations of Interests**

Councillors are required to comply with the requirements of the Localism Act 2011 and the Council's Code of Conduct regarding Disclosable Pecuniary Interests.

Councillors are also required to disclose any other interests where a Councillor is a member of an external body or organisation where that membership involves a position of control or significant influence, including bodies to which the Council has made the appointment in line with the Council's Code of Conduct.

Declarations received will be reported at the meeting.

4. **Confirmation of Minutes**

To confirm and sign as a correct record the minutes of the Meeting held on 9 January 2020.

5 - 10

5. **Public Issues**

To receive any requests to speak on planning applications which the Planning Committee is considering at this meeting.

The deadline for the submission of requests to speak is 12 noon on Wednesday 29 January 2020. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information is contained in the Protocol for Public Speaking at Planning Committee which is available on the Council's website at the following address:

<https://democracy.bcpccouncil.gov.uk/documents/s2380/Protocol%20for%20Public%20Speaking%20at%20Planning%20Committee.pdf>

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated at **6a to 6c**, as updated by the agenda addendum sheet to be published on 29 January 2020.

The running order in which planning applications will be considered will be as listed on this agenda sheet. Timings shown are approximate and included as a guide only.

The Chairman retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so, but applications will not be considered earlier than the published time.

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. The submitted drawings can be viewed on the application file at the relevant local planning office or by using the relevant planning register for this meeting, online at:

<https://planning.christchurchandeastdorset.gov.uk/search.aspx?auth=1&AspxAutoDetectCookieSupport=1>

<https://www.bournemouth.gov.uk/planningbuilding/CurrentPlanningApplications/PlanningApplicationRegister.aspx>

<https://www.poole.gov.uk/planning-and-building-control/planning/planning-applications/find-a-planning-application/>

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case Officer at least 24 hours before the meeting to ensure that these can be made available.

Development Plans for the BCP Council area are available to view online at:

<https://www.bournemouth.gov.uk/planningbuilding/PlanningPolicy/Local-Plan-Documents/Local-Plan-Documents.aspx>

<https://www.poole.gov.uk/planning-and-building-control/planning-policy-and-guidance/>

<https://www.christchurch.gov.uk/planning-buildings-land/planning-policy/christchurch/christchurch-borough-council-local-plan.aspx>

The following applications 6a to 6c will be considered from 1.00pm.

<p>a) 24 Willow Way, Christchurch, BH23 1JJ (Christchurch Town Ward)</p> <p>8/19/1086/FUL</p> <p>Demolition of the existing building and construction of a replacement detached house and outbuilding.</p> <p>Recommendation: Grant, in accordance with the recommendation within the report.</p>	<p>11 - 28</p>
<p>b) 20 Upton Way, Poole , BH18 9LY (Broadstone Ward) APP/19/01373/F Sever land. Erect a block of 6 self-contained flats with surface car parking and vehicular access.</p> <p>Recommendation: Grant permission subject to the provisions of the completed S.106 Unilateral Undertaking and the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision</p>	<p>29 - 46</p>
<p>c) 41 Cliff Drive, Poole, BH13 7JE (Canford Cliffs) APP/19/01430/F Proposed roof extension to provide additional residential accommodation for Flat 6 & balcony/terrace creations for Flats 2, 4 & 6.</p> <p>Recommendation: Grant permission subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision.</p>	<p>47 - 56</p>

No other items of business can be considered unless the Chairman decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 09 January 2020 at 1.00 pm

Present:-

Cllr S Bull – Chairman

Cllr S McCormack – Vice-Chairman

Present: Cllr S Bartlett, Cllr S Baron, Cllr M Davies, Cllr B Dunlop,
Cllr P R A Hall, Cllr P Hilliard, Cllr T Johnson, Cllr M Le Poidevin,
Cllr D Mellor, Cllr T O'Neill, Cllr A M Stribley, Cllr T Trent and
Cllr M Greene

Also in attendance: Cllr N Brooks and Cllr G Farquhar

107. Apologies

Apologies were received from Cllr D Kelsey

108. Substitute Members

Cllr M Greene substituted for Cllr D Kelsey

109. Declarations of Interests

No declarations of disclosable pecuniary interest were made.

Cllr P Hall indicated that he had been lobbied on Agenda Item 6b, but this would not inhibit his ability to add to the debate or determine the application.

Cllr D Mellor, indicated that his business used the firm that had lobbied Cllr P Hall, although this would not inhibit his ability to add to the debate or determine the application.

110. Confirmation of Minutes

The minutes of the meeting held on 21 November 2019 were confirmed and signed as a correct record.

111. Public Issues

There were a number of requests to speak from members of the public, applicants and their representatives, and ward councillors, which were received when each application was considered.

112. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – C to these minutes in the Minute Book. Further to this the Committee received an update sheet in relation to the applications, a copy of which had been circulated and appears as Appendix D to these minutes in the Minute Book. The Committee considered the planning applications as set out in Minutes 113 to 115 below.

113. 193 Churchill Road, Poole BH12 2JD

This item was withdrawn from the Agenda by the Chairman in advance of the Committee and therefore was not discussed.

114. John Reid and Sons Ltd, Reid Steel StrucSteel House, 3 Reid Street, Christchurch BH23 2BT

(Portfield Ward – pre May 2019)

8/18/3532/OUT

Development considered:

Demolition of existing Industrial Building and residential development of up to 170 units (mix of 2 & 3 bed houses and 1 & 2 bed flats) with associated access and car parking.

Representations at meeting:

In Objection: Peter Fenning

In Support: Ken Parke

Ward Councillors: None Registered

RESOLVED that the Application be granted in accordance with the recommendation detailed within the report, as amended in the Addendum Sheet, and further amended by Officers at the meeting in the following terms:

“Grant outline permission with the following conditions **and Section 106 Heads of Terms**, which are subject to alteration/ addition by the Head of Planning Services provided any alteration/ addition does not go to the core of the decision and the completion of a Section 106 Agreement with the following terms.”

Amended Condition 6

There shall be no more than 11 dwellings with **vehicle** access directly off Fairmile Road

Reason: In the interests of highway safety

Voting:

For – 11

Against – 3 (**Cllr Hall requested that his vote against be recorded**)

Abstentions – 1

Note: A prior move to refuse the application was lost by 4 votes for and 11 votes against

The meeting adjourned at 14:50 and reconvened at 14:59

115. 88 Glenville Road, Walkford, Christchurch BH23 5PY

(Highcliffe and Walkford Ward)

8/19/1282/FUL

Development considered:

Demolition of the existing building and construction of a pair of semidetached units with gardens and parking.

Representations at meeting:

In Objection: John Purves

In Support: None Registered

Ward Councillors: Nigel Brooks

RESOLVED that the Application be granted in accordance with the recommendation detailed within the report as subject to the amendment of condition number 4 and Informative Note 3, plus an additional condition as detailed below:

Amendment Condition 4

Prior to commencement of development above the Damp Proof Course (DPC), full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include boundary treatments **(including details of a low-rise brick wall along the South East Glenville Road and Wyndham Road boundary)**, hard surfacing materials and planting specifications (species, position and numbers/ densities) which must include native species.

Reason: In the interests of visual amenity.

Amended Informative Note 3

Biodiversity enhancement measures must be considered as part of the development such as the addition of bat tiles and bird boxes within the building. **The Applicant is also advised that it is your responsibility and that of any contractor employed by you to ensure that no harm is**

caused to protected wildlife during the removal of the existing hedge along the east boundary. Such works may have a particular impact on bats (protected under European & UK law) and nesting birds (protected under UK law).

Additional Condition

All on-site working, including demolition and deliveries to and from the site, associated with the implementation of this planning permission shall only be carried out between the hours of 8 a.m. and 6 p.m. Monday - Friday, 8 a.m. and 1 p.m. Saturday and not at all on Sunday, Public and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties.

Voting:

For – 13

Against – 1 **(Cllr Hall requested that his vote against be recorded)**

Abstentions – 1

116. Dates of meetings

The dates were noted.

The Chairman explained that there was a need to review the venues of future meetings of the Planning Committee and asked the Committee members for their views. He stated that his favoured option, due to its location within the conurbation, was Bournemouth Town Hall, but was keen to listen to all input.

Discussion and comments included:

- Could agendas not be loaded based on rotation? It was confirmed by both Officers and the Chairman that would not be appropriate to do this due to the nature that applications came through the system and this would cause unnecessary delay to determining applications.
- Would it be possible to investigate a hybrid option based on rotation?
- Bournemouth is most central and therefore makes the most sense and could be consistent.
- Should be in the most appropriate place for the majority of the applications.
- Easiest and best option for committees to be in Bournemouth.
- The Committee should be flexible and make best use of the three venues available.

The Chairman thanked Members for their input and proposed that future meetings of the Planning Committee be held in Bournemouth as previously proposed by Cllr D Mellor and seconded by Cllr T O'Neill.

RESOLVED that all future meetings of the Planning Committee be held at Bournemouth Town Hall until further notice.

Voting:

For – 13

Against – 1

Abstention - 1

117. Planning Appeal Update

The Chairman agreed that this item was of sufficient urgency to be discussed by the Committee because it related to the first appeal of a decision made by the Planning Committee.

The Development Management Manager highlighted that an appeal decision had been received which related to a Planning Committee decision, one of the first that it had made, on 20 Grove Road, Christchurch. He summarised the original proposals and the concerns that the committee had when determining the application. He further explained that the inspector had concluded that the building would be in keeping with the character of the area, there would be no harmful overlooking, the separation distances would not be inappropriate and had no concerns over the small loss of parking. He stated that the appeal was instead dismissed on a technicality, and this was a useful opportunity to reflect on decisions being taken.

118. Planning Site Visit Protocol

The Chairman agreed that this item was of sufficient urgency to be discussed by the Committee because it was a process related matter.

Cllr A Stribley had sought permission to raise this point because she took issue with Para 25 of the document in restricting votes if a formal site visit has not taken place. She acknowledged that this had been the case in the past, but there was not necessarily a need for this to continue.

The Senior Planning Solicitor explained that the discussion had taken place at the May Committee and the majority of Members had voted for its inclusion at the time.

The meeting adjourned at 14:50 and reconvened at 14:59
The meeting ended at 4.03 pm

CHAIRMAN

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PLANNING COMMITTEE

Application Address	24 Willow Way Christchurch Dorset BH23 1JJ
Proposal	Demolition of the existing building and construction of a replacement detached house and outbuilding
Application Number	8/19/1086/FUL
Applicant	Mr & Mrs Wills
Agent	Mr Matt Holmes
Date Application Valid	12 August 2019
Decision Due Date	7 October 2019
Extension of Time Date (if applicable)	
Ward	Christchurch Town
Report status	Public
Meeting date	30/01/2020
Recommendation	Grant, in accordance with the recommendation within the report
Reason for Referral to Planning Committee	This application is brought to Committee at the request of; <ul style="list-style-type: none"> • Councillor P Hall, in the wider public interest.
Case Officer	Kim Bowditch

Description of Development

1. Planning consent is sought for the demolition of the existing building and the construction of a replacement detached house and outbuilding.
2. The submitted plans show a building of contemporary design, extending over three floors and sited between the existing, neighbouring dwellings; No. 25 Willow Way and No. 22 Watermead. An outbuilding to the north is also proposed within the curtilage of the proposed dwelling. This would be a single storey, flat roofed

building, which would be sited towards the highway frontage of the site, accommodating a garage, study and gym.

3. The property would be served by highway access from Willow Way and access to the parking spaces located to the front of the dwelling would be facilitated by the use of a turntable.

Planning Policies

4. The following policies are of particular relevance in this case:

KS1	Presumption in Favour of Sustainable Development
KS2	Settlement Hierarchy
KS3	Green Belt
KS4	Housing Provision in Christchurch and East Dorset
H12	Residential Infill
HE2	Design of New Development
ME6	Flood Mitigation and Management

Supplementary Planning Documents:

5. Christchurch Borough-wide Character Assessment (2003)

The National Planning Policy Framework (2019)

6. Paragraph 11 sets out the presumption in favour of sustainable development.

Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF. The relevant sections are;

Section 2 Achieving sustainable development

Section 5 Delivering a sufficient supply of homes

Section 11 Making effective use of land

Section 12 Achieving well-designed places

Section 15 Conserving and enhancing the natural environment

Section 16 Conserving and enhancing the historic environment

Relevant Planning Applications and Appeals

Application No.	Description	Decision
8/18/1734/FUL	Demolition of the existing building and construction of a replacement detached house, garage and games room	Withdrawn
8/88/0303/F	Erection of two storey dwellinghouse with integral garage (existing mobile home and garage to be removed)	Refused 08/06/1988
8/87/0528/F	Erection of two storey holiday dwelling with integral garage	Refused 24/11/1987

	(existing mobile home and garage to be removed)	
8/87/0428/P	Erection of 1 holiday dwellinghouse and 1 holiday bungalow with integral garages (existing mobile home and garage to be removed)	Granted 08/10/1987
8/86/0723/P	Erection of three detached dwellings with integral garages (2 houses and 1 bungalow)	Refused 16/12/1986
8/86/0556/F	Construction of a slipway	Granted 12/12/1986

Representations

7. A site notice was displayed in the vicinity of the site on the 28th August 2019 and neighbouring property owners notified of the proposals by way of a letter dated the 23rd August.

Three letters of objection have been received, opposing the application on grounds of;

- Overdevelopment
- Inappropriate built form
- Proximity of built form to site boundaries
- Cramped relationship of built form
- Height of the proposed dwelling
- Loss of privacy
- Impact on neighbouring amenities

Two letters of support have been received expressing the view that the design form of the proposed building represents an improvement to that previously proposed.

Consultations

- The Environment Agency – identify that, although the site is located within an area at high risk of flooding the proposals represent a ‘one for one replacement’ of residential properties and therefore raise no objection subject to the imposition of conditions securing flood mitigation measures
- Natural England – raise no objection to the application.

Constraints

- Flood Zone 2
- Flood Zone 3
- Green Belt (adjacent)
- Heathland 5km Consultation Area

- Special Protection Area (adjacent)
- Airport Safeguarding
- Wessex Water Sewer Flooding
- Coastal Area (Open Spaces)
- Contaminated Land - Medium Risk - 21.59m

Planning Assessment

Site and Surroundings

8. The application site lies within an established residential area, located to the west of the town centre and characterised by a mix of dwellings in terms of the age and design of properties.
9. The site in question has frontage to both the highway (Willow Way) and to the riverside and is currently in a derelict state following what appears to be the partial demolition of the single storey, chalet style dwelling which had occupied the site for a considerable number of years.
10. To the west of the site lies Watermead, a development of dwellings formed around an almost circular access road and comprising dwellings of relatively uniform design, to the east lie two and three storey units of individual design and to the north an open area of school playing fields. The site is visible from the open space to the south, on the opposite river bank.

Principle of Development

11. The site lies within Flood Zones 2 and 3, as defined by the Christchurch Flood Risk Assessment, wherein new residential development would normally be resisted, in accordance with the guidance contained in the National Planning Policy Framework (NPPF) that development should be directed towards land at lesser risk of flooding (Zone 1).
12. The site has been in residential use for a considerable period of time, placing it within the definition of 'previously developed' or 'brownfield' land which can appropriately be developed.
13. The established use, coupled with the fact that the application proposes a one-for-one replacement of dwellings (no increase in the number of units on site), places the development outside the considerations of the NPPF in terms of development within Flood Zones 2 & 3. The principle of developing the site in the manner proposed is, therefore, acceptable.

