

Notice of Planning Committee

Date: Thursday, 19 August 2021 at 1.00 pm

Venue: Committee Suite, Civic Centre, Poole BH15 2RU



Membership:

Chairman:

Cllr D Kelsey

Vice Chairman:

Cllr T Johnson

Cllr S Baron
Cllr S Bartlett
Cllr S Bull
Cllr M Davies
Cllr N Decent

Cllr B Dion
Cllr G Farquhar
Cllr P R A Hall
Cllr P Hilliard
Cllr M Le Poidevin

Cllr S McCormack
Cllr T O'Neill
Cllr A M Stribley

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 view the live stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MId=4693>

If you would like any further information on the items to be considered at the meeting please contact: Democratic Services or email democratic.services@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

11 August 2021



Available online and
on the Mod.gov app



Maintaining and promoting high standards of conduct

Declaring interests at meetings

Familiarise yourself with the Councillor Code of Conduct which can be found in Part 6 of the Council's Constitution.

Before the meeting, read the agenda and reports to see if the matters to be discussed at the meeting concern your interests

Do any matters being discussed at the meeting directly relate to your registered interests?

Disclosable
Pecuniary Interest

Yes

Declare the
nature of the
interest

Do NOT
participate in
the item at the
meeting. Do
NOT speak or
vote on the
item EXCEPT
where you hold
a dispensation

You must leave
the room
during the
debate unless
you hold a
dispensation

Other Registerable
Interest

Yes

Declare the
nature of the
interest

You may speak
on the matter
ONLY if
members of the
public are also
allowed to
speak at the
meeting

Otherwise, do
NOT speak or
vote on the
matter and
leave the room
during the
debate unless
you hold a
dispensation

No

Does the matter **directly** relate to your
financial interest or well-being or those
of a relative or close associate?

Yes

You must disclose the interest.

Does the matter affect your financial
interest or well-being:

- (a) to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
- (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

Yes

You may speak on the matter ONLY
if members of the public are also
allowed to speak at the meeting

Otherwise, do NOT speak or vote on
the matter and leave the room during
the debate unless you hold a
dispensation

What are the principles of bias and pre-determination and how do they affect my participation in the meeting?

Bias and predetermination are common law concepts. If they affect you, your participation in the meeting may call into question the decision arrived at on the item.

Bias Test

In all the circumstances, would it lead a fair minded and informed observer to conclude that there was a real possibility or a real danger that the decision maker was biased?

Predetermination Test

At the time of making the decision, did the decision maker have a closed mind?

If a councillor appears to be biased or to have predetermined their decision, they must NOT participate in the meeting.

For more information or advice please contact the Monitoring Officer
(susan.zeiss@bcpcouncil.gov.uk)

Selflessness

Councillors should act solely in terms of the public interest

Integrity

Councillors must avoid placing themselves under any obligation to people or organisations that might try inappropriately to influence them in their work. They should not act or take decisions in order to gain financial or other material benefits for themselves, their family, or their friends. They must declare and resolve any interests and relationships

Objectivity

Councillors must act and take decisions impartially, fairly and on merit, using the best evidence and without discrimination or bias

Accountability

Councillors are accountable to the public for their decisions and actions and must submit themselves to the scrutiny necessary to ensure this

Openness

Councillors should act and take decisions in an open and transparent manner. Information should not be withheld from the public unless there are clear and lawful reasons for so doing

Honesty & Integrity

Councillors should act with honesty and integrity and should not place themselves in situations where their honesty and integrity may be questioned

Leadership

Councillors should exhibit these principles in their own behaviour. They should actively promote and robustly support the principles and be willing to challenge poor behaviour wherever it occurs

AGENDA

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

1. **Apologies**

To receive any apologies for absence from Members.

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 requested to declare any interests on items included in this agenda. Please refer to the workflow on the preceding page for guidance.

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 22 July 2021.

7 - 12

5. **Public Issues**

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

13 - 16

The deadline for the submission of requests to speak is 12 noon on Wednesday 18 August 2021. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at virtual meetings is contained in the Protocol for Public Speaking at Planning Committee which is included with this agenda sheet and is available on the Council's website at the following address:

<https://democracy.bcpccouncil.gov.uk/documents/s18186/Protocol%20for%20Public%20Statements%20at%20Planning%20Committee.pdf>

Note: The public speaking procedure is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Planning Offices during the consultation period.

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated at 6a and 6b, as updated by the agenda addendum sheet to be published on Wednesday 18 August 2021

Councillors are requested where possible to submit any technical questions on planning applications to the Case Officer at least 48 hours before the meeting to ensure this information can be provided at the meeting.

The running order in which planning applications will be considered will be as listed on this agenda sheet.

The Chairman retains discretion to propose an amendment to the running order at the meeting if it is considered expedient to do so.

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 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 48 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>

- a) **Bournemouth School, East Way, Bournemouth, BH8 9PY**
(Muscliffe and Strouden Park)

7-2021-1260-BA

Erection of fencing and gates

b) **Kingsgate House, 7 The Avenue, Poole, BH13 6AE**

(Canford Cliffs)

APP/21/00873/F

Alterations and additions to add 1st floor extension and form new flat roof terrace with parapet, insert patio doors and windows with new Juliette balconies, to front elevation. Provide render finish to walls.

33 - 48

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.

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
PLANNING COMMITTEE

Minutes of the Meeting held on 22 July 2021 at 1.00 pm

Present:-

– Chairman

Cllr T Johnson (Vice-Chair, in the Chair)

Present: , Cllr S Baron, Cllr S Bartlett, Cllr S Bull, Cllr M Davies, Cllr B Dion,
Cllr G Farquhar, Cllr P R A Hall, Cllr P Hilliard, Cllr M Le Poidevin,
Cllr S McCormack and Cllr T O'Neill

155. Apologies

Apologies were received from Cllrs N Decent, D Kelsey and A Stribley.

156. Substitute Members

There were none.

157. Declarations of Interests

There were none.

158. Confirmation of Minutes

The minutes of the meeting held on 17 June 2021 were approved as a correct and accurate record.

159. Public Issues

There were public statements received on the planning applications considered by the Planning Committee. In accordance with the Protocol for Public Speaking and in agreement with the individuals who submitted statements the Democratic Services Officer read out the written statements.

160. Protocol for Public Speaking

RESOLVED that the Committee support the revised Protocol for Public Statements in its consideration by the Constitution Review Working Group.

161. Schedule of Planning Applications

There were public statements received on the planning applications considered by the Planning Committee. In accordance with the Protocol for Public Speaking and in agreement with the individuals who submitted

statements the Democratic Services Officer read out the written statements and a Ward Councillor addressed the Committee regarding item 7c.

162. 13 Danecourt Road, Poole, BH14 0PG

(Parkstone)

APP/21/00345/F

Demolish house and replace with a new development of 8no flats with associated parking.

Public Statements:

- IN OBJECTION
v None
- IN SUPPORT
v Darryl Howells Planning Consultancy Ltd.
- WARD COUNCILLORS:
v None.

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report.

Voting:

For – 9 Against – 3 Abstentions – 0

NOTE: Cllr G Farquhar requested that his vote against the move be recorded.

163. 15 Danecourt Road, Poole, BH14 0PG

(Parkstone)

APP/21/00345/F

Demolish house and replace with a new development of 8no flats with associated parking.

Public Statements:

- IN OBJECTION
v None

· IN SUPPORT

v Darryl Howells Planning Consultancy Ltd.

· WARD COUNCILLORS:

v None.

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report.

Voting:

For – 9 Against – 3 Abstentions – 0

NOTE: Cllr G Farquhar requested that his vote against the move be recorded.

164. 20 Chewton Farm Road Christchurch BH23 5QN

(Highcliffe and Walkford)

8/21/0331/CONDR

Demolition of existing dwelling and erection of 14 apartments with underground parking. Variation of Condition 2 (approved plans) of Planning Application 8/20/0752/OUT to make revisions to the design of the building.

Public Statements:

· IN OBJECTION

v Peter Watson-Lee and local residents.

· IN SUPPORT

v Ethan Brighton – Fortitudo Ltd.

· WARD COUNCILLORS:

v Cllr N Brooks.

RESOLVED that the application be granted planning permission, in line with the recommendation set out in the report, with the additional requirement to secure protective measures between cycle parking spaces and car parking spaces 5-7 (supplement condition 14) and vehicle charging points (new condition).

Voting:

For – 6 Against – 6 Abstentions – 0

NOTE:

- Due to there being a parity of votes, the Chair used his casting vote which saw the application granted as per the above.
- A previous vote to refuse was defeated.
- Cllr G Farquhar requested that his votes be recorded. Cllr G Farquhar voted to refuse the application in the first vote and subsequently voted against the application being granted in the second vote.

165. 1 & 6 Hurn Court Hurn Court Lane Christchurch BH23 6BH

(Commons)

8/21/0131/FUL & 8/21/0132/LB

Replacement of decayed coping brickwork with new coping stones above flat 6 and flat 1 (retrospective applications).

Public Statements:

· IN OBJECTION

v None

· IN SUPPORT

v Ryan Barnett on behalf of Hurn Court Management Company Ltd.

· WARD COUNCILLORS:

v None

RESOLVED that the application be granted planning permission, in accordance with the recommendation set out in the report.

Voting – Unanimous

166. Fairview House, 17 Hinton Road

The Committee were asked to agree an extension of time to complete the S106 agreement until 22nd August 2021 to allow the planning permission to be issued.

RESOLVED that the Committee agreed to extend the time, to the 22nd August 2021, for the S106 agreement to be finalised.

Voting: Unanimous.

The meeting ended at 3.00 pm

CHAIRMAN

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PLANNING COMMITTEE

PROTOCOL FOR PUBLIC STATEMENTS AT MEETINGS

(ARTICLE 16: COVID-19 INTERIM DECISION MAKING ARRANGEMENTS)

This protocol makes provision for public statements to be taken into account in the decision making process at virtual meetings of the Planning Committee. It enables objectors and applicants/supporters to submit a written statement on planning applications for consideration at the meeting where they would normally submit a request to attend and speak at a physical meeting. These statements will be read out at the meeting on their behalf.

This protocol is separate from and is not intended to replicate or replace the procedure of submitting a written representation on a planning application to the Planning Offices during the consultation period.

1. Objectors and applicants/supporters, including Parish or Town Council representatives, who wish to provide a written statement to be read out on their behalf at the Planning Committee must submit this to Democratic Services by 12noon on the day before the meeting.
2. There will be a maximum of two statements from objectors and a maximum of two statements from applicants/supporters on each planning application considered by the Committee. Each statement may consist of up to 450 words.
3. Statements will be accepted on a first come, first served basis. Statements will not be accepted once the limit has been reached. Objectors, and applicants/supporters with similar views are encouraged to co-ordinate in advance in the production of statements.
4. Statements will be read aloud by the Democratic Services Officer once the Presenting Officer has completed their presentation on each planning application.
5. Ward Councillors who have referred an application to the Planning Committee for decision will be expected to attend and speak at the meeting wherever possible, to explain their reasons for the call in. Other Ward Councillors may also wish to attend and speak at the meeting.
6. Any Ward Councillor attending and speaking at the meeting must also submit a written version of what they intend to say to Democratic Services by 12noon on the day before the meeting. In the event of a Ward Councillor not being able to access the meeting at the appropriate time for any reason, this statement will be read out on their behalf to ensure their views can be taken into account. Statements may consist of up to 900 words.
7. Any member of the Planning Committee who has referred an application to the Committee for decision and who has a predetermined view on that application may speak as a Ward Councillor in accordance with the provisions in this protocol, but will not be able to participate in the discussion or vote as a member of the Committee.
8. Written statements should refer to planning related issues as these are the only matters the Committee can consider when making decisions on planning applications.