Impact on Character and Appearance

14. The application proposes the development of the site with a three storey dwelling of contemporary design, essentially comprising three rectangular elements of built form, decreasing in length at each floor level above. The submitted plans show the changes in dimensions to be reflected by changing materials, the ground floor

being stone clad, the first floor painted render and the second floor timber and aluminium clad. Substantial areas of glazing to front and rear elevations would be balanced by minimal fenestration to the flank elevations.

15. The proposed outbuilding, which would comprise a garage and ancillary facilities is shown to be a single storey, flat roofed structure of brick construction, with a conventional garage door to the highway frontage and glazing to the east and south (inward facing) elevations.
16. As mentioned elsewhere in this report, the locality is one of mixed development which has undergone significant change in recent years. Former holiday units, which were retained as such by way of conditions attached to planning permissions have gradually been replaced with buildings of more permanent construction and contemporary design forms have been introduced into the street and river scenes and there is a variety of designs and materials apparent in the vicinity.
17. In terms of the wider street scene, to the east and west of the site, the developments at Watermead and Riverside Park are more consistent in their design and materials and the hotel premises to the east of the application site exceeds the height of anything in the locality. Overall, the development at the eastern extent of Willow Way offers a domestic and lesser scale than that at the western end, a visual distinction that is evident from the opposite river bank.
18. In terms of site layout, the proposals would follow the pattern of development established in this part of Willow Way, a primary dwelling to the river frontage and ancillary building to the north adjoining the highway. The footprint of the proposed dwelling would reflect that of the neighbouring property to the east, whilst the single storey outbuilding, although of greater length than the neighbouring two storey building, would be appropriate in terms of the street scene.
19. The proposed development significantly exceeds the height of the property which previously occupied the site, reaching a similar height to that of the building to the east, which has been extended in recent years. The property to the west is within the Watermead development and, in common with the other waterfront properties within this development, is single storey and set against the two storey units within Watermead, which turn their backs to, but have a street presence within, Willow Way.
20. The street scenes submitted as part of the planning application demonstrate that, although the proposed built form would exceed the height of the adjacent property to the east (22 Willow Way), the 2-storey dwelling immediately to the north (No.17) would create a visual balance in terms of views across the river. Similarly, the siting of the single storey outbuilding coupled with the slight fall in land levels towards the river, would serve to offer a form of mitigation in terms of views into the site from Willow Way.
21. Whilst the proposed dwelling would present long flank elevations, as previously noted, these are consistent with adjoining properties, reflecting the comparatively narrow but lengthy plots. The building would not exceed the profiles of the building

to the east and the graduated approach to the three elements of built form would offer further mitigation in terms of the visual impact on views from the river frontage. From within Watermead the building would be partially screened by established development with the ground floor of the structure being the most visible element in terms of wider views.

22. Policy HE2 of the Development Plan requires that development is appropriate to its setting and compatible with established dwellings in terms of design. Willow Way's character is of mixed and individual design forms, particularly in terms of those dwelling constructed on the water's edge. The proposed development would offer a contemporary design form, utilising a distinctive palette of materials, the overall visual impact of which would be appropriate to both the site and locality.

Impact on Residential Amenities

23. The locality is one of close urban grain, wherein there are significant levels of mutual overlooking, a situation largely derived from the previous use of properties as holiday accommodation where general standards were relaxed as the units were unlikely to occupied year round.
24. The views expressed by local residents with regards to the potential for overlooking of private spaces have resulted in amendments to the design of the proposed dwelling, to provide privacy screens to balcony areas. Screens of this form are a common feature of buildings in Willow Way and it is considered that such provision would provide a suitable design solution to the issue raised with regards loss of privacy. Windows to the flank elevations at 1st & 2nd floor serve non-habitable spaces (landings, en-suites) and are shown to be obscure glazed. This would further mitigate any perceived loss of amenity in terms of overlooking.
25. The depth of the proposed building would not exceed that of the adjacent properties and this together with the graduated depth of individual elements of the proposed building would reduce the impact of the development on neighbour's living conditions.
26. It is evident that the proposed dwelling would be a readily visible element of the outlook from those properties within Watermead which adjoin the west boundary of the site. It is noted that No. 16 & 17 Willow Way have 1st floor windows in their east elevations overlooking the site. As set out above, the existing properties do not have typical suburban relationships. These neighbours would look over the driveway and proposed outbuilding. The proximity of the proposed building to the site boundaries offers a similar relationship to other development in the locality and the set-in at first and second floor, incorporated in the design, provides a degree of mitigation in terms of visual dominance.
27. Whilst it is undoubtedly the case that the development would be readily visible to some residents within the development at Watermead, the test is whether there would be a harmful impact which significantly and demonstrably outweighs the benefits of the scheme. There is considered to be minor- to moderate impacts on the adjoining properties but the proposed design and layout is not considered to

result in significant harm. It is acknowledged that the proposals represent a substantial change to the existing situation within the site but, taking into consideration the character of the locality, the pre-existing levels of mutual overlooking and the pattern of development in the locality, the impact is not so significant as to merit refusal of the application.

Highway Safety

28. The proposals will provide a garage space within the outbuilding as well as a driveway and surface spaces for two vehicles. As a one-for-one replacement, it would not be expected that the development would result in a significant increase in traffic movements to the site. The parking provision is considered to be acceptable and complies with the adopted Bournemouth, Poole & Dorset Residential Car Parking Study (2011) guidelines. The impacts on highways safety are considered to be acceptable.

Planning Balance

29. The provision of a single dwelling on this currently derelict site meets the requirements of the NPPF in terms of the use of previously developed land within the urban area.

30. Whilst the site lies within an area at high risk of flooding, the proposals represent the replacement of a single dwelling of substandard construction with a property which, in terms of its design, would provide a residence which would offer appropriate flood resilience measures. The scheme has been designed to have acceptable impacts on the living conditions of neighbouring properties and the character of the area and the benefits of the replacement of this property with a modern dwelling are considered to demonstrably outweigh any impacts of the proposals.

RECOMMENDATION

GRANT permission with the following conditions, which are subject to alteration/addition by the head of planning services provided any alteration/addition does not go to the core of the decision;

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
XC.19.088.101 Proposed Floor Plans 2
XC.19.088.200 Outbuilding - Plans And Elevations
XC.19.088.001 Block And Location Plan
XC.19.088.100 A Proposed Floor Plans 1
XC-19-008-002 B Site Layout

XC-19-008-201 B Proposed Elevations

XC-19-088-200 B Proposed Elevations

XC-19-088-302 B Site Sections.pdf

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

3. The development hereby permitted shall be constructed entirely of the materials details of which are specified by the application forms and elevation plans unless otherwise agreed in writing by the Local Planning Authority.

Reason: This is required to ensure the satisfactory visual relationship of the new development to the existing.

4. The finished floor levels in the dwelling shall be set no lower than 2.5m AOD.

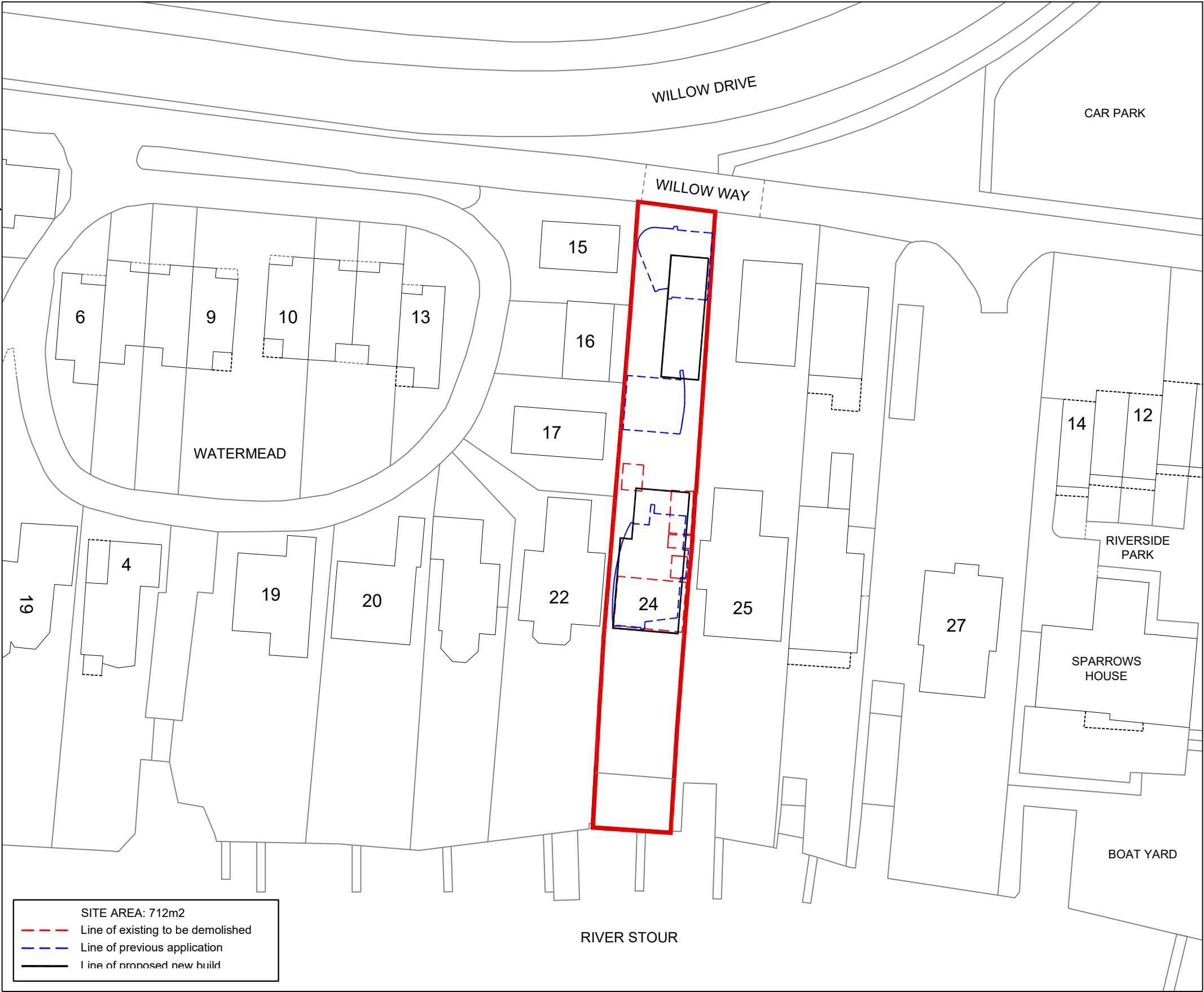
Reason: To reduce the risk of flooding to the proposed development and future occupants.

5. Both in the first instance and upon all subsequent occasions the approved outbuilding shall be used solely for purposes incidental to the enjoyment of the dwellinghouse to which it is shown to be related by the terms of the application and the deposited plans. Further, and notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking or re-enacting that Order) the outbuilding shall be retained for this purpose and shall not be converted to any other domestic accommodation without express planning permission first being obtained.

Reason: The building is inappropriate for use other than as an incidental outbuilding by reason of its relationship to the parent premises, the neighbourhood in which it is situated and the need to retain parking provision in accordance with the Council policy.

Informatives:

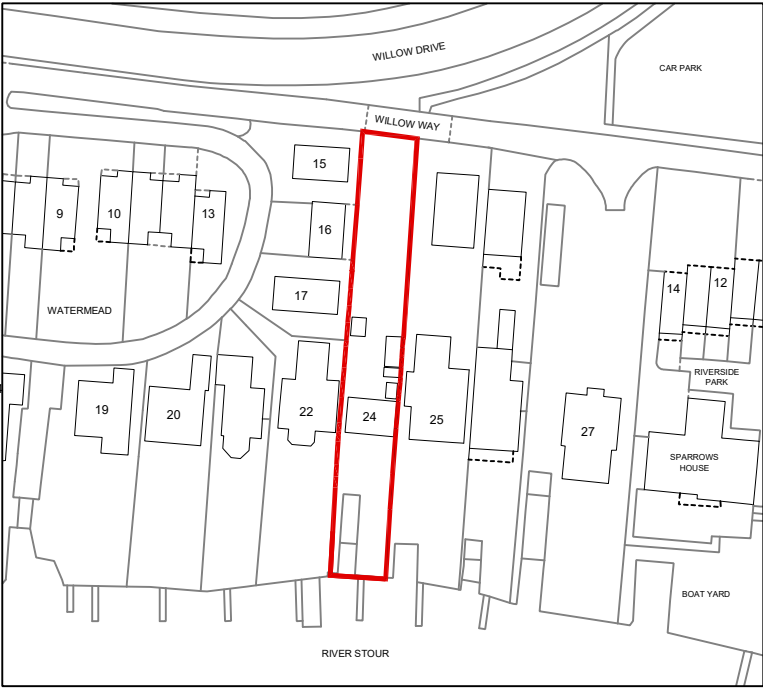
Background Papers



Block Plan 1:500
Ordnance Survey, (c) Crown
Copyright 2016. All rights reserved.
Licence number 100022432



BLOCK AND LOCATION PLAN - 1:500/1:1250



Location Plan 1:1250
Ordnance Survey, (c) Crown
Copyright 2016. All rights reserved.
Licence number 100022432



- REVISIONS
- NOTES:**
1. The contents of the drawing are copyright.
 2. Scaled drawing for Planning purposes only.
 3. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
 4. Lower ground construction/retaining structure to be structural engineers design.
 5. Electrical layouts to be agreed with client & added to drawing
 6. Drawings to be read in conjunction with specification.

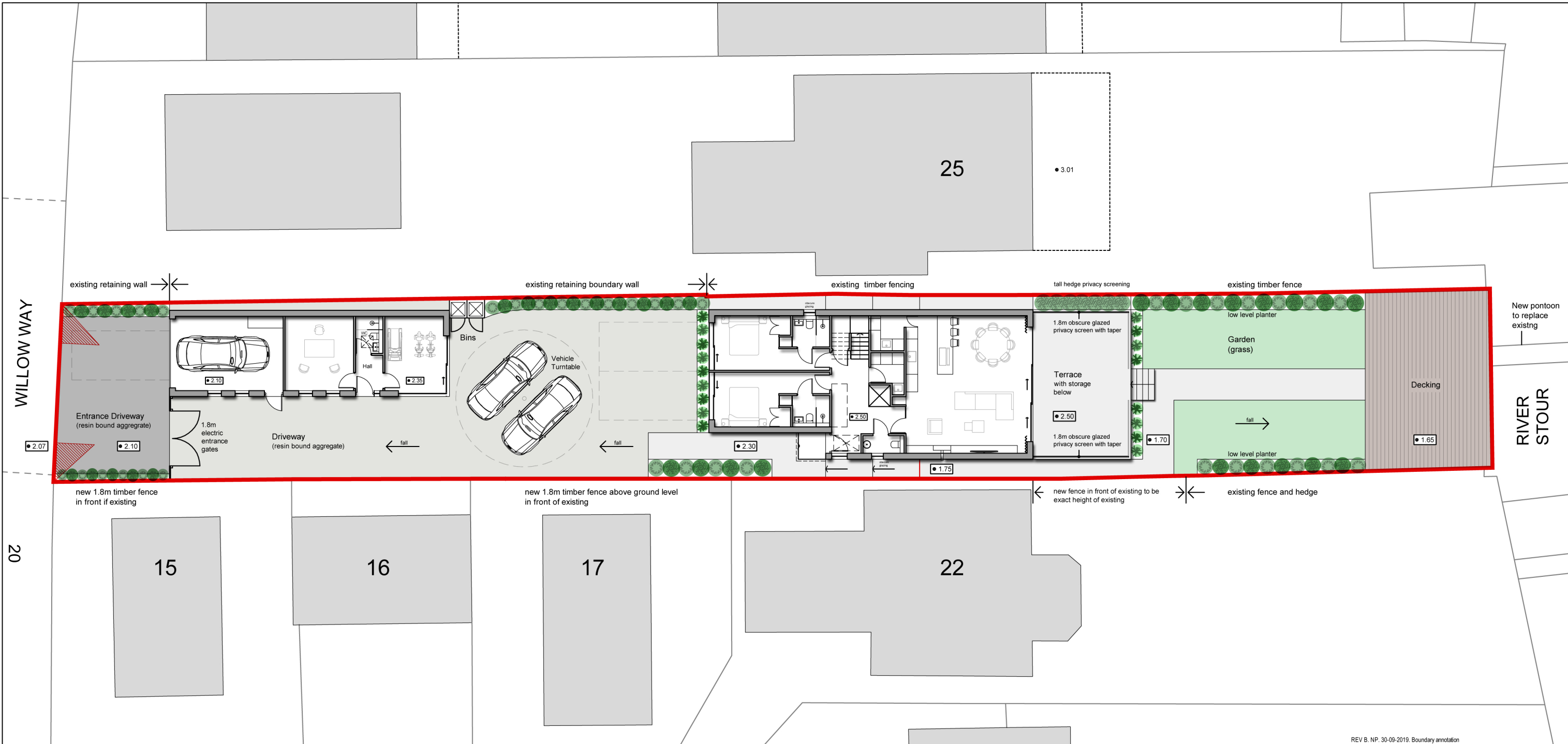
P L A N N I N G
Cullen Homes

24 Willow Way.
Christchurch. BH23 1JJ

BLOCK AND LOCATION PLAN		
Scale @ A3: 1:500/ 1:1250	Surveyed by: --	
Date: APRIL 2019	Drawn by: HP	
Drawing No: XC.19.088.001		Revisions: *

ARCHITECTURAL DESIGN - PLANNING





SITE AREA: 712m2 (7664sq.ft)

REV B, NP, 30-09-2019, Boundary annotation
REV A, NP, 07-08-2019, Additional privacy screening
REVISIONS

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6. Drawings to be read in conjunction with specification.

P L A N N I N G

Cullen Homes

24 Willow Way,
Christchurch, BH23 1JJ

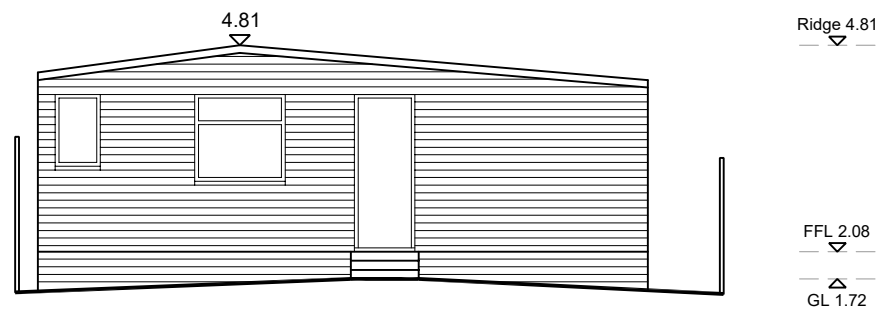
SITE LAYOUT

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Date: MAY 2019	Drawn by: NP	
Drawing No: XC.19.088.002		Revised: B

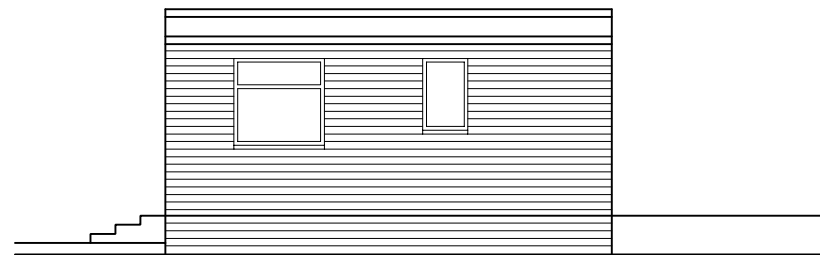
ARCHITECTURAL DESIGN - PLANNING



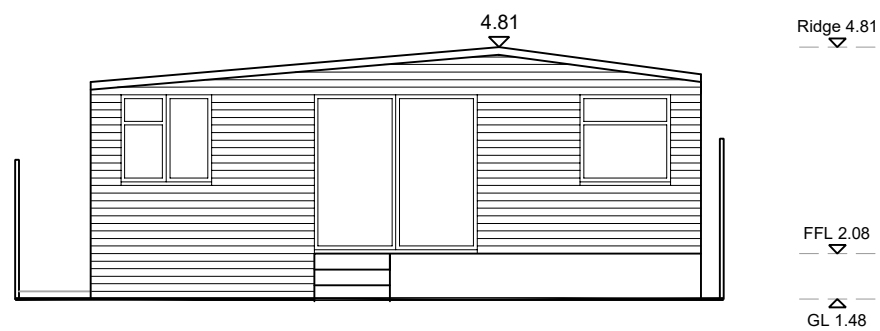
SITE LAYOUT - 1:200



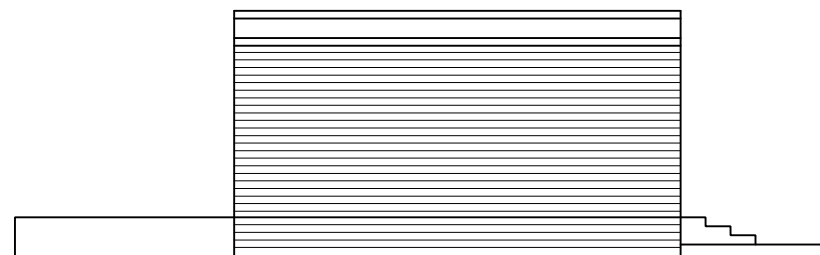
Side (North) Elevation



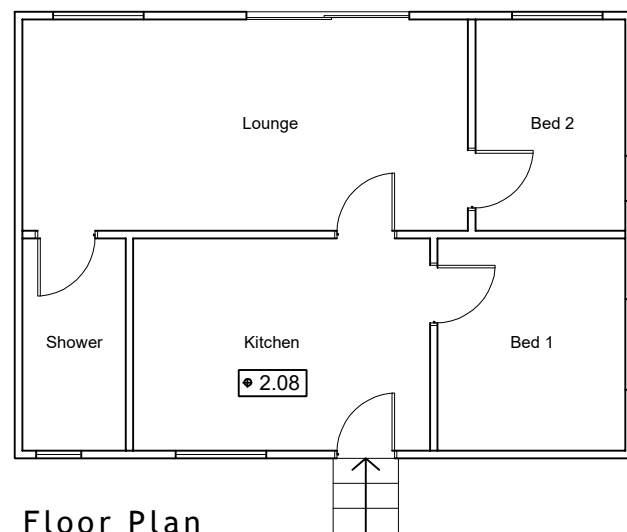
Front (West) Elevation



Side (South) Elevation



Rear (East) Elevation



Floor Plan



EXISTING - PLANS AND ELEVATIONS @1:100

GIFA: 45m2 (484sq.ft)

REVISIONS

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Cullen Homes

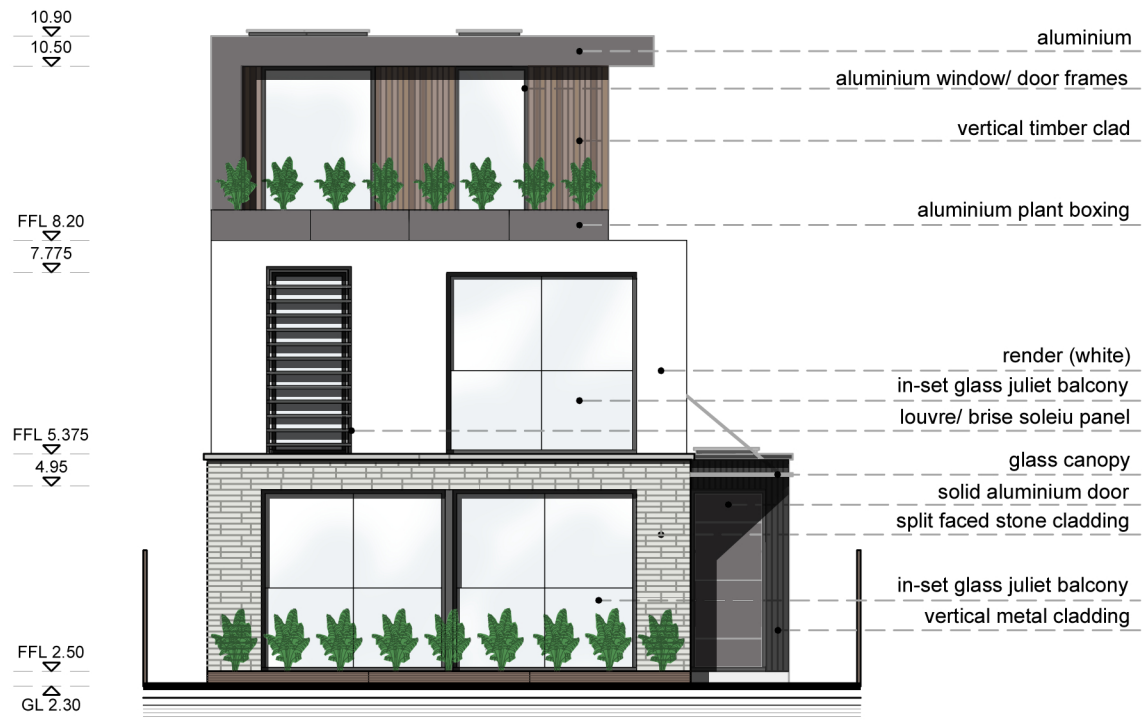
24 Willow Way.
Christchurch, BH23 1JJ

EXISTING - PLANS AND ELEVATIONS

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Date: MAY 2019	Drawn by: HP	
Drawing No: XC.19.088.005		Revisions: *

ARCHITECTURAL DESIGN - PLANNING





Front (North) Elevation



Side (West) Elevation

aluminium cladding - grey

vertical timber cladding

aluminium plant box - grey

render - white

juliet balconies - frameless glass

vertical metal cladding - black

louvre/ brise soleil panels

split-faced stone cladding




PROPOSED ELEVATIONS 1 @1:100

REV B. NP. 30-09-2019. Privacy screening to terrace
REV A. NP. 07-08-2019. Additional privacy screening
REVISIONS

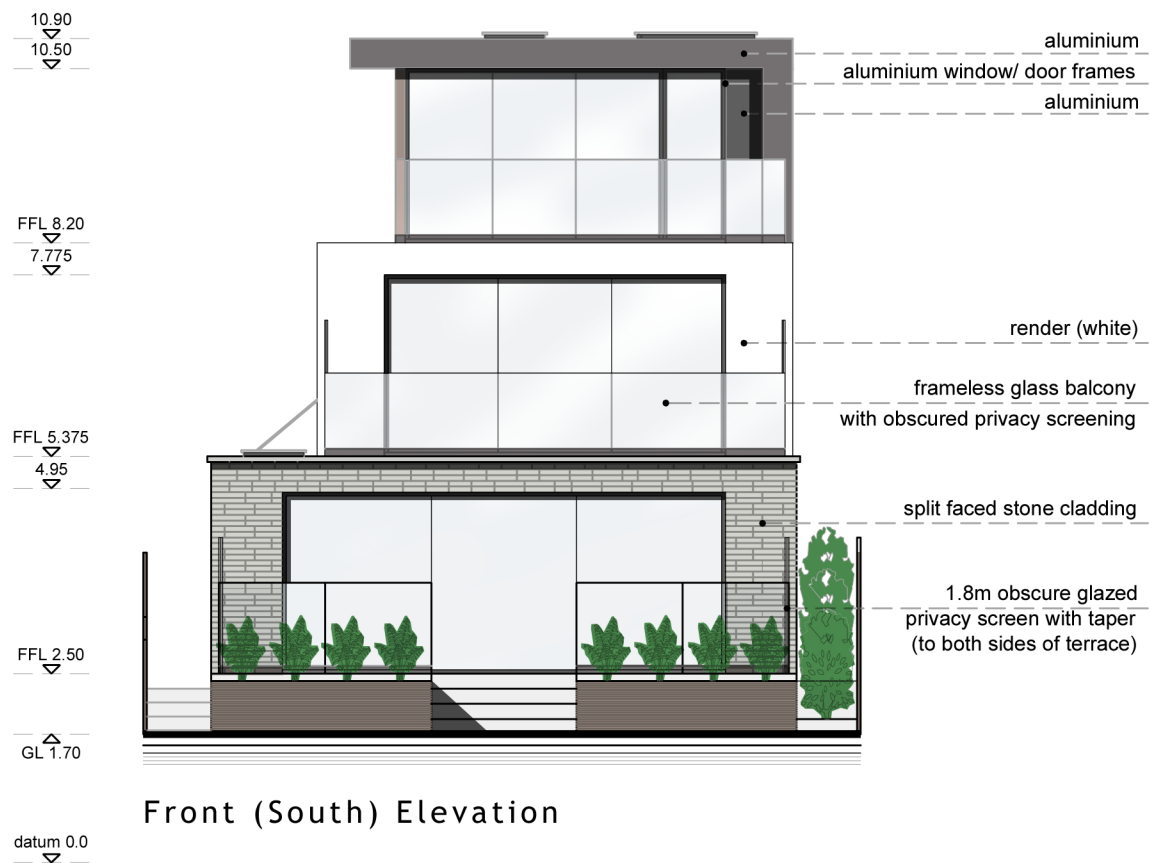
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P L A N N I N G
Cullen Homes