Statements must direct points to reinforcing or amplifying the planning representations already made to the Council in writing. Guidance on what constitutes planning considerations is included at the end of this document. Statements must not include derogatory or defamatory comments.

9. Anyone submitting a written statement who wishes to provide still photographs or illustrations (a maximum of five) to be displayed on screen while their statement is being read aloud must submit these to Democratic Services by 12noon TWO DAYS before the meeting.
10. Presentations other than those by the Presenting Officer(s) will not be facilitated at the meeting.
11. Any updates on planning applications to be considered by the Committee will be published by Democratic Services as soon as possible after 12noon on the day before the meeting.
12. In considering each application the Committee will normally consider contributions from people in the following order:
 - Presenting Officer(s)
 - Objectors
 - Applicant/Supporters
 - Ward Councillors (for the avoidance of doubt and for the purposes of this protocol, the term 'ward councillor' means a councillor who is not a member of the planning committee)
 - Questions and discussion by Members of the Planning Committee, which may include points of clarification from Officers, leading to a decision.
13. Exceptionally, in cases of significant major planning applications the Chairman of the Planning Committee may exercise discretion in respect of provisions within this protocol. Arrangements will be agreed in advance in consultation with Planning Services and Democratic Services.
14. Please note that virtual meetings of the Planning Committee are recorded for live and subsequent broadcast by the Council, and will be published on the Council's website for a minimum of six months after the meeting date. Agenda, reports and broadcasts can be accessed using the following link:
<https://democracy.bcpccouncil.gov.uk/ieListMeetings.aspx?CId=290&Year=0>

For further information about public statements at Planning Committee please contact democratic.services@bcpcouncil.gov.uk

This Protocol has been adopted in accordance with the provisions of Article 16 of the Council's Constitution - Covid-19 Interim Decision Making Arrangements.
A copy of the Council's Constitution can be accessed using the following link:
<https://democracy.bcpccouncil.gov.uk/ieListDocuments.aspx?CId=151&MId=4091&Ver=4&Info=1>

The National Planning Portal provides the following guidance on material planning considerations:

'A material consideration is a matter that should be taken into account in deciding a planning application or on an appeal against a planning decision. Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.'

https://www.planningportal.co.uk/faqs/fag/4/what_are_material_considerations

Adopted by the Planning Committee on 21 May 2020

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Planning Committee

Application Address	Bournemouth School, East Way, Bournemouth, BH8 9PY
Proposal	Erection of fencing and gates
Application Number	7-2021-1260-BA
Applicant	Bournemouth School
Agent	Kendall Kingscot
Date Application Valid	12 April 2021
Decision Due Date	6 June 2021
Ward	Muscliff & Strouden Park
Report Status	Public
Recommendation	Grant subject to 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
Reason for Referral to Planning Committee	119 objection comments which are contrary to the approval recommendation.
Case Officer	Natasha McCann

Description of Development

1. Planning consent is sought for the a 2.4m high green metal meshwork fence along the northern boundary extending to the eastern boundary and replacement entrance gates.

Key Issues

2. The main considerations involved with this application are:
 - Impact on character and appearance of the area
 - Impact on heritage assets
 - Impact on neighbouring amenity
 - Impact on trees
3. These points will be discussed as well as other material considerations below.

Planning Policies

Core Strategy (2012)

CS1: NPPF – Presumption in Favour of Sustainable Development
CS2: Sustainable Homes and Premises
CS4: Surface Water Flooding
CS5: Promoting a Healthy Community
CS6: Delivering Sustainable Communities
CS18: Increasing Opportunities for Cycling and Walking
CS31: Open Space
CS40: Local Heritage Assets
CS41: Quality Design

District Wide Local Plan (2002)

3.20 Contaminated Land
4.25: Landscaping
5.33: Educational Uses
7.19: School Playing Fields

Supplementary Planning Documents:

Sustainable Urban Drainage Systems (SUDS) - PGN
Bournemouth Parking – SPD

The National Planning Policy Framework (2021)

Paragraph 8 new development to meet sustainable development principles and social, economic and environmental need

b) a Social objective:
...by fostering well designed beautiful and safe places

c) an environmental objective:
to protect & enhance our natural, built and historic environment

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.

Part 2 Achieving sustainable development
Part 4 Decision making
Part 8 Promoting healthy & safe communities
Part 11 Making effective use of land
Part 12 Achieving well designed places

110. In assessing ...specific applications for development it should be ensured that:
c) design standards reflect National design guide and national model design code

125. Design guides can be used to help ensure land is used efficiently while also creating beautiful and sustainable places

126. The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve

127 & 129 reinforce need for design guidance to inform new development to achieve beautiful and distinctive places taking into account national design guide and national model design guide & and national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.

130. *Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit; e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

134. *Development that is not well designed should be refused especially where it fails to reflect local design policies and government guidance on design taking into account any local design guidance and supplementary planning documents such as design guides and codes.*

Significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or*
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.*

Relevant Planning Applications and Appeals:

7-2020-1260-AZ: Alterations and replacement of front entrance double doors to south elevation: Granted 22 February 2021

7-2004-1260-AH: Alterations and two-storey extension to school. Granted: 27 July 2004

7-2009-1260-AC: Alterations and single-storey extension to sports hall. Granted: 21 June 1999

7-1997-01260-Z: Erection of a Sport Hall. Granted: 13 October 1997

7-1996-01260-W: Alterations, first floor extension and erection of a single-storey building to form additional classrooms. Granted: 23 September 1996

7-1994-01260-S: Erection of two-storey block of 6 classrooms and siting of a temporary classroom. Granted: 20 December 1994

7-1994—1260-R: Alterations and first floor extension to school and erection of external staircase. Granted: 21 March 1994

7-1994-01260-Q: Erection of Sports Hall and access road to East Way. Granted: 19 December 1994

Representations

4. 4 site notices were posted in the vicinity of the site which included one on Uplands Gardens, two on Charminster Road and two on West Way; and a press advert advertised on 30/04/2021 with an expiry date for consultation of 04/06/2021.
5. 119 letters of objection have been received. The objection comments are summarised below;
 - Impact on movement of wildlife and detriment to the natural environment
 - Loss of access for the public for recreational activities and shared space such as dog walking, exercise and sports
 - Loss of space for young people to spend time which may lead to anti-social behaviour
 - The area will be under used during the school holidays
 - Loss of habitats
 - No evidence of safety concerns which have raised questions as to why the fencing is needed
 - Disrepair of land
 - Harm to the visual amenity of the area
 - Increased levels of wind and noise
6. 20 letters of support have been received. The support comments are summarised below;
 - Increased levels of security for the school
7. The comments received will be taken into consideration during the assessment of the application and discussed further below.

Consultations

8. Heritage officer – The heritage officer states that a more traditional style metal railing of a lesser height would be preferable, however any harm to the setting of the designated and non-designated heritage assets is deemed slight and the benefit of safeguarding the public is acknowledged. Furthermore, the heritage officer notes that this type of fencing is not uncommon surrounding school sites and also the meshwork style would allow for permeability through and as such, on balance the proposed is not considered to result in a level of harm which would equate to an objection. The heritage officer also states that the boundary with the church is well treed which will help screen the replacement fencing from the listed building, with the green colouring going a small way to help it blend in.
9. Tree officer – No objection subject to compliance with arboricultural method statement.
10. Rights of way officer – No objection however notes the site will be further assessed if a claim is made.

Constraints

11. TPO, affects the setting of a listed building and the original school building is locally listed.

Planning Assessment

Site and Surroundings

12. Bournemouth School stands on the north side of East Way. It occupies a severely restricted plot that is encompassed by woodland to both the sides and rear; these trees are covered by an Area and Woodland Tree Preservation Order. The main school building is locally listed whilst St Francis of Assisi Church to the west is Grade II listed.

Key Issues

13. The proposed development comprises a 2.4m high green metal meshwork fence along the northern boundary extending to the eastern boundary and replacement entrance gates.

Principle of development

14. Paragraph 97 of the NPPF, under the heading of 'Promoting healthy and safe communities', states;

'Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and

b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.'

15. The weight attached to education is acknowledged in the assessment of this application as a whole and particularly in the event that harm is identified.

Impact on character and appearance of the area

16. Bournemouth School occupies a heavily constrained site with the school's layout largely cramped together surrounded by woodland to the rear and sides which appears to consume the site; this is readily apparent in aerial views. The proposed fencing would be located along the northern boundary extending to the eastern boundary set back from the principal elevation of the main school building. Amended plans have been received which has removed the initially proposed western element of the fence which would have extended to the front of the school building. The removal of this element of the fencing is considered to reduce the visibility of the fence when viewed from the highway reducing the impact of the proposal on the visual appearance of the site or its setting.

17. The proposed fencing which would be located along the eastern boundary of Grade II listed Church of St Francis of Assisi is noted to be largely obscured by the lush vegetation present and therefore, as agreed by the heritage officer would not result in any detrimental harm in this regard however this will be further assessed within the heritage section of the report. The proposed fencing in its entirety would be largely shielded from the public realm by virtue of the rearward position together with the densely vegetated characteristics of the copse woodland area. Attention is given to the views of the surrounding dwellings which border the site, however given the existing boundary treatments present, the introduction of permeable fencing outside of the existing boundaries would not result in an increased level of bulk or mass which would harm the character of the area or setting on the properties. The proposed replacement gates are also noted to be constructed in materials which are common within school/education settings and therefore not considered to be at odds with the context of the site. Additionally, the replacement nature of the gates would measure similar scales as that of the existing gates and are therefore acceptable in this respect.
18. The proposed fencing design would be of a meshwork style which would allow for permeability reducing bulk and mass of the fencing retaining a level of visibility between the woodland and existing boundary treatments boarding the site. The proposed design together with the use a neutral green colouring is considered to blend well with surrounding context of the site in a manner which would not detract from the character of the site. Whilst the proposed height of 2.4m is larger than that of normal fencing which is common along the rear boundaries of the surrounding properties, it would not appear jarring against the existing boundary treatments given the topography of the site. The position of the fencing against the treed nature of the woodland and the level of shielding from the trees on site which would largely be retained and maintained as per the arboricultural method statement which will be ensured by condition. Attention is also given to the replacement nature of parts of the fencing which would replace existing boundary treatments which have since fallen into disrepair including some parts which have collapsed in their entirety resulting in an unattractive and unsafe area within the school grounds. As such, the new fencing is considered to be more practical for both safety and future maintenance of the site.
19. Consideration is also given to the need for the fencing which is to provide additional security for the school and its grounds. Additional information in the form of a report from the Crime Prevention and Design Advisors Prevention Department at Dorset Police has been submitted alongside the application which supports the requirement of the additional fencing and gates. The report concluded that new fencing and gates was the most viable option to ensure better security of the site. This would include help promote a healthy and safer community which would comply with the standards set out within the NPPF.
20. For the reasons above it is considered that the development would meet the aims of Policy CS41 of the Bournemouth Local Plan: Core Strategy and the NPPF in relation to character and design.