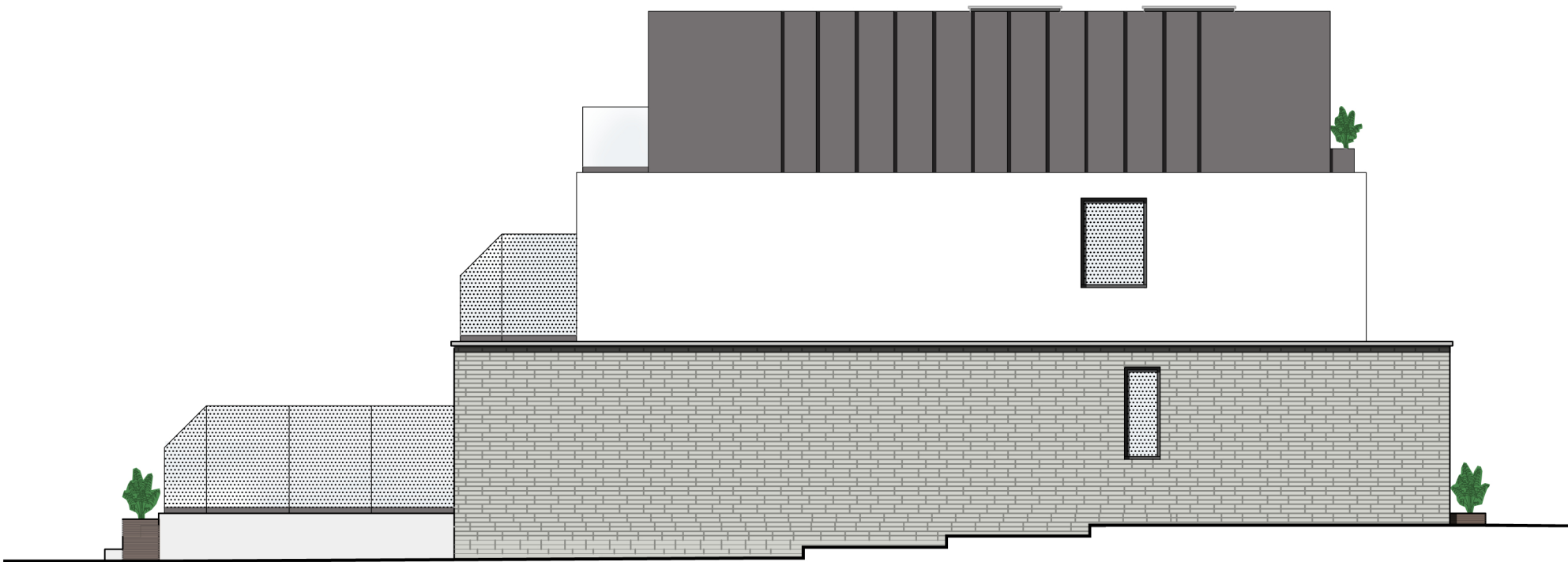
24 Willow Way.
Christchurch. BH23 1JJ

PROPOSED ELEVATIONS 1		
Scale @ A3: 1:100	Surveyed by : --	
Date : MAY 2019	Drawn by : NP	
Drawing No: XC.19.088.200		Revision: B





Front (South) Elevation



Side (East) Elevation

aluminium cladding - grey



vertical timber cladding



aluminium plant box - grey



render - white



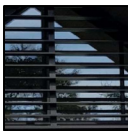
juliet balconies - frameless glass



vertical metal cladding - black



louvre/ brise soleil panels



split-faced stone cladding



REV B. NP. 30-09-2019. Privacy screening to terrace
REV A. NP. 07-08-2019. Additional privacy screening
REVISIONS

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P L A N N I N G

Cullen Homes

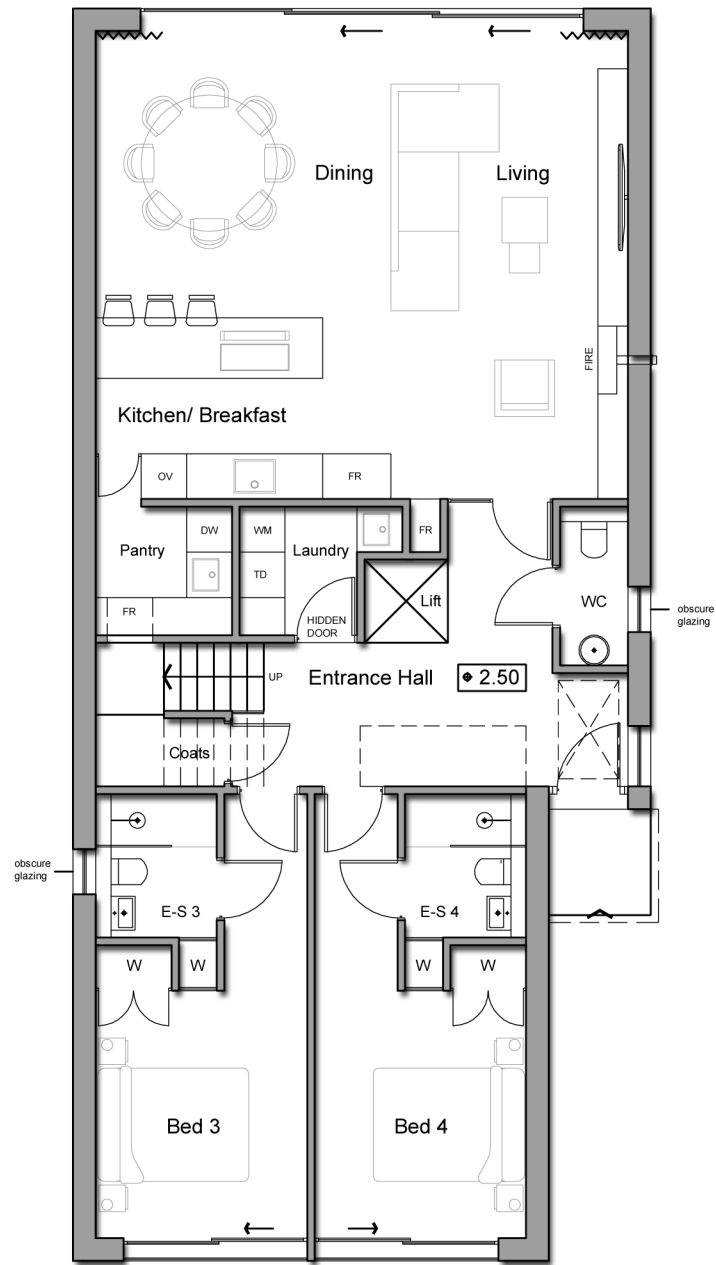
24 Willow Way.
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PROPOSED ELEVATIONS 2

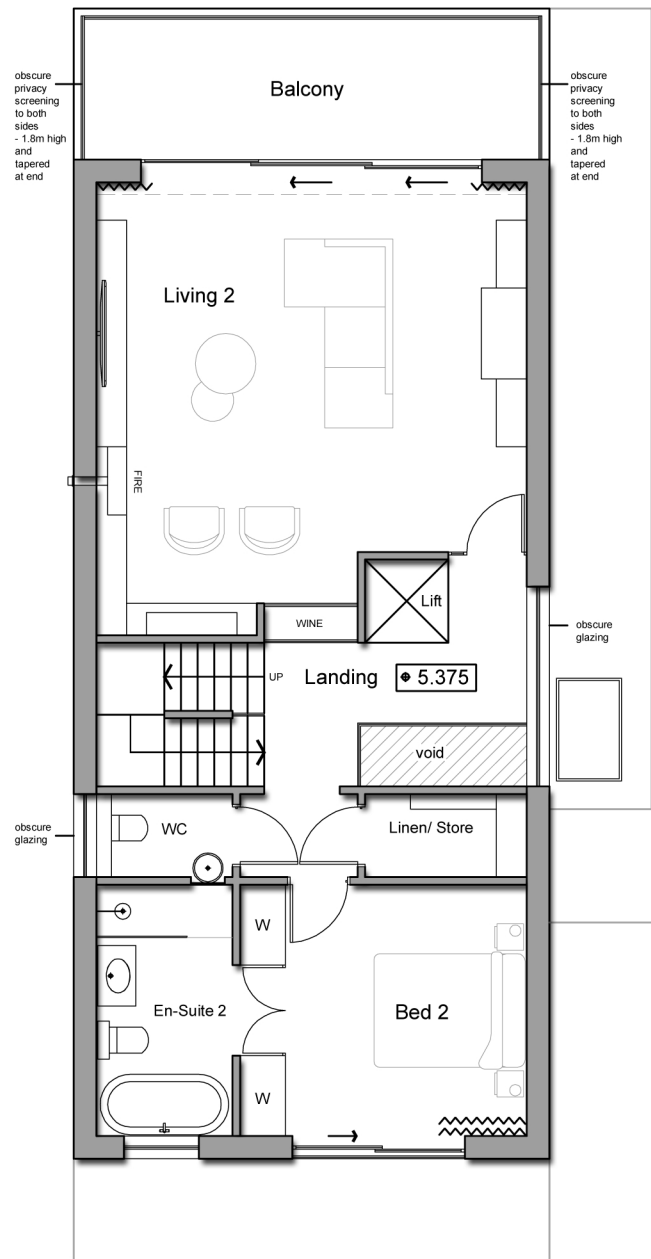
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Date: MAY 2019	Drawn by: NP	
Drawing No: XC.19.088.201		Revisions: B

ARCHITECTURAL DESIGN - PLANNING





Ground Floor Plan



First Floor Plan

GIFA: 224m2 (2411sq.ft)

REV A. NP. 07-08-2019. Additional privacy screening
REVISIONS

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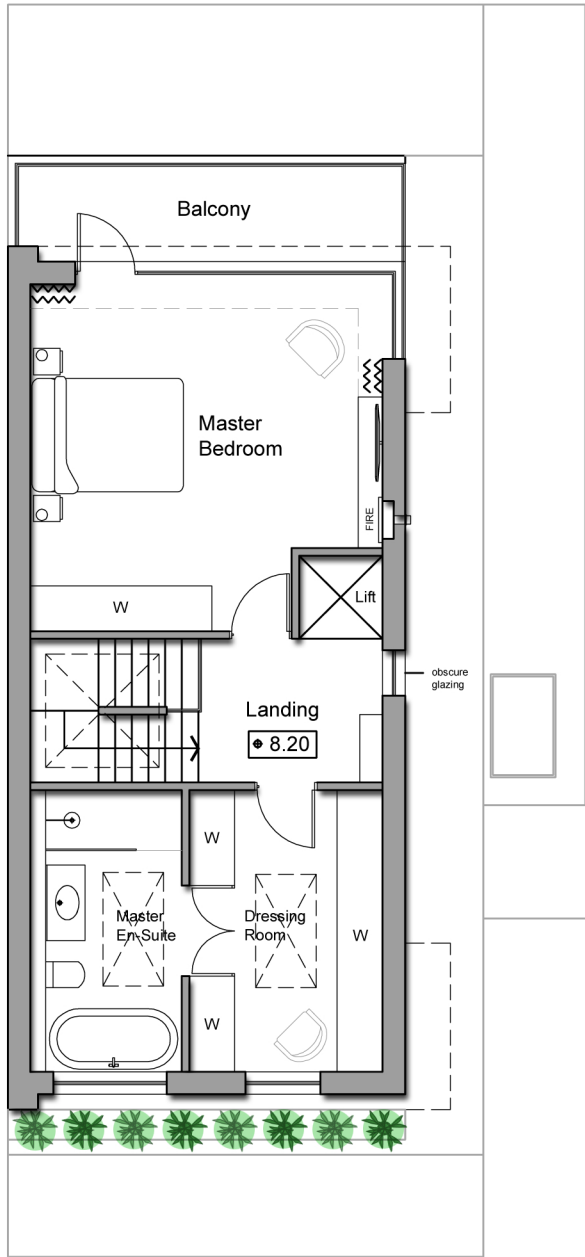
24 Willow Way.
Christchurch. BH23 1JJ

PROPOSED FLOOR PLANS 1

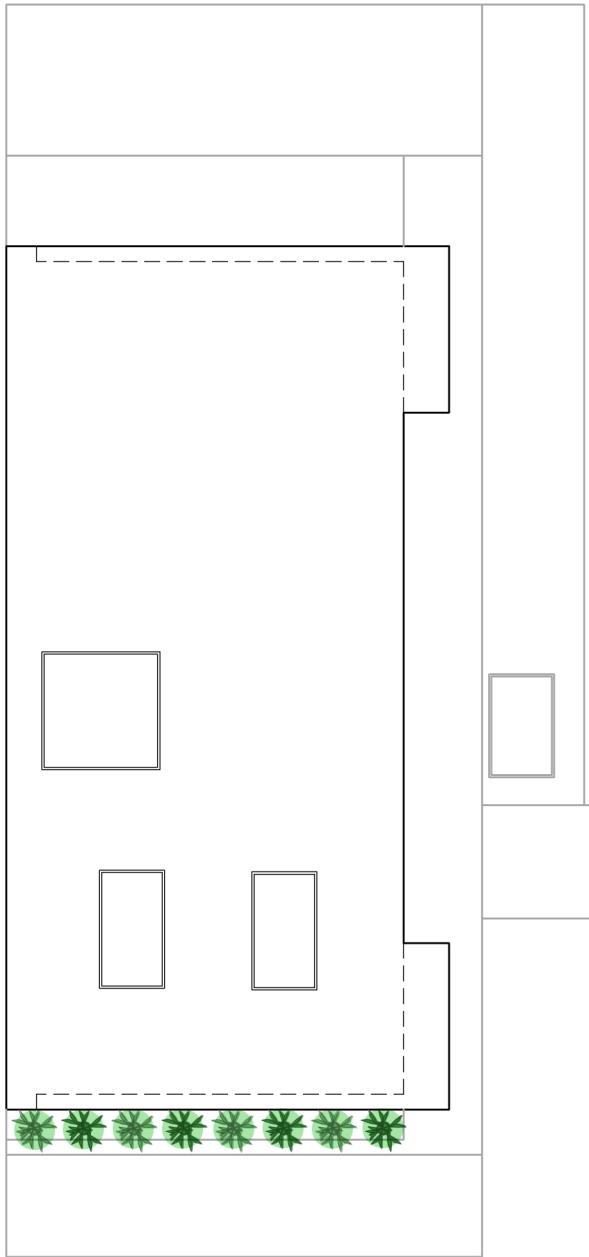
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Date: MAY 2019	Drawn by: NP	
XC.19.088.100		A

ARCHITECTURAL DESIGN - PLANNING





Second Floor Plan




Roof Plan

GIFA: 224m2 (2411sq.ft)

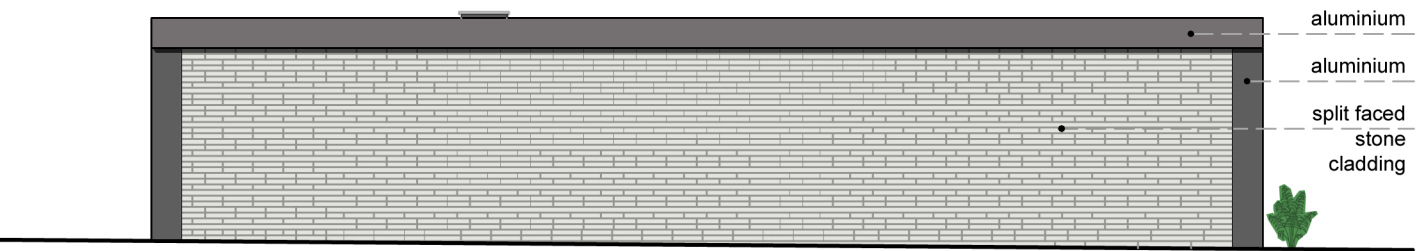
- REVISIONS
- NOTES:**
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PROPOSED FLOOR PLANS 2		
Scale @ A3: 1:100	Surveyed by : --	
Date : MAY 2019	Drawn by : NP	
Drawing No: XC.19.088.101		Revisions: *
ARCHITECTURAL DESIGN - PLANNING		





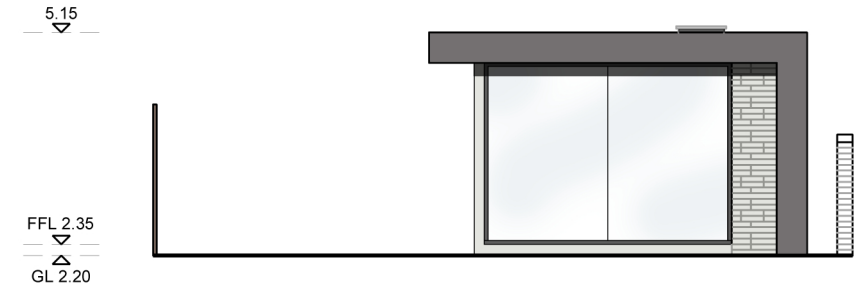
Side (West) Elevation



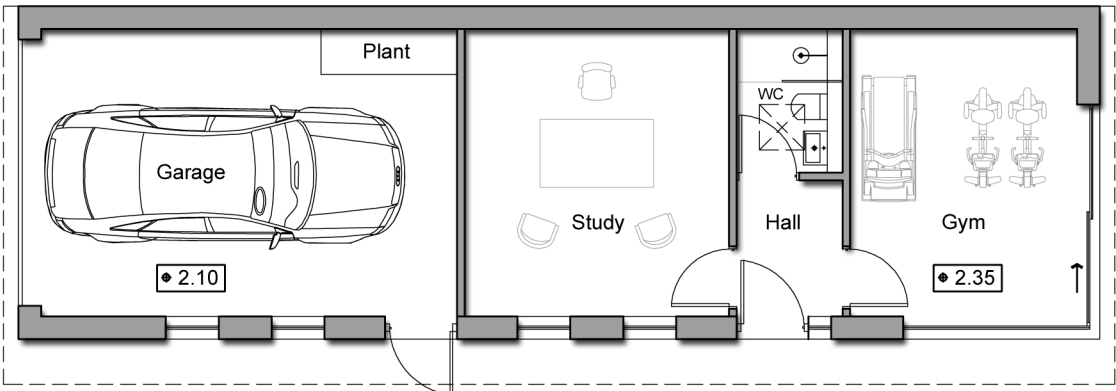
Side (East) Elevation



Front (North) Elevation



Rear (South) Elevation



Floor Plan



Roof Plan



OUTBUILDING - PLANS AND ELEVATIONS @1:100


GIFA: 52m2 (560sq.ft)

- REVISIONS
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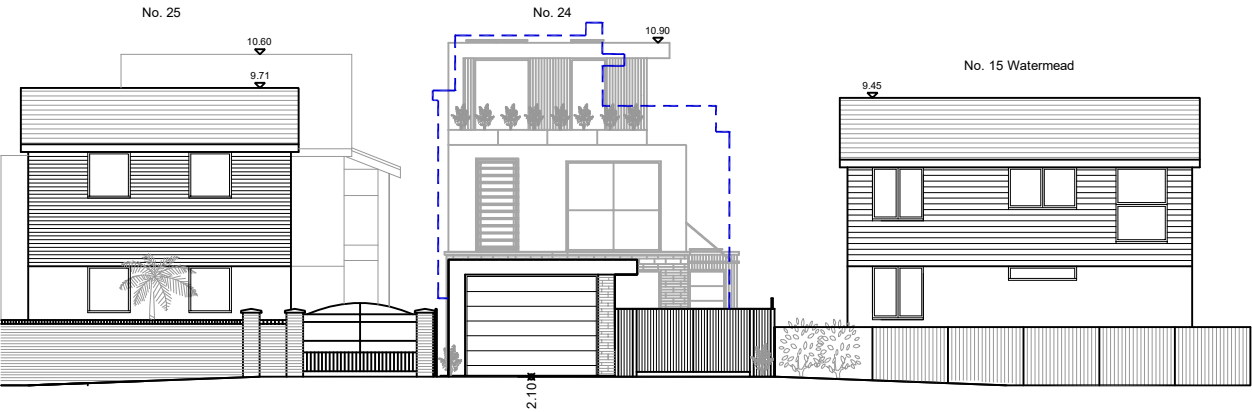
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OUTBUILDING - PLANS AND ELEVATIONS		
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Date : MAY 2019	Drawn by : NP	
Drawing No: XC.19.088.200		Revisions: *

ARCHITECTURAL DESIGN - PLANNING

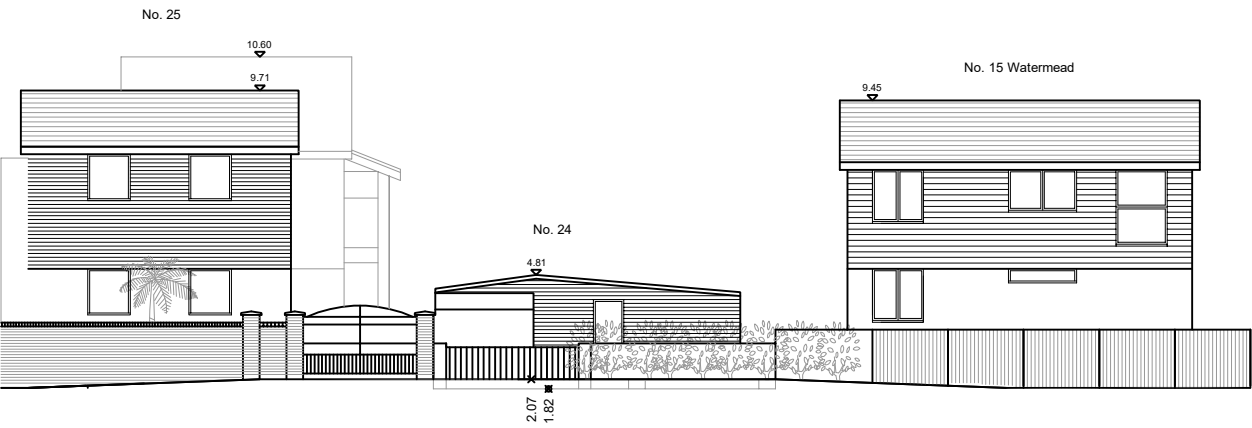




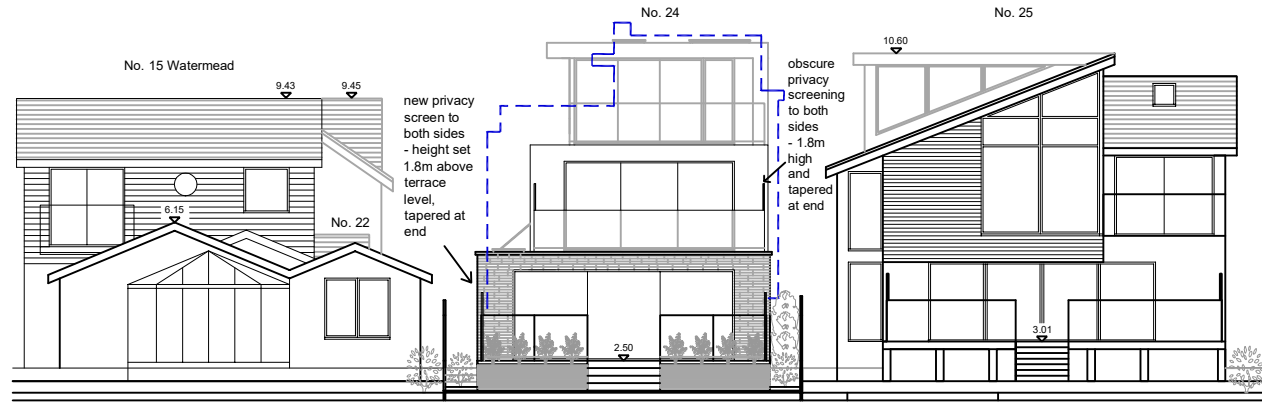
datum 0.0

■ Proposed levels
× Existing levels
- - Line of previous application

Proposed Street Scene - Willow Way



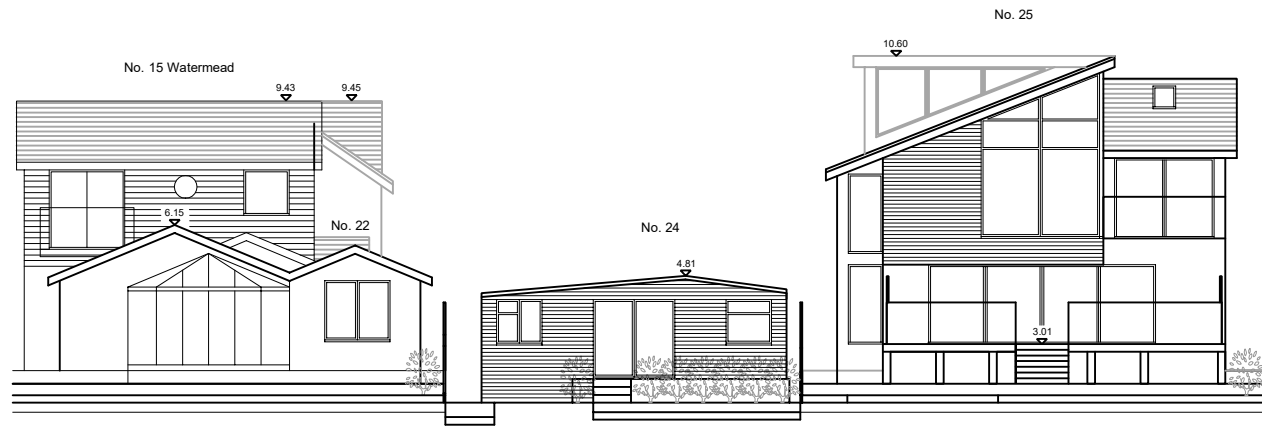
Existing Street Scene - Willow Way



datum 0.0

■ Proposed levels
× Existing levels
- - Line of previous application

Proposed River Scene - River Stour



Existing River Scene - River Stour

REV B. NP. 01-11-2019. Privacy screening to terrace
REV A. NP. 07-08-2019. Additional privacy screening
REVISIONS

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P L A N N I N G

Cullen Homes

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STREET AND RIVER SCENES

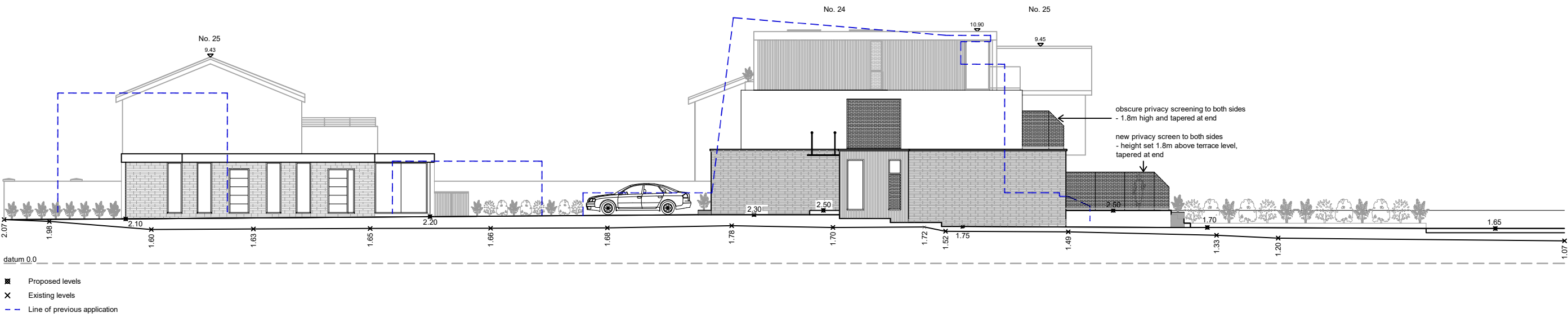
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Date: MAY 2019	Drawn by: NP	
Drawing No:	XC.19.088.300	Revisions: B

ARCHITECTURAL DESIGN - PLANNING

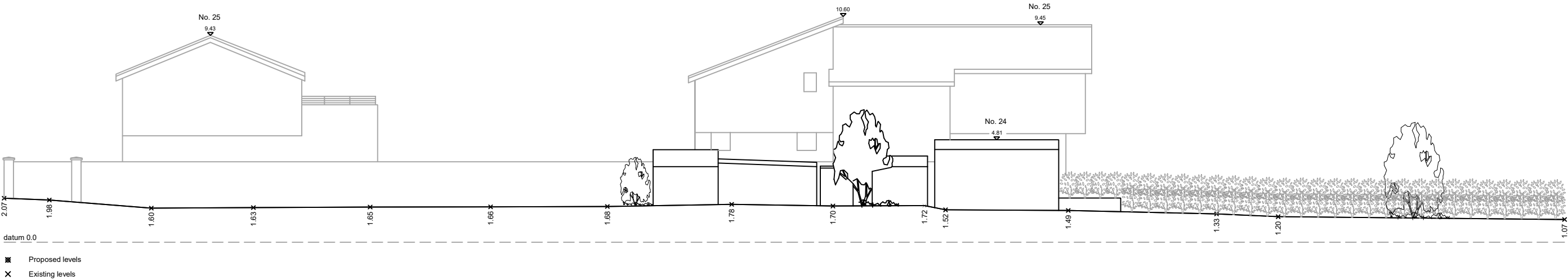


STREET AND RIVER SCENES @1:200





Proposed Site Section



Existing Site Section



SITE SECTIONS @1:200

REV B. NP. 01-11-2019. Privacy screening to terrace
REV A. NP. 07-08-2019. Additional privacy screening
REVISIONS

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P L A N N I N G

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24 Willow Way.
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SITE SECTIONS

Scale @ A3: 1:200	Surveyed by: --	
Date: MAY 2019	Drawn by: NP	
Drawing No: XC.19.088.302		Revisions: B

ARCHITECTURAL DESIGN - PLANNING





Application Address	20 Upton Way, Broadstone, BH18 9LY
Proposal	Sever land. Erect a block of 6 self contained flats with surface car parking and vehicular access.
Application Number	APP/19/01373/F
Applicant	P E Barton (Holdings) Limited
Agent	Pure Town Planning
Date Application Valid	4 November, 2019
Decision Due Time	30 December, 2019
Extension of Time date (if applicable)	
Ward	Broadstone
Recommendation	Grant permission subject to the provisions of the completed S.106 Unilateral Undertaking and the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision
Reason for Referral to Planning Committee	This application is brought before committee at the request of Cllr Brooke because of concerns about harm to the character of the street, including from creating access into the rear garden area; that it does not raise the standard of design in the area and does not fit the form and layout of the street; that the applicants have not engaged with local residents; and that biodiversity will not be enhanced.
Case Officer	Kate Robson

Description of Development

1. Outline planning permission is sought for the erection of a block of 6 self-contained flats with surface car parking and vehicular access.
2. The applicant has provided the following information:

	Existing	Extant planning permission APP/17/00961/F	Outline planning permission APP/19/00572/P	Proposed
Site Area: (ha)	0.16	0.16	0.16	0.16
Use	Residential	Residential	Residential	Residential
Density	6dph	19dph	44dph	44dph
Parking Spaces	2	7	11	11
No. of Residential Units	1	3	7	7
No. of affordable housing units	0	0	0	0

3. The application proposes broadly the same building approved under outline planning permission APP/19/00572/P, but differs from the indicative elevations submitted with that outline application (appearance being a reserved matter) by the addition of two dormer windows in the front roof slope; two balconies (one true balcony and one Juliette) in the front elevation; and a rear dormer window. The building is proposed to be sited 1.6m from the application site's boundary with no. 24, which is 1.6m closer than the previously approved building.