Impact on Heritage

21. The original school building is of local importance in Bournemouth and on the Council's list of buildings of local interest and is thus a non-designated heritage asset. The description reads:

'An excellent example of the modernist low horizontal architecture introduced shortly before World War 2, stylistically it moves forward from Art Deco into the International style. This uncompromisingly functional design is softened by the addition of the clock tower. The

choice of orangish brick topped with a low orange pantile roof has weathered well. The new school was moved into just as War broke out in September 1939'.

22. Paragraph 203 of the NPPF states *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining planning applications....'* thus the status of the school is a material planning consideration. Paragraph 203 further states *'...In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'*. Policy CS40 is applicable; this states that the Local Planning Authority will protect local heritage assets by only supporting development that sustains or enhances the significance of heritage assets. Further, where a proposal for alteration, extension or demolition is likely to affect a local heritage asset or its setting, an assessment of the asset and the impact of the proposal will be required.
23. The woodland setting in which the school is appreciated is thus important and the pockets of soft landscaping to the front and the woodland to the sides/ rear are key positive elements of the significance of the setting of the school. As discussed above, given that the fencing would not be immediately visible from the public realm, would to an adequate degree blend well with the context of the site and would be designed in a manner which would relate well within its setting. As such, the proposed fencing is considered acceptable in regard to design and impact on character.
24. The school site also forms part of the setting of a designated heritage asset comprising the listed St Francis of Assis church and its associated buildings to the west on Charminster Road. Whilst the church is within an urban context, the strong presence of trees and soft landscaping across the application site positively contributes to its setting. This dense band of mature trees also provides screening. It is important that this mature band of trees is not detrimentally impacted through any works to the school. In this regard, paragraph 199 states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Furthermore, paragraph 200 of the NPPF states that any harm to the significance of a designated heritage asset, including its setting, should require clear and convincing justification. Further, at Section 66, the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the requirement to have special regard to the desirability of preserving a listed building or its setting. At a local level, policy CS39 states that the Local Planning Authority will seek to protect designated heritage assets from proposals that would adversely affect their significance.
25. On balance, the fencing would be set back from the frontage of the site and largely unseen when travelling along East Way, is designed in a manner which is considered to reflect the context of the site and would be largely screened from the adjoining site in which the Grade II listed Church of St Francis of Assisi is located. On this basis, the proposal is not adjudged to result in any harmful impact to the setting of this designated heritage asset with planning conditions also helping to safeguard this level of tree screening.
26. The scheme results in less than substantial harm to the heritage asset. Applying the guidance in paragraph 202 of the National Planning Policy Framework (2021), this impact must be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The scheme will not impact on the ongoing use of the building as a church, which is considered to be its optimum use and the public benefits in this case are considered to outweigh any harm to the heritage asset. On the basis of the

details submitted, the proposal is not considered to result in detrimental harm to the listed St. Francis of Assis Church and its associated ecclesiastical buildings in accordance with CS39.

Impact on neighbouring residents

27. Neighbouring dwellings which boarder the north and north-west of the site are located an appreciable distance from the proposed fencing – the properties to the north in Uplands Road having sizeable back gardens and are 25m-plus from the proposed fence. Thus the proposal is not considered to result in any adverse harm to residential amenity. For the reasons above it is considered that the development would meet the aims of the Bournemouth Local Plan Policy CS39, Core Strategy and the NPPF in relation to protecting neighbouring amenity.

Impact on trees

28. The proposal will result in the loss of a small number of trees that are all low category due to poor condition or location however the arboricultural method statement has detailed specific precautions to protect the retained trees which has been agreed by the arboricultural officer. It is concluded that the proposal will have no long term detrimental impact on tree health or the contribution of trees to the character of the wider setting. A condition will be added to ensure the arboricultural method statement is implemented in full unless otherwise agreed in writing by the local planning authority.

Response to public consultation comments

29. As noted above, 119 objection comments have been received. The most frequently noted concern was regarding the loss of access for the public to the woodland for recreational use including but not only, dog walking, exercise and sporting activities. Whilst it is appreciated that the loss of such shared recreational space is regrettable, the proposed position of the fencing is located within the ownership of the school and as such, is afforded the option to alter or extend within the land in question subject to the approval of planning which has been assessed above. Given that the current use for recreational use is unauthorised, limited weight is given to this objection comment. It is also noted that no Rights of Way claims have been submitted.
30. The objection comments have also raised the concern that the proposal would result in detriment to the natural environment and harmful impact on the movement of wildlife. Consideration has been given to this argument, however given that the fencing would be constructed largely alongside existing boundary treatments (such as neighbouring fencing), it is not found that the proposal would result in a level of detrimental harm to the habitats on site. As per the tree officers' comments, a condition will be added which will ensure compliance with the arboricultural method statement in which supports the retention and strengthening of the habitats on site. Therefore, this concern is considered to have been adequately addressed and not found to result in a level of harm which would warrant refusal.
31. The concerns raised also state that the confinement of the woodland will mean that copse area will not be used during school holidays. This is not considered to result in a material planning consideration which would outweigh the benefits of the proposal. Several of the objection comments also stated that the need for more security within the site has not been established and no evidence provided. However, following conversations with the agent of the application, additional information in the form of a letter from Crime Prevention and Design Advisors Prevention Department within the Dorset Police Department established

that areas of the site were in a poor state leading to safety issues and following incidents recorded in relation to the woodland, it was concluded that the most viable option to ensure better security and subsequent better safety of the site was to erect new fencing and gates as proposed. The evidence proposed is considered to adequately support the need for better security on the site.

32. The objection comments also raised concerns regarding impact on visual amenity however as established above, the proposal is not considered to result in a level of harm to the character of the area or designated or non-designated heritage assets which would warrant refusal. An objection comment stated that the proposed fencing would result in increased levels of wind and noise however given that the existing woodland would be largely retained and maintained where possible, it is not considered that the wind and noise levels would substantially increase.
33. Cumulatively, whilst the concerns raised have been taken in to consideration, the objection comments do not outweigh the benefits of the proposal in relation to security and safety and as such are not considered to overturn the approval recommendation.

Planning Balance

34. Planning permission is sought for the erection of fencing and replacement gates. The NPPF states that Local Planning Authorities should give great weight to the need to create, expand or alter school places thus there are significant merits attached to the proposal. On balance, it is considered that the great weight afforded to the proposal by virtue of the NPPF in relation to security of the education site would outweigh the objections raised. It is considered that the proposed fencing and gates would not result in detrimental harm to the character of the area, designated and non-designated heritage assets, neighbouring amenity and trees and as such should be recommended for approval.
35. Therefore, having considered the appropriate development plan policies and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring occupiers and would be acceptable in terms of impact on trees and heritage assets. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

1. Development to be carried out in accordance with plans as listed

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

Drawing 2002 P3: Proposed site plan: Received 4th of August 2021
Drawing 2001 P3: Proposed site plan: Received 4th of August 2021
Drawing 2003 P3: Proposed site plan: Received 4th of August 2021
Drawing 1400 P1: Proposed elevations: Received 13th of April 2021
Drawing 1151 P1: Existing site plan: Received 13th of April 2021

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

2. Materials as Specified

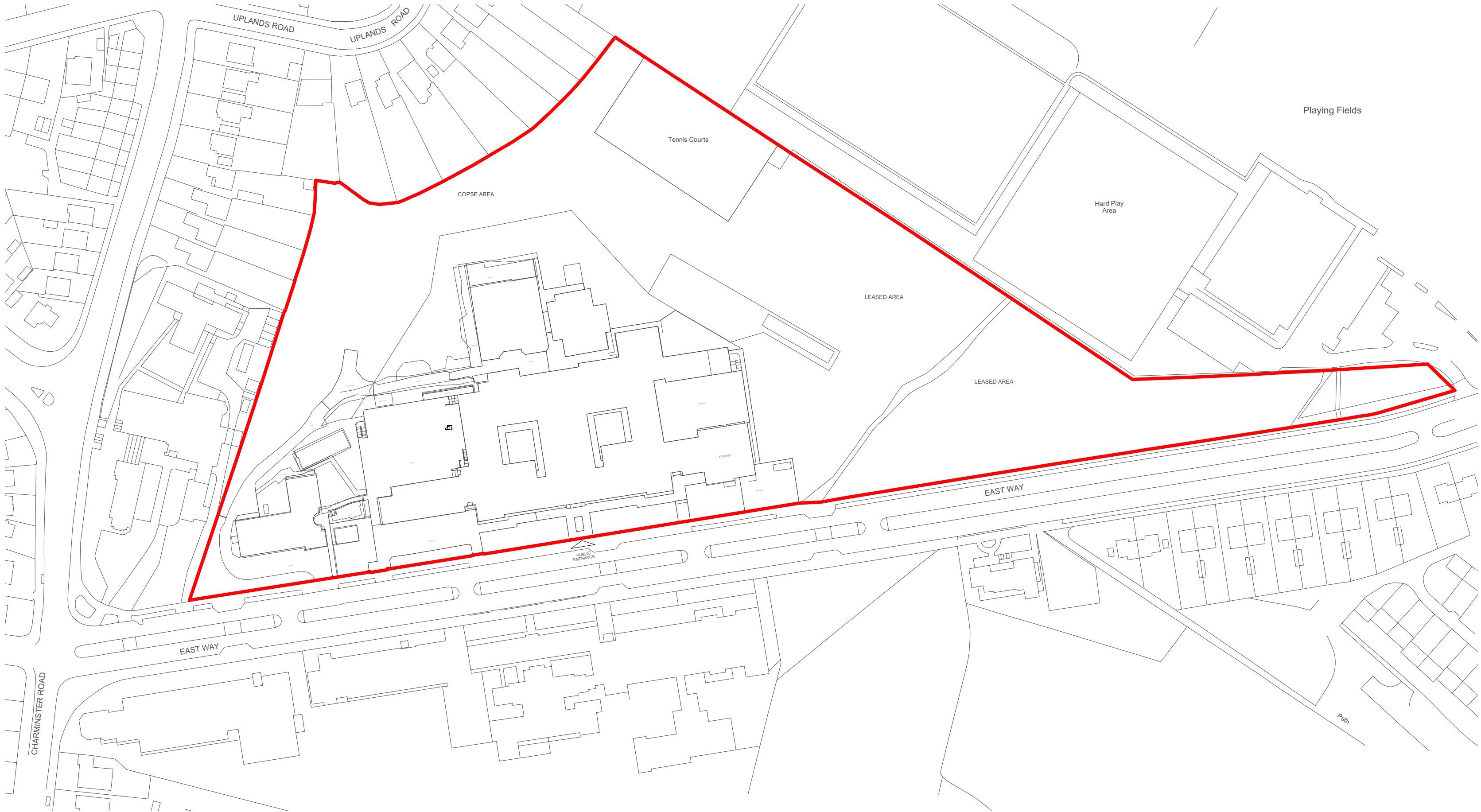
The materials to be used on the external surfaces of the proposed development shall be as specified on the application form and drawing 1400 P1 received 13th of April 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. Tree Protection

The tree protection measures as detailed in the arboricultural method statement dated 9th of November and prepared by Barrell Tree Consultancy shall be implemented in full and in accordance with the approved timetable and maintained and supervised until completion of the development.

Reason: To ensure that trees and other vegetation to be retained are not damaged during construction works and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

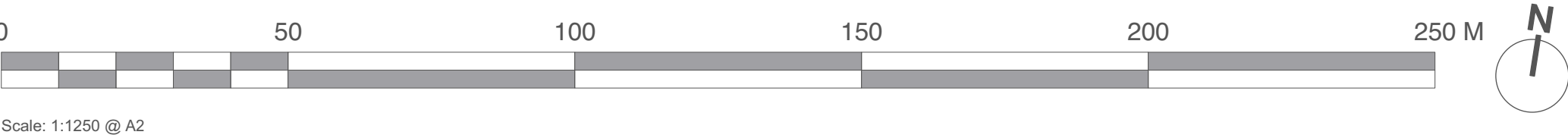


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KEY

— School overall site boundary indicated by red line.

EXISTING SITE LOCATION PLAN



Scale: 1:1250 @ A2



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Project
**Safeguarding Works
(Perimeter Fencing)**
Client
Bournemouth School

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P1	12/04/2021	TC	CS	First Issue.
Rev	Date	By	Ap	Note

Drawing Title
Existing Site Location Plan

Project Number	Drawing Number	Revision
191034-1151	191034-1151	P1

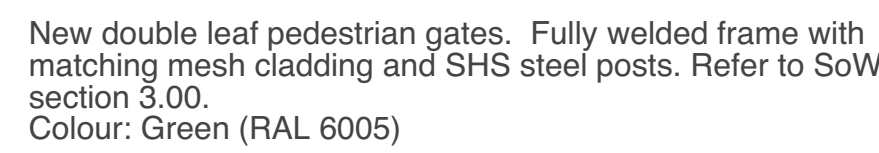
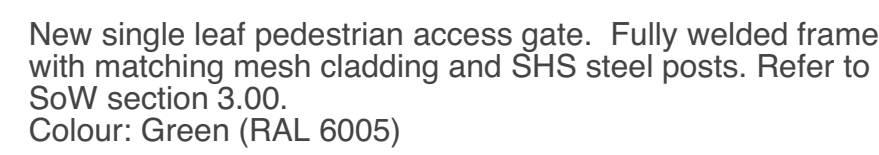
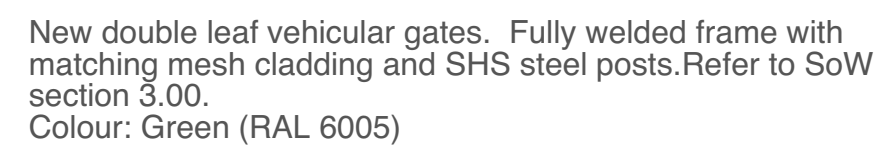
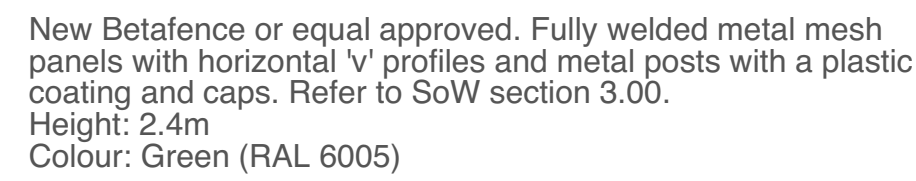
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Remove existing fencing as required.

NOTE:



Demolition/removal

GATE 01 - REFER TO SCHEDULE OF WORKS SECTION 3.00

Pedestrian access gate.	
Fire alarm override / fail-safe.	As SoW section
Intercom (two height).	3.00/4.00

GATE 02 - REFER TO SCHEDULE OF WORKS SECTION 3.00

Pedestrian access gate. Manually locked.	As SoW section 3.00/4.00
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GATE 03 - REFER TO SCHEDULE OF WORKS SECTION 3.00

Pedestrian access gate.	As SoW section
Manual lock.	3.00/4.00

GATE 04 - REFER TO SCHEDULE OF WORKS SECTION 3.00

Vehicular manual swing gate.	
Fire alarm override/fail-safe.	As SoW section 3.00/4.00

GATE 05 - REFER TO SCHEDULE OF WORKS SECTION 3.00

Vehicular manual swing gate. As SoW section 3.00 & 4.00
Fire alarm override/fail-safe.
Time clock operation if financially viable, otherwise manual lock.

NOTE: All new gates on access controls are be installed on a fail safe system whereby activation of the fire alarm will release security mechanisms.

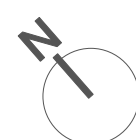
All trees to be retained.

Site is not located in a conservation area.

All excavation to be completed in accordance with SoW section 2.00 & Arboricultural statement

0 25 50 75 100 125 M

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Rev Date By Ap Note

Drawing Title
Proposed Site Plan

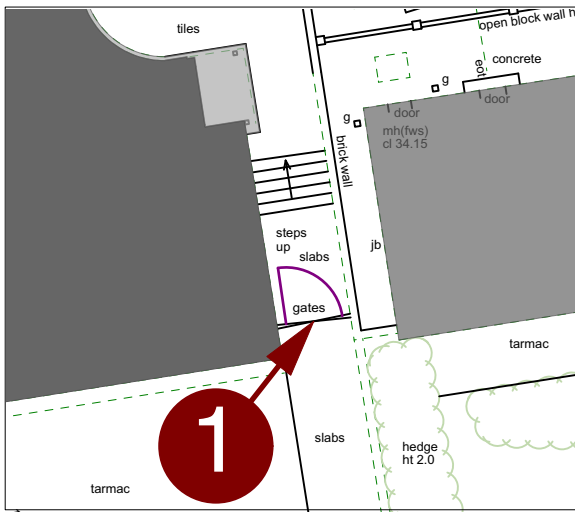
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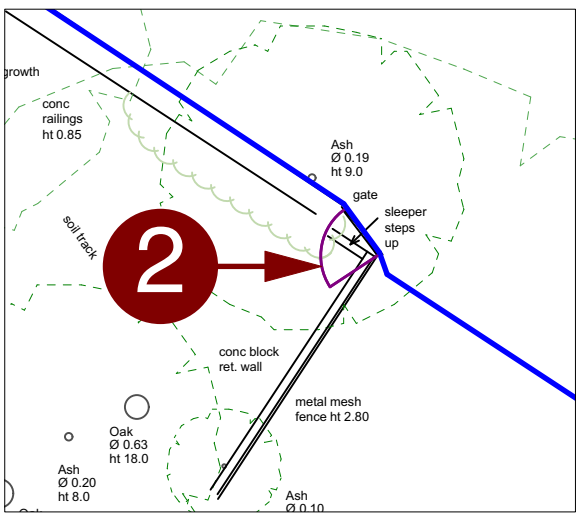
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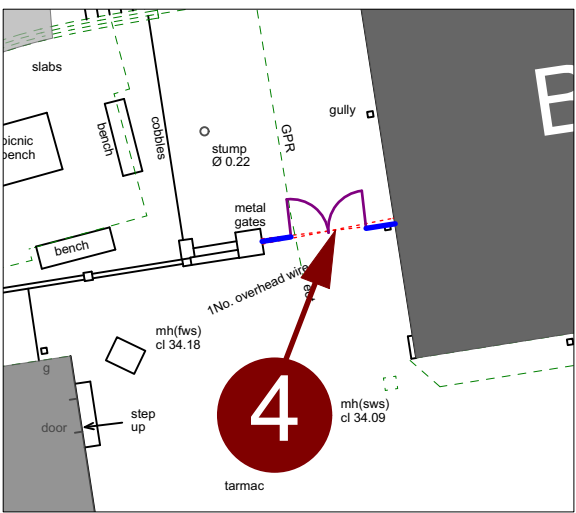
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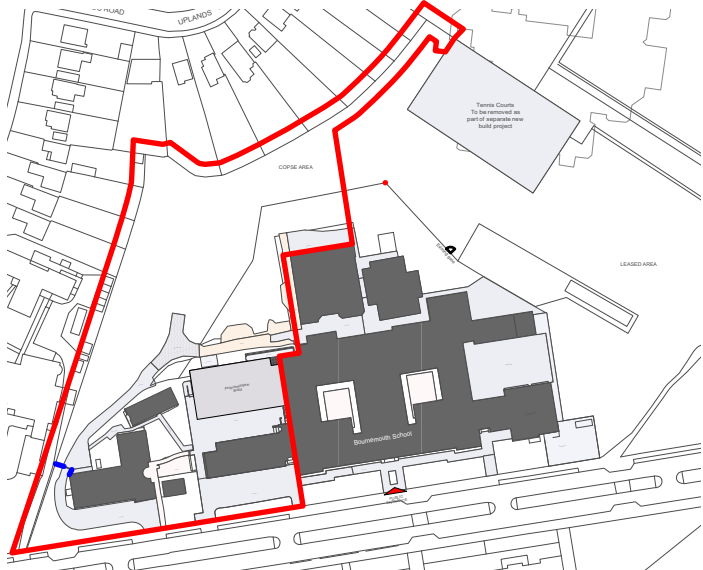
PROPOSED SITE PLAN (EXTRACT)