Key Issues

4. The main considerations involved with this application are:
- Principle of development
 - Impact on the character and appearance of the area
 - Impact on residential amenity
 - Parking provision and highway safety
 - Sustainability
 - Biodiversity

Planning Policies

5. Poole Local Plan (Adopted 2018)

PP1	Presumption in favour of sustainable development
PP2	Amount and broad location of development
PP7	Facilitating a step change in housing delivery
PP8	Type and mix of housing
PP27	Design
PP28	Flats and plot severance
PP32	Poole's Nationally, European and Intern important sites
PP33	Biodiversity and geodiversity
PP35	A safe, connected and accessible transport network
PP37	Building sustainable homes and businesses
PP39	Delivering Poole's infrastructure

6. Broadstone Neighbourhood Plan

- BP3 Enhancing Biodiversity
- BP4 Securing High Quality Sustainable Design
- BP5 Balancing the Housing Stock

7. Supplementary Planning Document

- SPD1 Parking & Highway Layout in Development
- SPD3 Dorset Heathlands Planning Framework (2015-2020)

8. National Planning Policy Framework (February 2019)

Relevant Planning Applications and Appeals

9. **2017:** Division of the existing plot and erection of two semi-detached houses with associated access, parking and amenity space. **Approved** (APP/17/00961/F). This consent has been commenced by the applicants having undertaken the required alterations to the existing house.
10. **2018:** Demolish the side extension and make good; divide garden and erect a pair of semi-detached houses and 2 no. detached bungalows with associated vehicular access. **Refused & appeal dismissed** (APP/18/00300/F; PINS ref. Q1255/W18/3208615).
11. **2018:** Variation of Condition 2 of consent APP/ 17/00961/F to relocate front doors on both dwellings. **Approved** (APP/18/00869/F).
12. **2018:** Demolition of an existing side extension and make good, divide garden and erect a pair of semi-detached houses and a detached bungalow with associated vehicular access and parking. **Appealed against non-determination dismissed** (APP/18/01068/F; PINS ref. APP/Q1255/W/19/3217369).
13. **2019:** Outline planning permission to erect a block of 6 self-contained flats with associated car parking and vehicular access. **Approved** (APP/19/00572/P).

Representations

14. Letters of objection have been received in which the following concerns have been raised:
 - Disrespects established character of the area
 - Fails to maintain natural environment and results in loss of trees; loss of wildlife habitat; and of biodiversity
 - Flats not appropriate for the site or area. Family accommodation is needed and 2-bed flats are inappropriate for families; ample one and two-bed homes are already being built in the Broadstone 'Inner Zone' and, if occupied by older people, will place additional strain on stretched services

- Access through to the rear and parking in the rear garden is out of character
- Increase in traffic and parking on Upton Way and danger to pedestrians
- Precedent
- Introduction of dormer windows and balconies is inappropriate and will result in loss of privacy to neighbouring properties
- Light pollution
- Drainage issues
- Out of keeping with character of road and semi-detached houses would be more appropriate
- Excess hardsurfacing across the site with Insufficient landscaping and screening proposed

Consultations

15. Transport Policy Manager: Supports the scheme, subject to conditions.
16. Environmental Services: Proposed bin store and location is sufficient for refuse collection.

Constraints

17. None.

Planning assessment

Site and Surroundings

18. The application site is on the north side of Upton Way and is occupied by a large, detached, two-storey house positioned towards the eastern side of the plot. The plot is rectangular in shape, approximately 54m deep and 30m wide. Ground levels fall from front to rear across the application site.
19. There were a number of trees and shrubs in the garden; however, much of the site has been cleared of vegetation. None of the trees removed were the subject of any Tree Preservation Order.
20. Upton Way is characterised by large, detached houses on large plots. Most have brick or rendered elevations but there are significant variations in the height and design of properties along the road. The street is characterised by the setback of buildings from the road behind mature front gardens, which give the street a spacious and verdant character. Large rear gardens are also a feature of the street.

Key issues

Principle of development

21. Policy BP5 of the Broadstone Neighbourhood Plan sets out that new residential development will be supported, subject to the following criteria:

- i. 1 and 2 bed dwellings in the Inner Zone as shown on Fig 3.4
 - ii. 3 bed dwellings and above in the Outer Zone
 - iii. Where proposals depart from the above criteria they should demonstrate how they would contribute to balancing the housing stock and meet site specific requirements.
- 22. The site is located within the Broadstone Inner Zone where two-bed dwellings are supported.
- 23. Policy PP2 of the Poole Local Plan sets out the broad locations considered suitable for residential development. The majority of development will be directed to the most accessible locations, which includes locations within sustainable transport corridors. The application site is located within such a corridor.
- 24. Therefore, the principle of additional residential development in the form of two-bed units on the application site is acceptable subject to the proposals being tested against other relevant Local Plan policies.

Impact on the character and appearance of the area

- 25. Policies PP27 and PP28 set out the criteria against which all new development and specifically flatted development should be assessed to ensure that the established pattern of development and residential character of the area is preserved or enhanced.
- 26. The size and scale of the building is very similar to the buildings approved under planning permissions APP/17/00961/F for a pair of semi-detached houses and APP/19/00572/P for six flats. The addition of the two dormer windows in the front roof slope is acceptable given that the dormers are relatively small and sit comfortably within the roof slope. Both the dormer windows and the front balconies would increase the prominence in the street of the front elevation; however, the front elevation would have an acceptable overall design and appearance and would not result in the building appearing overly dominant or intrusive, particularly when compared with the extant consent for a pair of semi-detached houses. This previous consent has been implemented and the approved building could therefore be constructed at any time. The outline planning application APP/19/00572/P for six flats also remains extant. The proposed building would be sited 1.6m closer to the south-western application site boundary with no. 24, but with a separation distance from the boundary of 1.6m, the spacing between the proposed building and the dwelling at No. 24 remains acceptable and would not harm the established pattern of development on the street. Overall, the proposed building would preserve the residential character and appearance of the street and the area.
- 27. In terms of the parking to the front, there is a wide variation of frontage hardstanding along Upton Way. The Indicated landscaping would provide an appropriate setting and frontage for the development. The proposed bin store is small and landscaping would partly screen it from the street.
- 28. A cycle store would be located to the rear of the site and, given that ground levels

slope down significantly towards the rear of the site, would not be visible in the streetscene. The central driveway would indicate that there is parking to the rear, but the parking itself would not be visible in the streetscene. In the determination of the appeal in respect of application APP/18/00300/F, the Inspector noted that the central driveway occupied the full width of the space between the side elevations of the frontage properties and introduced a new pattern of development into the area. In the determination of the appeal in respect of APP/18/01068/F, the Inspector noted that the wide central driveway that would be necessary between the frontage plots would be uncharacteristic of the surrounding area, where the domestic scale driveways do not generally extend far beyond the frontage development. However, such a driveway could be constructed under permitted development rights and this scheme does not introduce the same harmful disruption to the grain of development, (i.e. new dwellings to the rear) that the appeal schemes would have done. Overall, the on-site infrastructure required to allow the building to accommodate six flats instead of two houses would preserve the existing domestic character of the area. Furthermore, the outline planning permission APP/19/00572/P remains live and a reserved matters application for that scheme, which includes a central driveway, could be submitted at any time. There is ample space on the site for landscaping, which could be secured by condition (#16).

Impact on residential amenity

29. The proposed building is broadly the same as that previously approved in terms of size, scale and siting. Its siting is such that it would not adversely affect the outlook from any neighbouring property and any shading of neighbouring properties would be similar to what has already been approved. Any overlooking from the rear elevation, including from the rear dormer window, would be to the far ends of neighbouring properties' gardens and would be commensurate with that of the extant planning permission and that normally experienced in residential areas. The lower ground floor would not pose overlooking issues due to its height. The side facing windows in the upper ground floor both serve bathrooms and can reasonably be obscure glazed by condition (#4) to prevent overlooking, as can the south-west side facing bathroom window in the first floor. In the north-eastern (side) elevation, the first floor rear-most windows include a secondary window to a bedroom and a bathroom window and to the second floor the roof lights are to a lounge, which is also served by a main rear window, and to a bathroom. These can all reasonably be obscure glazed to prevent overlooking of the garden of the existing property (No. 20). The first floor kitchen window and the second floor bedroom window are set sufficiently far forward in the elevation such that any overlooking of the rear garden would not be materially harmful. The same applies to the front-most bedroom window in the south-western (side) elevation. This roof light is set sufficiently far forward in the elevation that any overlooking of No. 24's garden would not be materially harmful. The rear-most bedroom roof light and the kitchen roof light could reasonably be obscure glazed. The rear terraces serving the upper ground floor flats are shown with 1.8 metre high privacy screens to the sides and 1.1 metres high privacy screens to the rear, which can reasonably be secured by condition (#5). The vehicle access runs centrally within the plot with the parking area located over 7m from the nearest neighbouring boundary. This is sufficient to ensure that any noise and disturbance from the parking area will not affect neighbouring properties to a demonstrable degree. Overall, subject to

appropriate conditions, the scheme would not materially harm the reasonable residential amenities of any neighbouring residents.

30. The internal layout of the flats is appropriate, providing adequate space and an outlook from all habitable rooms. The rear amenity space is adequate to serve the six flats. The amenity provisions for the future occupants are therefore acceptable.

Parking provision and highway safety

31. A new access is proposed for the flats, which will require the kerbs and footway being lowered. These works would involve the repositioning of street furniture (lamp column and telegraph pole). The existing vehicle access would be closed and there would be a requirement for the kerbs and footway to be reinstated at the owner's/applicant's expense.
32. Pedestrian visibility splays are incorporated on either side of the proposed access for the flats and the access would be wide enough at the entrance for two cars to pass, preventing the need for cars to wait on the highway. A scheme of lighting (possibly bollard lighting) can be secured by condition (#9) for the access.
33. Nine parking spaces and appropriate manoeuvring space are proposed for the flats, which meets the requirement for allocated parking. The site plan shows that the parking space closest to the front of the proposed building is sufficiently wide to be disabled appropriate. A cycle store is shown to the rear of the parking area, which is large enough to provide secure cycle parking for six bikes, provision of which can be secured by condition (#7). Sufficient parking is proposed for the existing house.
34. As such, the proposal is acceptable from a highway safety and parking perspective.

Sustainability

35. The applicant has submitted an Energy and Resources Statement, which indicates that the proposal meets the requirements of Policy PP37 and can provide a minimum of 10% of energy demand through renewable sources. This can be secured by condition (#13).

Biodiversity

36. Details of two swift box/brick (or a suitable alternative) can be secured by condition (#14) for the proposed building to ensure there would be a biodiversity enhancement in accordance with Broadstone Neighbourhood Plan Policy BP3 and Local Plan Policy PP33.

Other matters

37. The proposed refuse store meets bin requirements and is located within 10 metres of the highway. A condition can be imposed securing the provision of the bin store (#15).

Section 106 Agreement/CIL compliance

38. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and strategic transport infrastructure is provided for by the Community Infrastructure Levy (CIL) Charging Schedule adopted by the Council in February 2019. In accordance with CIL Regulation 28 (1) this confirms that dwellings are CIL liable development and are required to pay CIL in accordance with the rates set out in the Council's Charging Schedule.
39. The site is within 5km (but not within 400m) of Heathland SSSI and the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their impact upon the Heathland. As part of the Dorset Heathland Planning Framework a contribution is required from all qualifying residential development to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Dorset Heathlands. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations
40. In addition, the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their recreational impact upon the Poole Harbour SPA and Ramsar site. A contribution is required from all qualifying residential development in Poole to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Poole Harbour. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	0	@ £264	@ £95
	Proposed	6		
	Net increase	6	£1584	£570
Houses	Existing	1	@ £387	@ £139
	Proposed	1		
	Net increase	0	£0	£0
Total Contributions			£1584 (plus admin fee)	£570 (plus admin fee)
CIL	Zone C		@ £115 sq m	

41. The applicant has submitted a completed Unilateral Undertaking under Section 106 of the Town and Country Planning Act 1990 agreeing to pay the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM prior to commencement of development. .

Summary

42. The proposal would:

- provide six additional dwellings in a sustainable location;
- provide six two-bed units in the Broadstone Inner Zone;
- provide an acceptable standard of residential amenity for future occupants and neighbouring residents;
- provide adequate parking and preserve highway safety;
- secure renewable energy generation and biodiversity enhancements through condition;
- mitigate the impact on heathland and harbour recreation through SAMM contributions; and
- be CIL liable.

Planning balance

43. The proposal would provide the social and economic benefits of six additional two-bed residential units without any identified environmental harm.

Background Documents

44. Case File ref APP/19/01373/F: For full details of all papers submitted with this application please refer to the relevant Public Access pages on the Council's website.

RECOMMENDATION

It is therefore recommended that this application be granted subject to the provisions of the completed S.106 Unilateral Undertaking and the conditions set out below, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision

1. GN150 (Time Expiry 3 Years (Standard))
2. PL01 (Plans Listing)
3. GN030 (Sample of Materials)

4. GN090 (Obscure Glazing of Window(s))

Both in the first instance and upon all subsequent occasions, the following windows and roof lights shall be glazed in glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3 and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening:

- upper ground floor bathroom window of Unit 2 in the south-western elevation
- first floor bathroom window of Unit 4 in the south-western elevation

- second floor kitchen roof light of Unit 6 in the south-western elevation
- second floor rear-most roof light of the bedroom of Unit 6 in the south-western elevation
- upper ground floor bathroom window of Unit 3 in the north-eastern elevation
- first floor bathroom window of Unit 5 in the north-eastern elevation
- first floor bedroom window of Unit 5 in the north-eastern elevation
- second floor lounge roof light of Unit 6 in the north-eastern elevation
- second floor bathroom roof light of Unit 6 in the north-eastern elevation

Reason -

To protect the amenity and privacy of the adjoining properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. GN080 (Screening to Balcony)

The whole of the three 1800mm high 'privacy screens', as shown on the approved plans, together with the balustrade to the rear terraces of both 'upper ground floor' flats, up to a height of 1100mm, shall be glazed in glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3. These shall all be installed prior to the first occupation of the 'upper ground floor' flats and shall thereafter be retained at all times.

Reason -

In the interests of privacy and amenity of the occupiers of the flats hereby permitted and neighbouring residents and in accordance with the provisions of Policies PP27 of the Poole Local Plan and BP4 of the Broadstone Neighbourhood Plan.

6. HW100 (Parking/Turning Provision)

7. HW110 (Cycle Provision)

8. HW200 (Provision of Visibility Splays)

9. AA01 (Non standard Condition)

Details of a proposed scheme of lighting, to include details and specification of the type of lighting proposed, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to first occupation of the residential development hereby permitted, and thereafter retained and maintained to ensure the lighting remains in working order.

Reason -

In the interests of pedestrian safety and in accordance with Policy PP35 of the Poole Local Plan (November 2018).

10. HW060 (Close Other Access by Physical Works)

11. HW080 (First 4.5 Metres Constructed)

12. HW230 (Permeable surfacing condition)

13. GN162 (Renewable Energy - Residential) (10%)

14. AA01 (Non standard Condition)

Details of the specification, design and location of two swift boxes/bricks (or suitable alternatives) to be installed on/in the building shall be submitted to and approved in writing by the Local Planning Authority. The boxes/bricks (or agreed alternative) shall be installed in accordance with the approved details prior to first occupation of the dwellings hereby approved and thereafter retained.