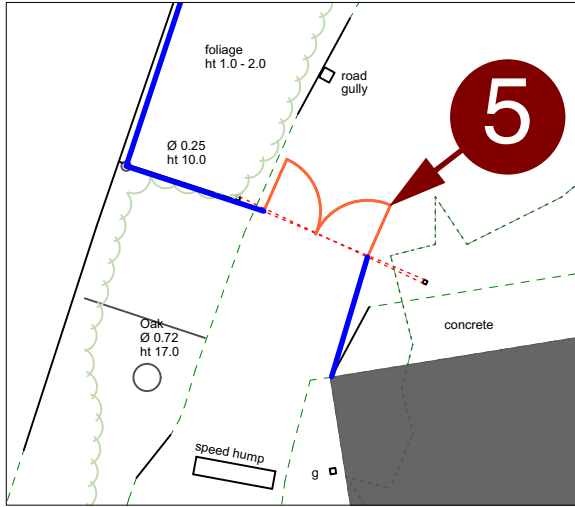
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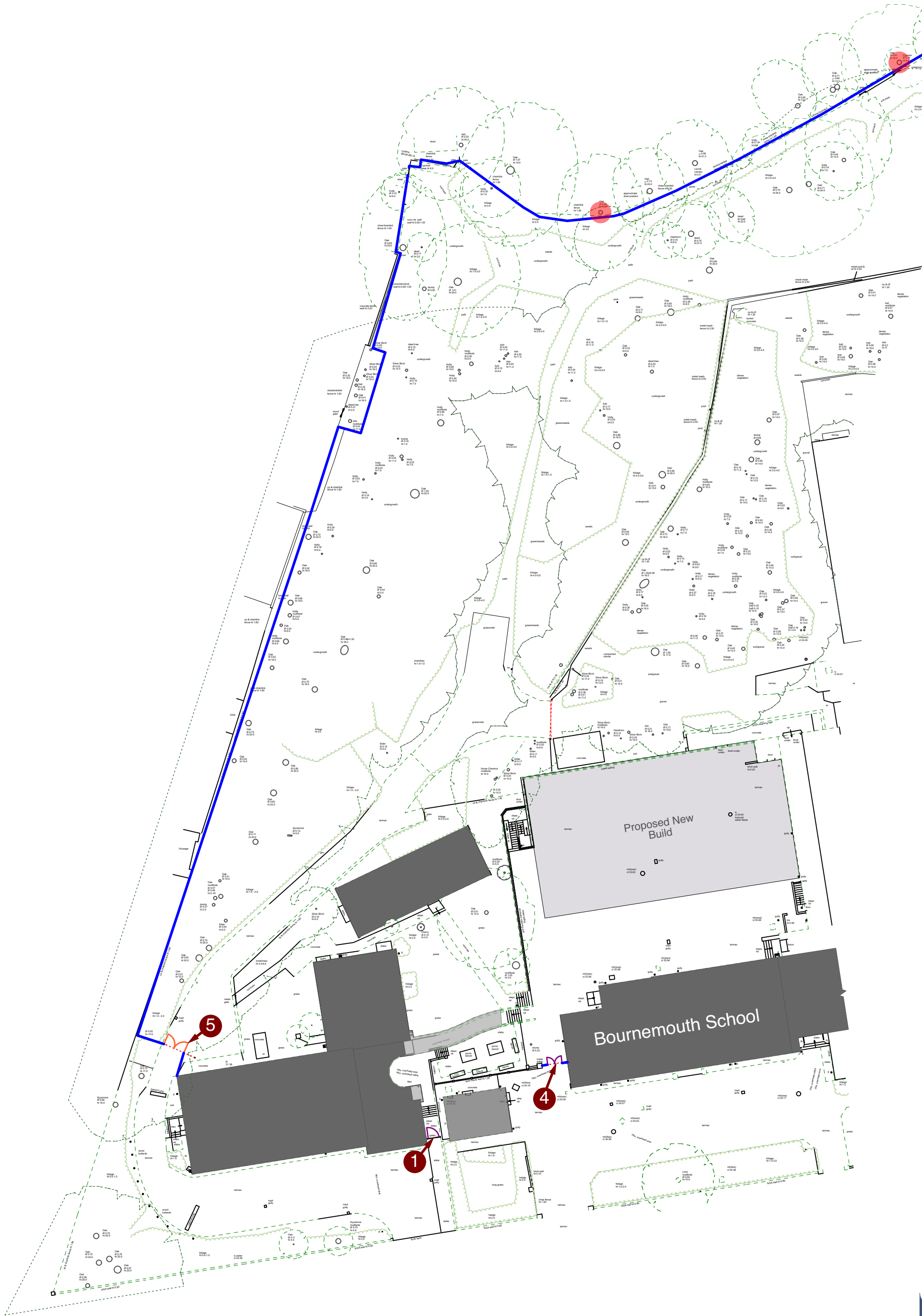
PROPOSED SITE PLAN (EXTRACT)



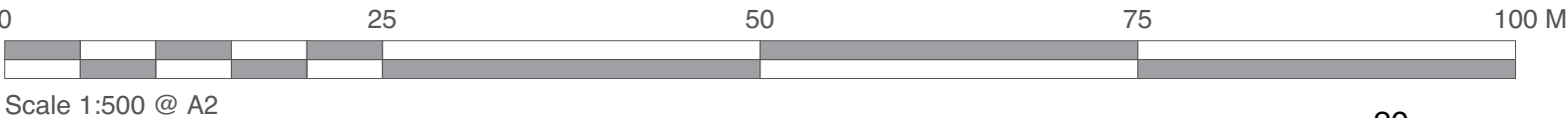
SITE PLAN (OVERVIEW)



PROPOSED SITE PLAN (EXTRACT)



PROPOSED SITE PLAN (EXTRACT)



PROPOSED SITE ACCESS KEY

- 1** **GATE 01 - REFER TO SCHEDULE OF WORKS SECTION 3.00**
Pedestrian access gate.
Fire alarm override / fail-safe.
Intercom (two height). As SoW section 3.00/4.00
- 2** **GATE 02 - REFER TO SCHEDULE OF WORKS SECTION 3.00**
Pedestrian access gate.
Manually locked. As SoW section 3.00/4.00
- 4** **GATE 04 - REFER TO SCHEDULE OF WORKS SECTION 3.00**
Vehicular manual swing gate.
Fire alarm override/fail-safe. As SoW section 3.00/4.00
- 5** **GATE 05 - REFER TO SCHEDULE OF WORKS SECTION 3.00**
Vehicular manual swing gate.
Fire alarm override/fail-safe. As SoW section 3.00 & 4.00
Time clock operation if financially viable, otherwise manual lock.

PROPOSED KEY

- NOTE:** Remove existing fencing as required.
- New Betafence or equal approved. Fully welded metal mesh panels with horizontal 'v' profiles and metal posts with a plastic coating and caps. Refer to SoW section 3.00. Height: 2.4m Colour: Green (RAL 6005)
- GATE TYPE A** New double leaf vehicular gates. Fully welded frame with matching mesh cladding and SHS steel posts. Refer to SoW section 3.00. Colour: Green (RAL 6005)
- GATE TYPE B** New single leaf pedestrian access gate. Fully welded frame with matching mesh cladding and SHS steel posts. Refer to SoW section 3.00. Colour: Green (RAL 6005)
- GATE TYPE C** New double leaf pedestrian gates. Fully welded frame with matching mesh cladding and SHS steel posts. Refer to SoW section 3.00. Colour: Green (RAL 6005)
- Demolition/removal
- NOTE:** All new gates on access controls are installed on a fail safe system whereby activation of the fire alarm will release security mechanisms.
- All trees to be retained.
- Site is not located in a conservation area.
- All excavation to be completed in accordance with SoW section 2.00 & Arboricultural statement

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P2 18/06/21 CW NF Revised to client comments.
P1 21/02/20 AL AP Preliminary Issue.
Rev: Date By App Note

Drawing Title
Proposed Site Plan (Extract)

Project Number
191034 2001

Date: 01/01/20 Drawn: AP Checked: AL Status: TENDER

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PROPOSED KEY

NOTE: Remove existing fencing as required.

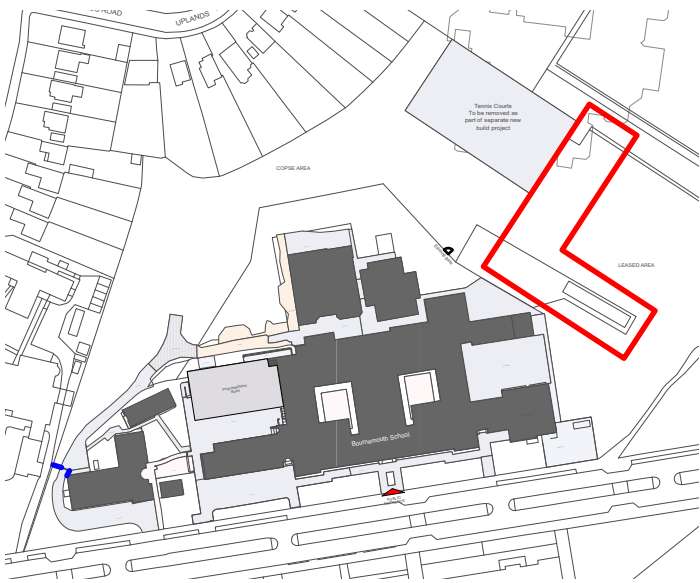
New Betafence or equal approved. Fully welded metal mesh panels with horizontal 'v' profiles and metal posts with a plastic coating and caps. Refer to SoW section 3.00.
Height: 2.4m
Colour: Green (RAL 6005)

New double leaf vehicular gates. Fully welded frame with matching mesh cladding and SHS steel posts. Refer to SoW section 3.00.
Colour: Green (RAL 6005)

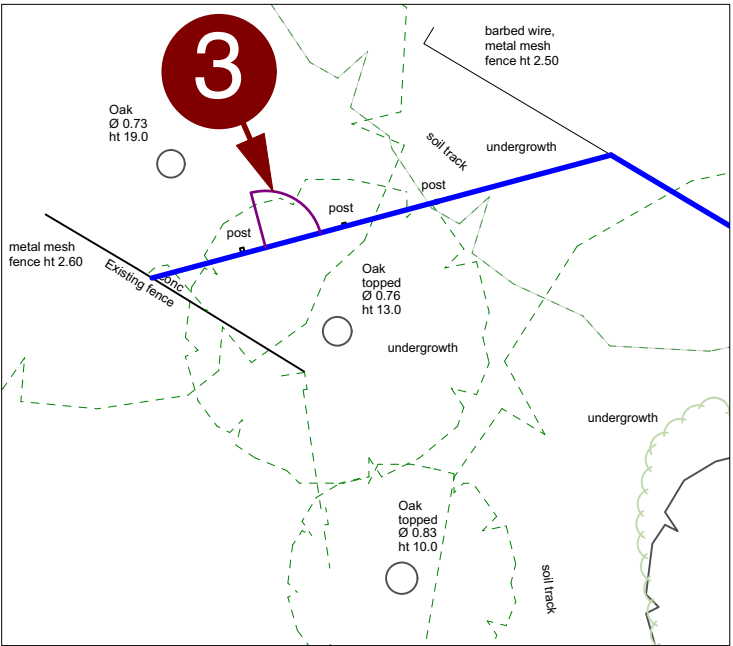
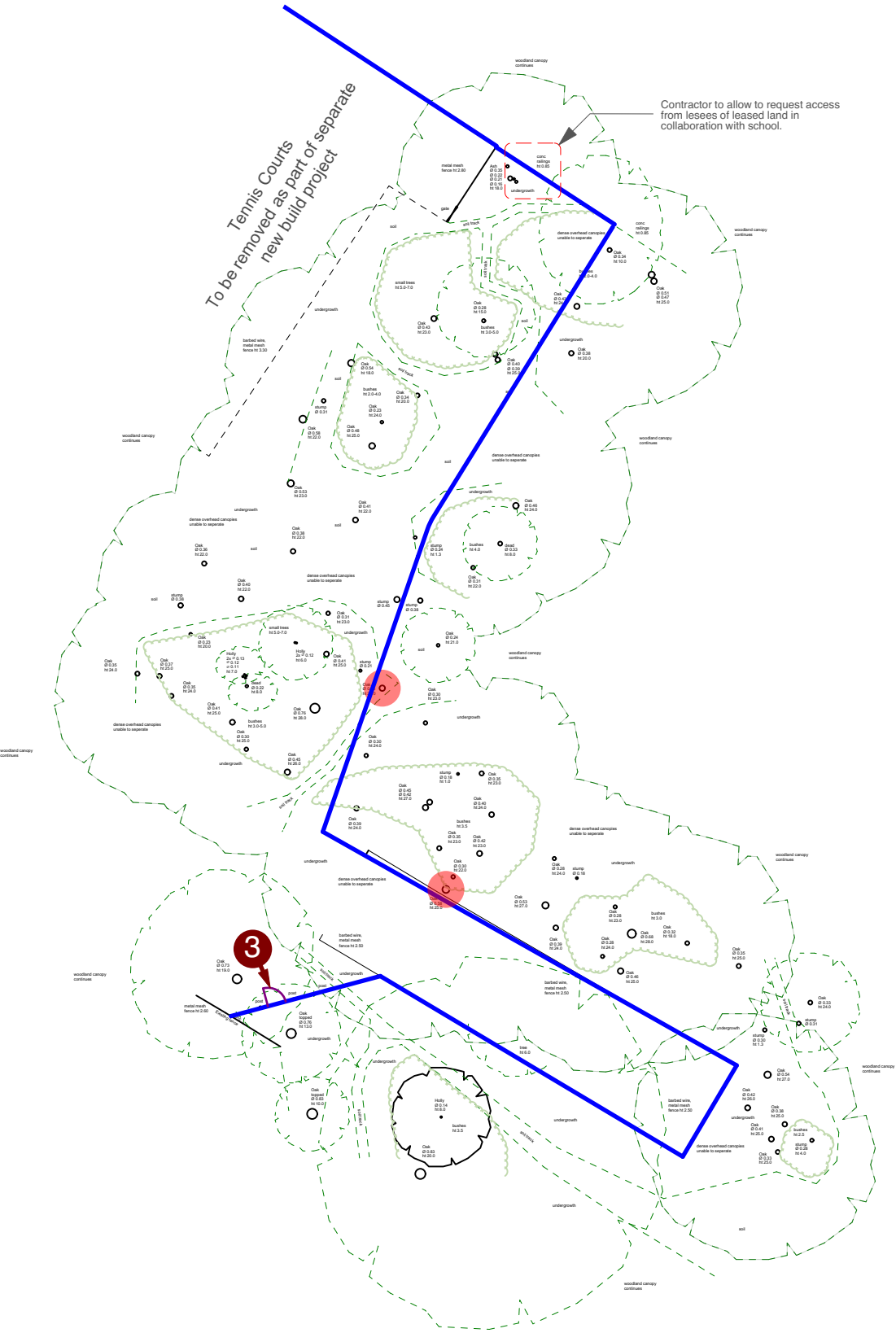
Demolition/removal

PROPOSED SITE ACCESS KEY

GATE 03 - REFER TO SCHEDULE OF WORKS SECTION 3.00
Pedestrian access gate.
Manual lock.
As SoW section 3.00/4.00



SITE PLAN (OVERVIEW)



PROPOSED SITE PLAN (EXTRACT)

PROPOSED SITE PLAN (EXTRACT)

0 10 20 30 40 50 60 M

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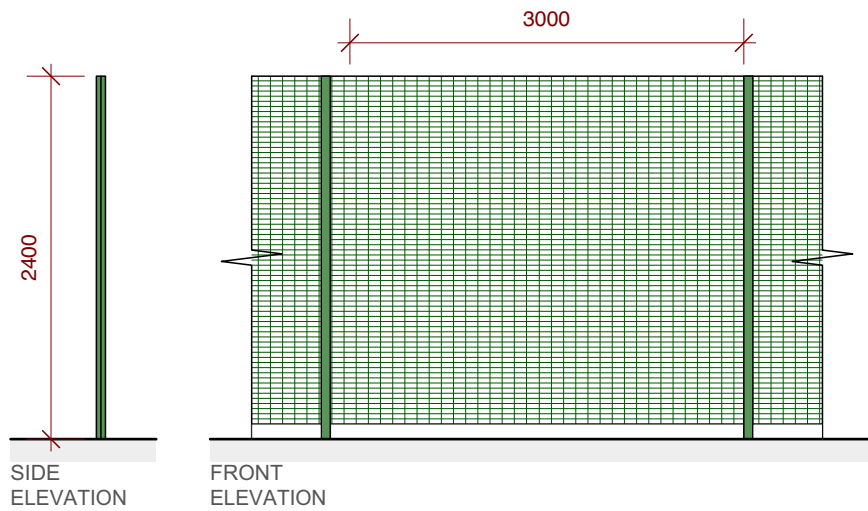
Rev Date By Ap Note

Drawing Title
Proposed Site Plan (Extract)

Project Number Drawing Number Revision
191034 2002 P3

Date Drawn Checked Status
01/01/20 AP AL TENDER

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BETA FENCE 'PALADIN' MESH FENCING (FENCE)



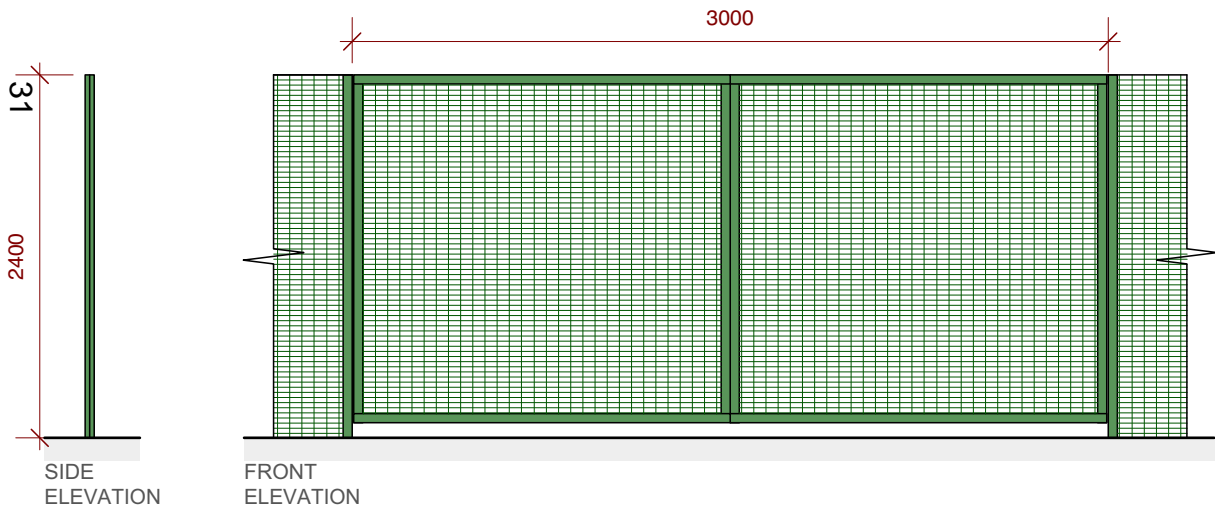
DOUBLE LEAF VEHICLE GATES (GATE TYPE A)



SINGLE LEAF PEDESTRIAN GATE (GATE TYPE B)

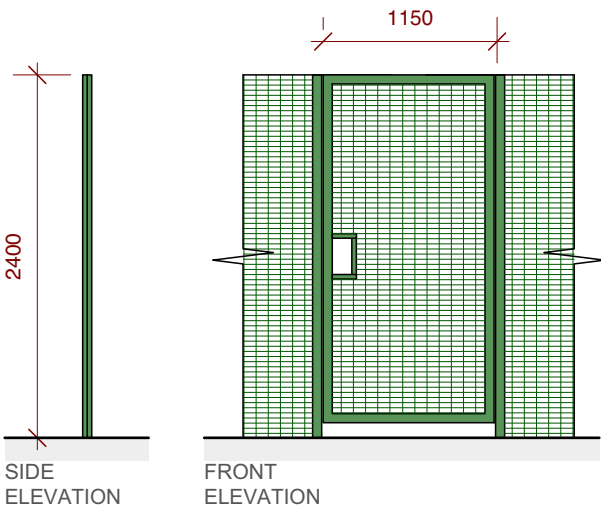
FENCE

- Proposed Recessed perimeter fence (Extract) .**
- Line of new security fencing; Metal post and mesh fence.
 - Ground level to incorporate 150mm recess/gap to allow for wildlife passage.
 - Finish colour: Green (RAL 6005).
 - Refer to drawing 191034-1152 for location.



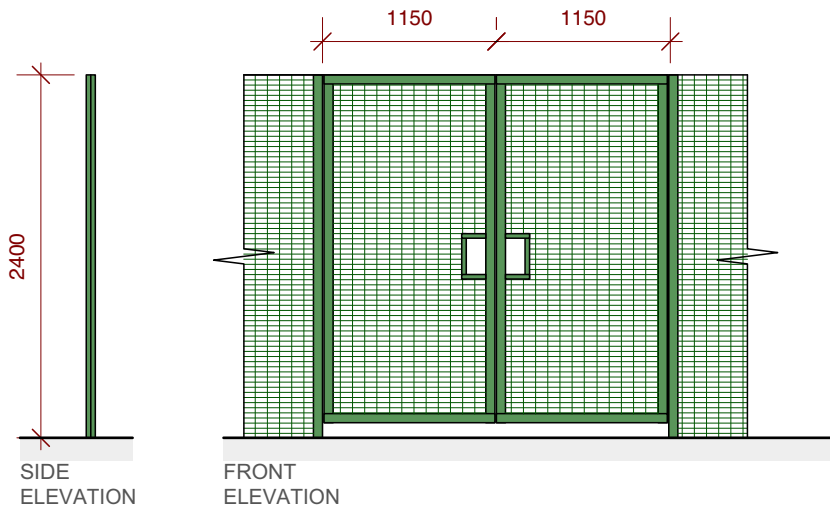
GATE TYPE A

- Proposed double leaf vehicular gates**
- Line of new security fencing; Metal post and mesh fence.
 - Finish colour: Green (RAL 6005).
 - Refer to drawing 191034-1152 for location.



GATE TYPE B

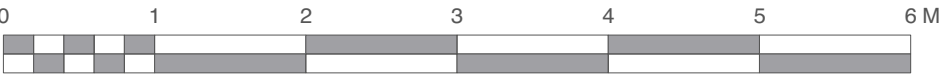
- Single leaf pedestrian gates**
- Line of new security fencing; Metal post and mesh fence.
 - Finish colour: Green (RAL 6005).
 - Refer to drawing 191034-1152 for location.



GATE TYPE C

- Double leaf pedestrian gates**
- Line of new security fencing; Metal post and mesh fence.
 - Finish colour: Green (RAL 6005).
 - Refer to drawing 191034-1152 for location.