Reason-

In the interests of biodiversity enhancement and in accordance with Policy PP33 of the Poole Local Plan (November 2018) and guidance contained within Section 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework (February 2019).

15. AA01 (Non standard Condition)

Prior to the first occupation of the residential development hereby approved, the bin store shown on the approved plans shall be implemented and thereafter retained.

Reason -

In order to secure the provision of appropriate refuse and recycling storage for future residents and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

16. LS020 (Landscaping Scheme to be Submitted)

Informative Notes

1. IN72 (Working with applicants: Approval)

2. IN74 (Community Infrastructure Levy - Approval)

3. IN84 (Appropriate Assessment passed)

4. IN81 (SAMM Approval)

5. IN11 (First 4.5m Access Crossing)

6. IN12 (Kerb Crossing to be Raised)

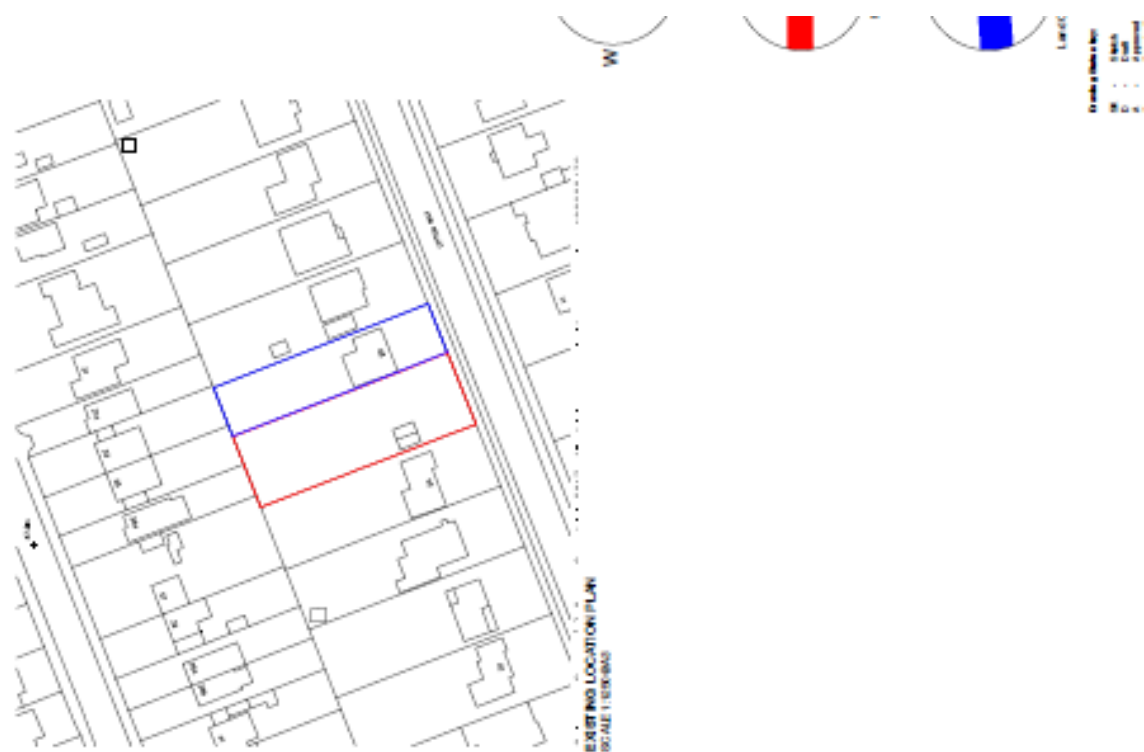
7. IN13 (Kerb Crossing to be Lowered)

8. IN00 (Non Standard Informative)

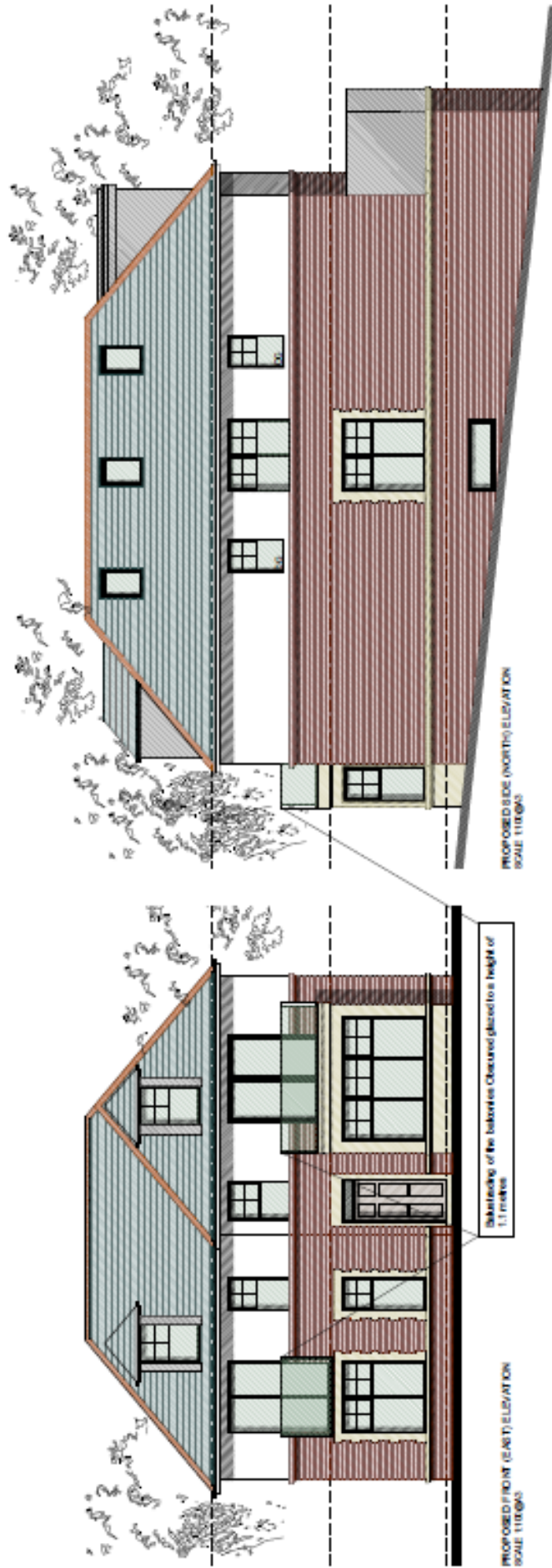
Formation of the approved access may require the street lighting column at the front of the site to be relocated at the applicant's own expense. The applicant is advised to contact the Council's Transportation Services for further details.

9. IN00 (Non Standard Informative)

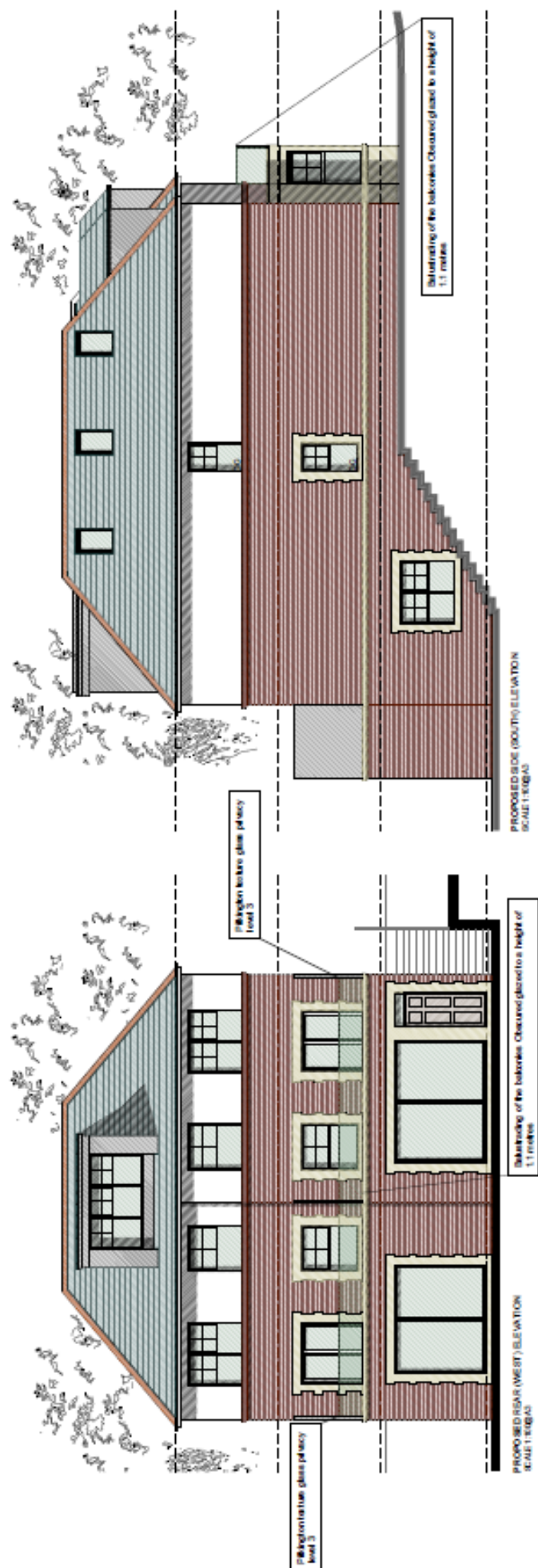
Provision of the new access will require a telegraph pole at the front of the site to be relocated. The applicant is therefore advised to contact the telecommunication services company responsible for the equipment for further advice.







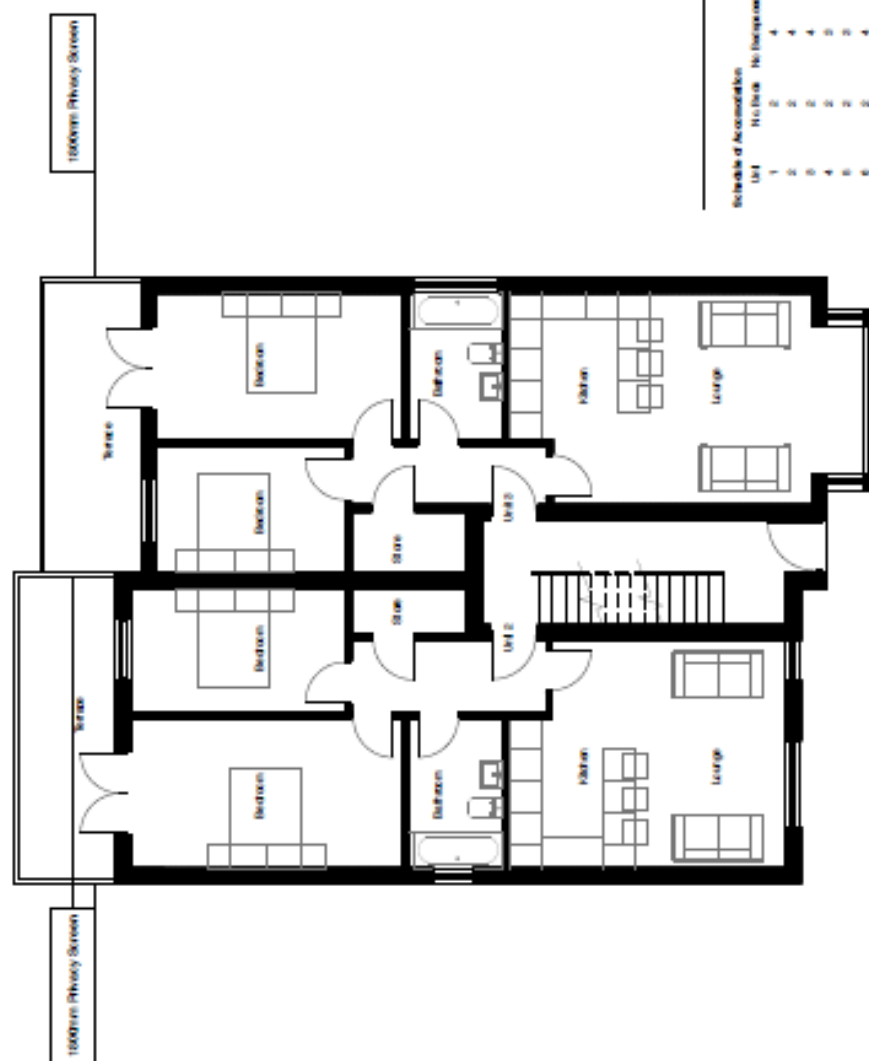
Front and north-eastern side elevations



Rear and south-western side elevations



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:100 (B4)



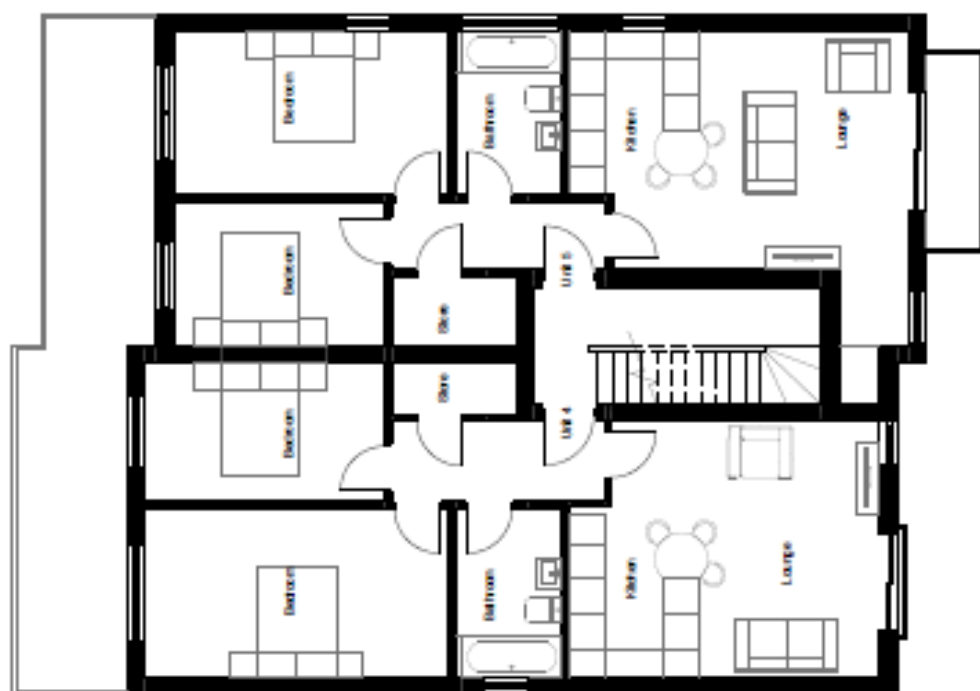
PROPOSED UPPER GROUND FLOOR PLAN
SCALE 1:100 (B4)

Schedule of Accommodation

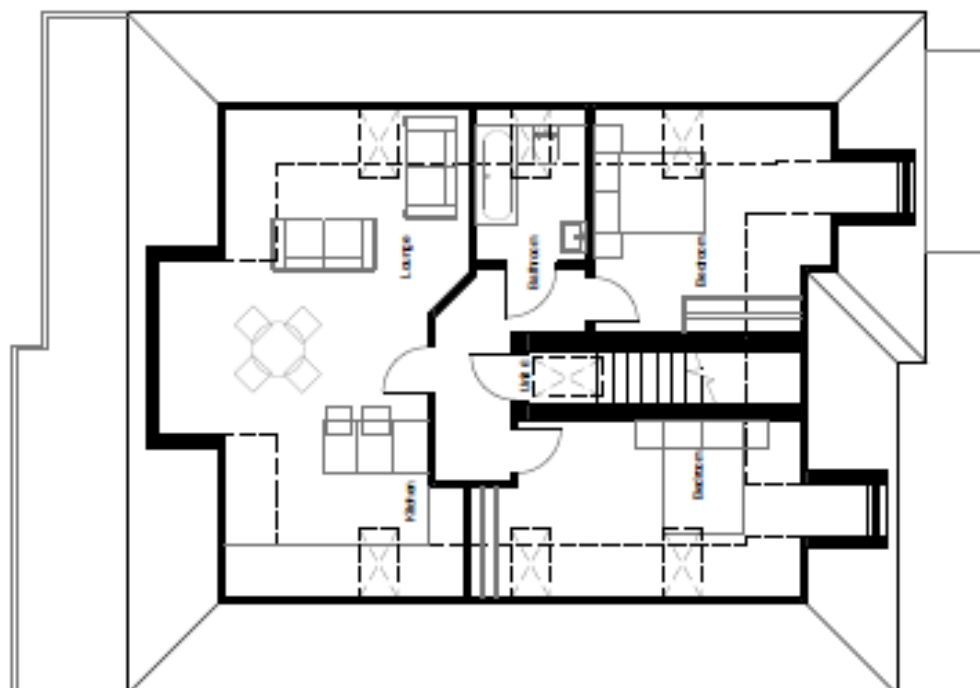
Unit	No. Beds	No. Occupants	Size (sq. m.)
1	2	4	67 sq. m.
2	2	4	78 sq. m.
3	2	4	74 sq. m.
4	2	4	67 sq. m.
5	2	4	67 sq. m.
6	2	4	67 sq. m.