PROPOSED FENCING DETAILS



Scale: 1:50 @ A3



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P1 12/04/2021 TC CS First Issue.
Rev Date By Ap Note

Drawing Title
Proposed Fence and Gate Details

Project Number
191034-1400

Drawing Number
P1

Date
12/04/2021
Drawn
TC
Checked
CS
Purpose/Status
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Planning Committee



Application Address	Kingsgate House, 7 The Avenue, Poole, BH13 6AE
Proposal	Alterations and additions to add 1st floor extension and form new flat roof terrace with parapet, insert patio doors and windows with new Juliette balconies, to front elevation. Provide render finish to walls.
Application Number	APP/21/00873/F
Applicant	Mr Eysers
Agent	J Burgess & Associates Ltd
Date Application Valid	8 June, 2021
Decision Due Time	3 August, 2021
Extension of Time date (if applicable)	
Ward	Canford Cliffs
Recommendation	Grant subject to 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
Reason for Referral to Planning Committee	This application is brought before committee at the request of Cllr Haines under Policy PP27 (c) as the proposed roof terrace is not compatible with surrounding uses and would result in a harmful impact upon amenity for both local residents and future occupiers, on ground of privacy and noise nuisance to neighbouring residents.
Case officer	Dominika Gec

Description of Development

- 1 Planning consent is sought for alterations and additions to add a 1st floor extension and form new flat roof with parapet, insert patio doors and windows with new Juliette balconies, to front elevation. Provide render finish to walls.

Description of Site and Surroundings

- 2 The application site is a two-storey detached house on the south-east side of The Avenue. The area is residential. There is a terrace over the ground floor part of the house. To the front there is surface parking space for at least two cars.

Relevant Planning History:

- 3 **2019:** Alterations to the existing dwelling to add 2nd storey with new flat roof, raise ridge height, insert double glazed patio doors and windows and new glazed Juliette balconies to front elevation. Changes to finishing materials.
Approved (APP/19/00590/F)

Constraints

- 4 The site is covered by a tree preservation order.

Consultations

- 5 None

Representations

- 6 In addition to letters to neighbouring properties a site notice was posted outside the site on 11 June, 2021 with an expiry date for consultation of 5 August, 2021.
- 7 20 representations have been received raising objection. The issues raised comprise the following:
- potential harm to the trees nearby
 - noise and light pollution
 - loss of privacy for residents of Kingsgate and 5 The Avenue block of flats
 - loss of privacy in church hall
 - flat roof is out of keeping with the appearance of the area

Key Issues

- 8 The main considerations involved with this application are:
- Impact on the character and appearance of the area
 - Impact on the amenity and privacy of neighbours
 - Impact on parking
 - Impact on trees

Policy context

Poole Local Plan (Adopted 2018)

PP01 Presumption in favour of sustainable development
PP27 Design
PP35 A safe, connected and accessible transport network

National Planning Policy Framework (July 2021)

Section 2 – Achieving Sustainable Development

Paragraph 11 –

“Plans and decisions should apply a presumption in favour of sustainable development.

For **decision-taking** this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole.”

Planning assessment

- 9 The current proposal is a revised version of the previously approved one in November 2019 (APP/19/00590/F). This is a smaller scheme than the extant approval, lower in height with a proposed first floor extension only and roof terrace.

Impact on the character and appearance of the area

- 10 The existing house would be significantly extended. There is proposed first floor accommodation above the ground floor front part of the house and flat roof with the terrace above that would result in more modern appearance. The bulk of the house would be increased however this will be a lesser scheme than the extant approval.
- 11 Given the location of the site, which is significantly setback from the road with intervening buildings and mature trees, the dwelling is not readily visible in the streetscene of the surrounding road. With the scale of the properties nearby, it would preserve the character and appearance of the area.
- 12 The scheme is considered to comply with the test in Policy PP27 of the Local Plan in that it reflects or enhances local patterns of development and neighbouring buildings in terms of:

- (i) layout and siting, including building line and built site coverage;
- (ii) height and scale;
- (iii) bulk and massing, including that of the roof;
- (iv) materials and detailing;
- (v) landscaping; and
- (vi) visual impact

Impact on the neighbouring amenity and privacy

- 13 The proposed first floor extension to the front would cause some shading for the church hall in the late afternoon hours however, given non – residential nature of this neighbour and separation distance between the application house and this building, it would not be materially harmful for the ongoing use of this community facility.
- 14 The proposed enlarged ground floor windows would not cause overlooking of the neighbouring properties as the views from them would be blocked by the existing boundary treatments. The first floor Juliet balconies proposed to the south would face towards the obscure glazed windows of the Aurora and driveway at this neighbour. Therefore the privacy of this neighbour would not be materially harmed.
- 15 The first floor windows proposed to the south would face towards the garages and access road on the neighbouring land and given adequate separation distance between the application house and the Kingsgate block of flats (around 37m), they would not cause any harmful overlooking for residents of this property. The first floor windows proposed to the east would face towards the obscure glazed windows of the church hall. As such privacy of this neighbour would be preserved.
- 16 The proposed roof terrace would have views towards all properties mentioned above and for the same reasons would not materially harm their privacy. This terrace would also have a view towards a block of flats at 5 The Avenue however it would be screened by a portion of the year by mature trees growing on the norther boundary. Also, given an adequate separation distance between these two properties (approx.. 30m) the privacy of the occupants of this block of flats would be preserved even without the tree screen. The communal area of 5 The Avenue is already overlooked by the flat occupants themselves and the view from the proposed terrace would not increase level of this overlooking.

- 17 A number of the representations refer to noise from the proposed roof terrace. In assessing such impacts, this has to be viewed on the basis of its typical residential use and not any potential worst-case scenario of excessive noise or anti-social use as there are separate safeguards outside of the planning system to deal with such impacts. The roof terrace is not noise-generating in itself and is an ancillary area to the existing dwellinghouse, it is therefore not an inherently harmful development. A planning decision must approach the impacts of the use of terrace on the basis of typical considerate usage and not possible extremes. The noise caused by the proposed roof terrace would be residential in nature and therefore is not considered to be harmful for the neighbours.
- 18 The scheme is considered to comply with the test in Policy PP27 in that it is compatible with surrounding uses and would not result in a harmful impact upon amenity for both local residents and future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive

Impact of parking

- 19 The proposal is a householder development and the resulting development remains as a single dwellinghouse and would not be expected to cause additional pressure on the road network. The number of bedrooms would be increased however existing on-site parking provision would be retained and is sufficient for the existing dwelling. The scheme complies with Policy PP35.

Impact on trees

- 20 There are trees on the site of 5 The Avenue in close proximity to the application dwelling. However, proposed development would be built up on the existing footprint above the first floor level to this side. Therefore, there would be no impact on the root protection area of the trees. The roof terrace is designed to not be used in the northern part, close to the trees and given its orientation would not be overshadowed by them. Therefore, it is considered the scheme has been designed in the long-term interests of protected trees and complies with Policy PP27.

Summary

- The proposal would preserve the character and appearance of the area.
- The amenities and privacy of adjacent residents would be preserved.
- The proposal would not have an adverse impact on parking.
- The amenity of the trees would be preserved.

Planning balance

- 21 The existing house would be significantly extended and the proposed changes would result in modern design however, given the scale and location of the proposed development it would integrate with appearance of the properties nearby and residential character of the area. Although the proposed extension would cause some shading to the church hall to the south east, there is sufficient distance between these two buildings and the hall is not used as a residential accommodation. Therefore, the neighbouring amenity would be preserved.
- 22 The proposed windows arrangement would not cause any direct overlooking towards the neighbouring properties. The proposed roof terrace would have views towards the neighbouring sites however there is sufficient distance between the application dwelling and neighbouring properties and the amenity area of the block of flats known as Headinglea is already overlooked by occupants of this property. Therefore, privacy of the neighbours would not be materially harmed.
- 23 The proposal includes additional bedrooms however the existing on – site parking provision would be sufficient for the extended dwelling. There are trees in close proximity from the proposed development to the north however, the extension to this side would be located on the first floor and root protection area of these trees would be preserved. The northern part of the proposed terrace would not be used as an amenity area therefore limiting the prospect of future pressure on the trees.
- 24 The applicant has a fallback position to construct a larger development.

RECOMMENDATION

- 25 Grant subject to 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. GN150 (Time Expiry 3 Years (Standard))

The development to which this permission relates shall 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 the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

2. PL01 (Plans Listing)

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

Drawing no. 5991-22 Site Plan, Location Plan received 04/06/2021

Drawing no. 5991-23 Proposed Elevations received 04/06/2021

Drawing no. 5991-24 Grd/First Floor Plan Proposed received 04/06/2021

Drawing no. 5991-25 Roof Plan/Sections received 04/06/2021

Drawing no. 5991-26 General Arboricultural Details received 04/06/2021

Reason -

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

3. GN050 (Matching Materials)

The materials to be used for the external wall and roof shall be similar in colour and texture as the existing building.

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).

Informative Notes

1. IN52 (Works Affecting Adjoining Land)

It is noted that the foundations and eaves guttering of the extension hereby approved closely abut your neighbour's land. This planning permission does not convey the right to enter land or to carry out works affecting or crossing the boundary with land which is not within your control without your neighbour's consent. This is, however, a civil matter and this planning consent is granted without prejudice to this.

2. IN72 (Working with applicants: Approval)

In accordance with the provisions of paragraphs 38 of the NPPF the Local Planning Authority (LPA) takes a positive and creative approach to development proposals focused on solutions. The LPA work with applicants/agents in a positive and proactive manner by;

- offering a pre-application advice service, and
- advising applicants of any issues that may arise during the consideration of their application and, where possible, suggesting solutions.

Also:

- in this case the application was acceptable as submitted and no modification or further assistance was required
- the application was considered and approved without delay



LOCATION PLAN 1:1250
 0 1 2 3 4 5
 Metres
 SCALE 1:1250 A3



SITE PLAN 1:200
 0 10 20
 Metres
 SCALE 1:200 A3

TITLE: ALTERATIONS & ADDITIONS
 KINGSGATE HOUSE
 7 THE AVENUE
 POOLE, DORSET BH13 6AR
 REVISED LAYOUT SCHEME 2

SITE PLAN
 LOCATION PLAN

J. BURGESS & ASSOCIATES LTD
 THE OLD PUMP HOUSE
 45 HILL STREET, POOLE
 DORSET, BH15 1NR
 Telephone: 01202 676095
 Email: jburgess2005@btconnect.com

SCALE: 1:200 - 1:1250
 DRAWN: HRP
 DATED: MAY 2021

DRAWING No. 5991-22

Hand-drawn floor plan of a two-story house. The top half shows the first floor, and the bottom half shows the second floor.

First Floor:

- Top Left:** A large rectangular area, possibly a porch or a large room, with a dashed line indicating a boundary.
- Top Right:** A staircase with steps numbered 9, 10, 11, 12, 13, 14, 15, 16. Above the stairs, the text "H 2040 C 700" is written.
- Center:** A "LANDING" area with a door leading to a "BED" room on the left and a door leading to a "BED" room on the right.
- Bottom Center:** A "BATH" room containing a toilet and a sink.
- Bottom Left:** A "BED" room.
- Bottom Right:** A "BED" room.