Key to Symbols

W	Wall
D	Door
C	Column



PROPOSED FIRST FLOOR PLAN
SCALE 1:800 A3



PROPOSED SECOND FLOOR PLAN
SCALE 1:800 A3



Application Address	La Corniche, 41 Cliff Drive, Poole, BH13 7JE
Proposal	Proposed roof extension to provide additional residential accommodation for Flat 6 & balcony/terrace creations for Flats 2, 4 & 6.
Application Number	APP/19/01430/F
Applicant	Mr S King
Agent	King Architecture & Design
Date Application Valid	18 November, 2019
Decision Due Time	5 February, 2020
Extension of Time date (if applicable)	5 February, 2020
Ward	Canford Cliffs
Recommendation	Grant permission subject to the conditions set out in the recommendation, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision
Reason for Referral to Planning Committee	This application is brought before committee at the request of Councillor Mrs Haines and Councillor Iyengar because of concerns that the proposals would result in loss of privacy and light to neighbouring properties and that the increase in height would be detrimental to this prominent corner location.
Case Officer	Kate Robson

Description of Development

1. Planning permission is sought for a roof extension to provide additional residential accommodation for Flat 6 and for balcony/terrace formation at Flats 2, 4 & 6.
2. The proposals have been amended during the course of the application to include a privacy screen to the rear (north west) aspect of the roof terrace facing 43 Cliff Drive and obscure glazing to the proposed secondary windows in the rear elevation.

Key Issues

3. The main considerations involved with this application are:
 - Impact on the character and appearance of the area
 - Impact on residential amenity

- Parking provision and highway safety

Planning Policies

4. Poole Local Plan (Adopted 2018)

- | | |
|------|--|
| PP1 | Presumption in favour of sustainable development |
| PP27 | Design |
| PP35 | A safe, connected and accessible transport network |

5. National Planning Policy Framework (February 2019)

Relevant Planning Applications and Appeals

6. 17 Cliff Drive: Addition of third floor to create one 3-bed flat; external staircase access to ground and first floor; enlargement of first and second floor south facing balconies; west facing balcony on second floor. **Approved December 2019**: (APP/19/01334/F)

Representations

7. Letters of objection have been received in which the following concerns have been raised:
- Loss of light and overshadowing of neighbouring properties.
 - Overlooking and loss of privacy by neighbouring properties.
 - Loss of views from neighbouring properties.
 - Additional floor is out of character with adjacent developments and the street scene and would have a detrimental impact on the visual impact of the cliff top.
 - Proximity to SSSI.
 - Potential destabilisation of cliff and whether the existing building can take the weight of the additional structure
 - Plans do not show the relationship of the application site with the neighbouring building at no. 43 and the proposed increase in height is incorrectly based on ridge height of no. 39.

Consultations

8. Transport Policy Manager: Supports the proposal.
9. Natural England: No objections or concerns since the proposals do not increase the number of dwellings.

Constraints

10. None. For clarification, the site is not within any Conservation Area, which was presumed to be the case in some representation about the application. This misconception may have arisen because 'Canford Cliffs Conservation Area' was erroneously referenced on a recent consent for works to TPO trees at 43 Cliff

Drive.

Planning assessment

Site and Surroundings

11. The application site is located on a bend of Cliff Drive, such that the principal elevation overlooks the cliffs and beach and the side (north east) elevation faces the adjacent chine. The existing 3-storey building accommodates six flats; has a flat roof; and has bricks and render elevations. Pedestrian access is off Cliff Drive and vehicular access is off St Clair Road to the rear
12. The section of Cliff Drive that fronts the cliff comprises predominantly flats, with some detached houses. The buildings vary in style, height and appearance. No. 39 to the south-west of the site is a 2-storey house with accommodation within the roof. No. 43, to the north-west of the application site, fronts the Chine and comprises two 3-storey buildings accommodating a total of 12 flats. On the section of Cliff Drive fronting the cliff, three of the flat buildings already have a recessed third floor, nos. 7, 19 and 23, with an extant planning permission to add a third floor at no. 17 (APP/19/01334/F).

Key issues

Impact on the character and appearance of the area

13. The proposed extension would be on the roof of the northern-most section of the existing building and would be of an appropriate scale and design such that it would integrate well with the appearance and character of the existing building. It would be set back from the second-floor elevations on both Cliff Drive frontages. Given the proposed recess, in combination with the separation of the existing building from the application site boundaries, the extension would not appear overly dominant or intrusive within the street scene. The increase in height would not be inappropriate given the setting of the site and its location at the bend of Cliff Drive. The enlarged balconies for the first and second floor flats on the front elevation are modest in size and will not detract from the existing frontage. Overall, the proposed development will preserve the existing character and appearance of this row of buildings.

Impact on residential amenity

14. The proposed extension would be more than 15m from the side elevation of no. 43, which is more than sufficient to ensure that it would not be visually intrusive or overbearing when viewed from the habitable room windows and balconies of any flat at no. 43. Furthermore this distance, together with the orientation of the building, would ensure that there would be no demonstrably harmful shading or loss of light. The amended proposals incorporate a privacy screen to the side of the roof terrace facing no. 43 and two 'full height' windows in this elevation would be obscure glazed. These provisions can be secured by condition (#4 & #5) and would ensure that there would be no overlooking or loss of privacy to residents at no. 43. Similarly, there would be no harmful loss outlook from the kitchen

windows of the adjacent flats at no. 43. These kitchens are moreover part of a large habitable room with a principal outlook towards the Chine. There would be sufficient separation of in excess of 17m to the boundary with no. 39 such that there would be no adverse impact on the amenities of these neighbouring residents. The proposal would therefore preserve the amenities of the occupants of all neighbouring properties.

15. Within the site there is already a relatively high degree of mutual overlooking between the habitable room windows and balconies of the existing flats. The proposed formation of additional balconies on the principal elevation would not therefore materially worsen this situation such as would justify requiring screening to the proposed balconies.

Parking provision and highway safety

16. The proposals would form an extension to an existing flat. The scheme does not raise any parking implications and the Transport Policy Manager has confirmed that the proposal would have no adverse impact on highway safety. As such, the proposal is acceptable from a highway safety and parking perspective.

Other matters

17. The other issues raised in the letters of representation received are not material planning considerations. The proximity to the protected Dorset heathlands is not relevant since no additional units are proposed.

Summary

18. The proposal would:
- preserve the character and appearance of the area;
 - preserve neighbouring residential amenity; and
 - preserve highway safety.

Planning balance

19. The proposal would provide the benefits of the additional domestic accommodation and balconies for the existing flats without any identified environmental or amenity harm.

Background Documents

20. Case File ref APP/19/01430/F: For full details of all papers submitted with this application please refer to the relevant Public Access pages on the Council's website.

RECOMMENDATION

It is therefore recommended that this application be granted subject to the conditions set out below, which are subject to alterations / additions by the Head of Planning provided any alteration / addition does not go to the core of the decision

Conditions

1. GN150 (Time Expiry 3 Years (Standard))

2. PL01 (Plans Listing)

3. AA01 (Non standard Condition)

The materials to be used for the development hereby permitted shall be as detailed on the application form and approved plans.

Reason -

To ensure a satisfactory visual relationship of the new development and that existing and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

4. GN090 (Obscure Glazing of Windows)

Both in the first instance and upon all subsequent occasions, the two full height windows in the approved 'Rear Elevation' (north-western elevation) as shown on the approved plans, shall be wholly glazed in glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3 and shall either be a fixed light or hung in such a way as to prevent the effect of obscure glazing being negated by reason of opening.

Reason -

To protect the amenity and privacy of the adjoining properties and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

5. GN080 (Screening to Balcony)

The whole of the 1800mm high opaque glass panel to the north-western side of the third floor roof terrace, as shown on the approved plans, shall be glazed in glass which conforms to or exceeds Pilkington Texture Glass Privacy Level 3. This shall be installed prior to the first use of the additional third floor accommodation to Flat 6 and shall thereafter be retained at all times.

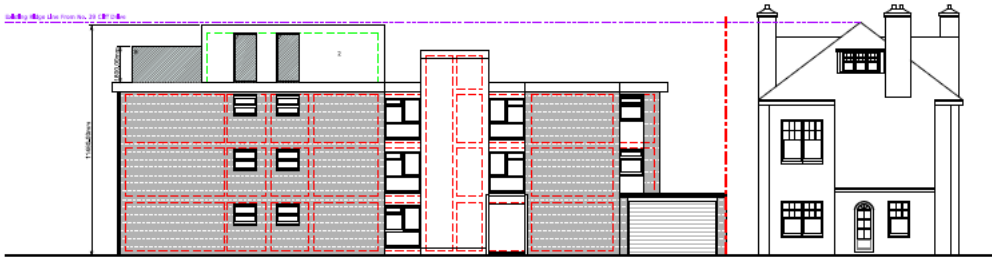
Reason -

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

Informative Notes

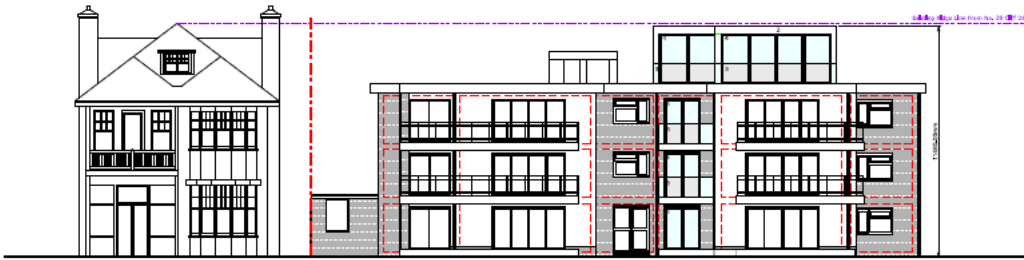
1. IN72 (Working with applicants: Approval)





Facing No. 43

Rear Elevation



Facing cliff & beach

Front Elevation



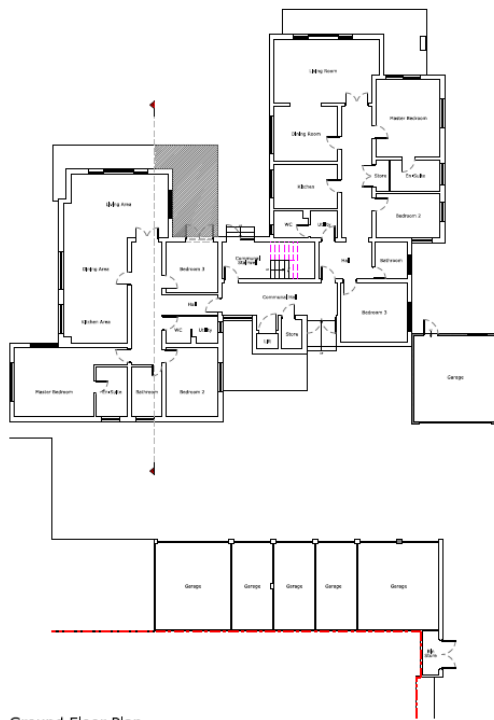
Facing chine

Side Elevation

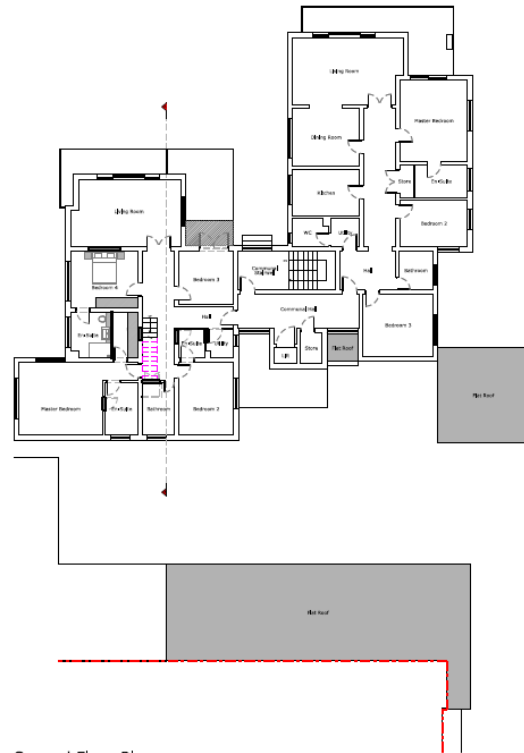


Facing No. 39

Side Elevation



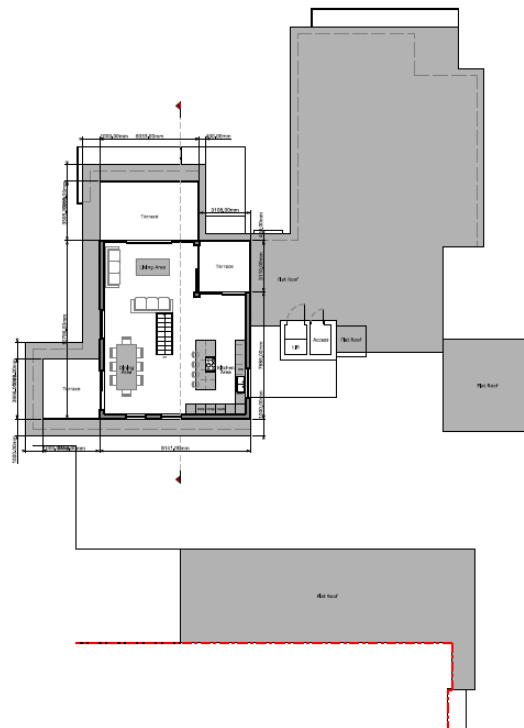
Ground Floor Plan



Second Floor Plan



First Floor Plan



Third Floor Plan

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