Second Floor:

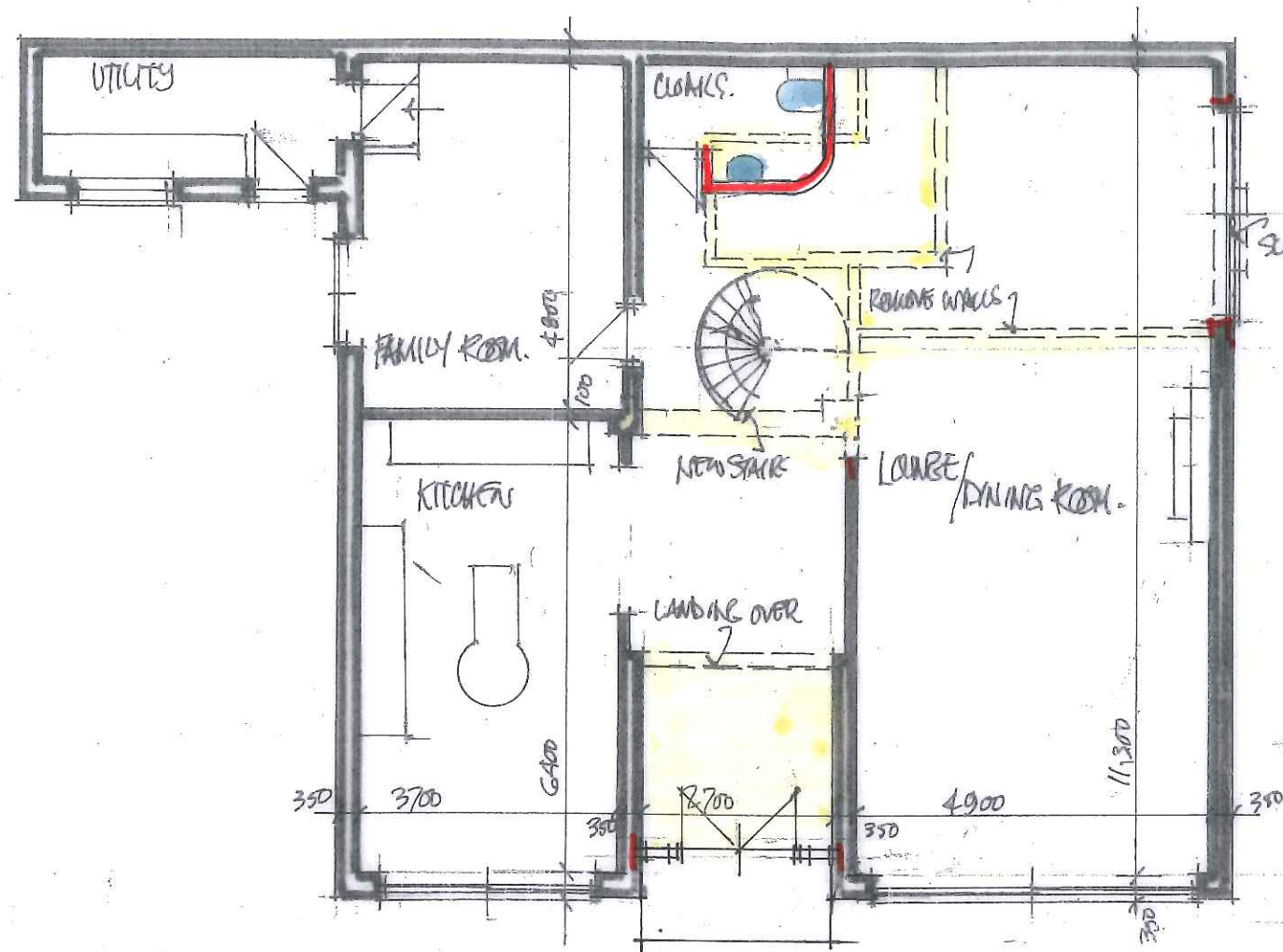
- Top Left:** A large rectangular area labeled "FLAT ROOF".
- Top Right:** A large rectangular area, possibly a porch or a large room, with a dashed line indicating a boundary.

Dimensions and Door Swing Indicators:

- Door from Landing to Bed (Left): "H 2110" and "1/4" 150".
- Door from Landing to Bath: "H 2100 C 700".
- Door from Bath to Bed (Right): "H 2100 C 700".
- Door from Landing to Bed (Right): "H 2110" and "1/4" 150".

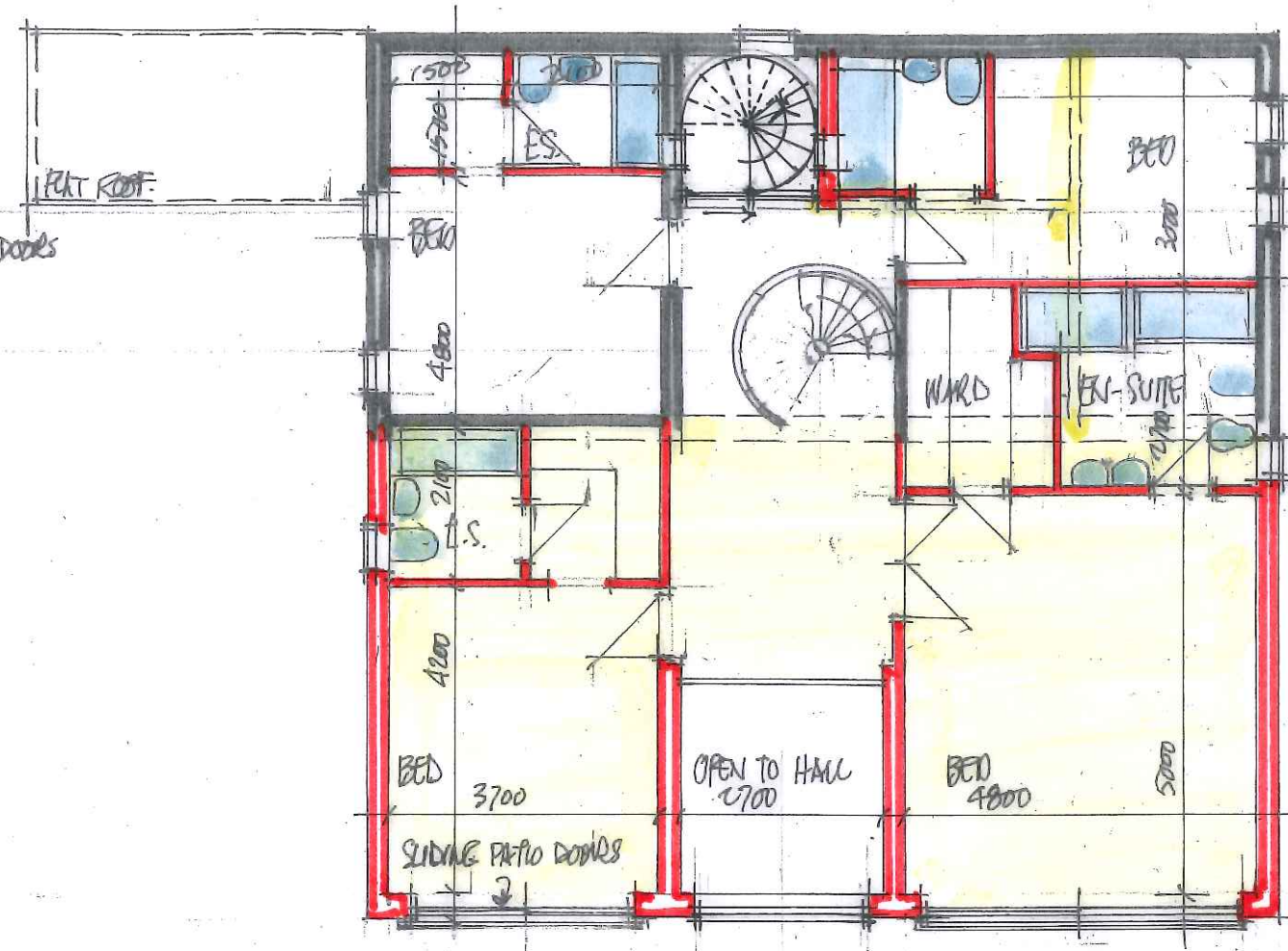
0 1 2 3 4
SCALE 1:100 A3.

DRAWING No. 5991-10



GROUND FLOOR PLAN

FLOOR AREA = 142.87 m²



FIRST FLOOR PLAN

EXISTING FLOOR AREA = 59.29
 PROPOSED EXTENSION = 78.65
 TOTAL = 137.94 m²

FLOOR AREA GROSS
 EXISTING 202.16 m²
 PROPOSED 78.65 m²
 TOTAL 280.80 m²

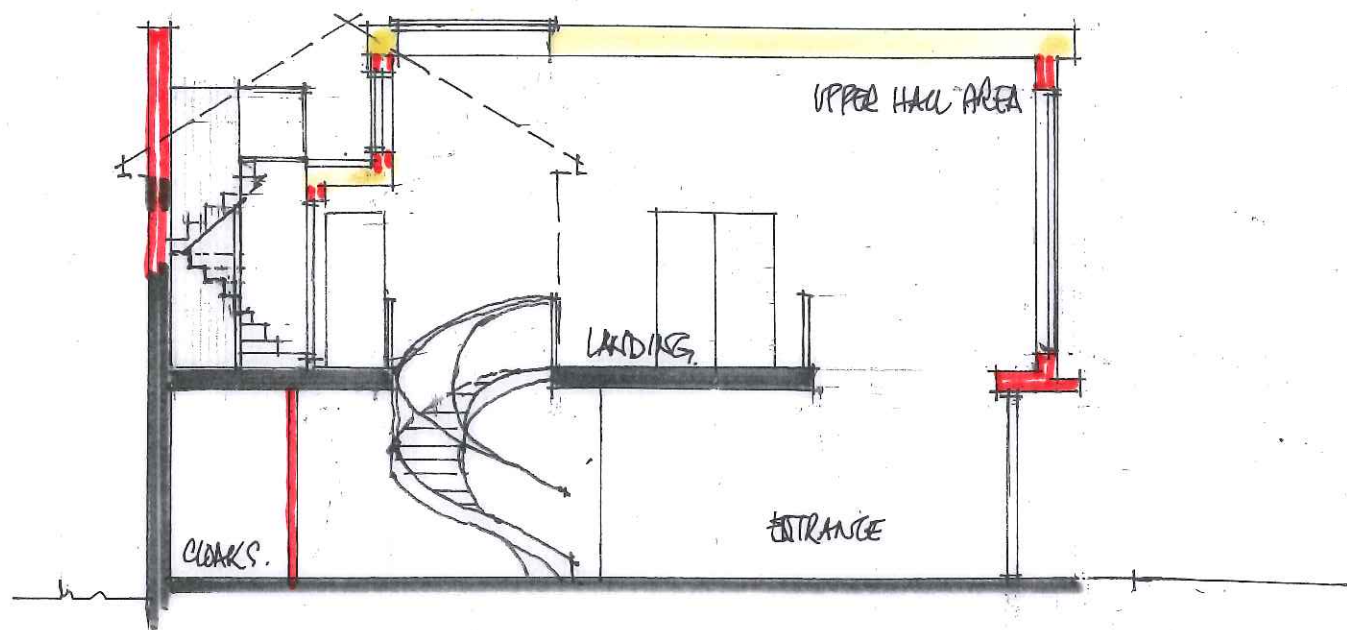
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 SCALE 1:100

REVISION
TITLE ALTERATIONS & ADDITIONS KINGSGATE HOUSE 7 THE AVENUE POOLE DORSET BH13 6AE REVISED LAYOUT SCHEME 2
GRD/FIRST FLOOR PLAN, PROPOSED

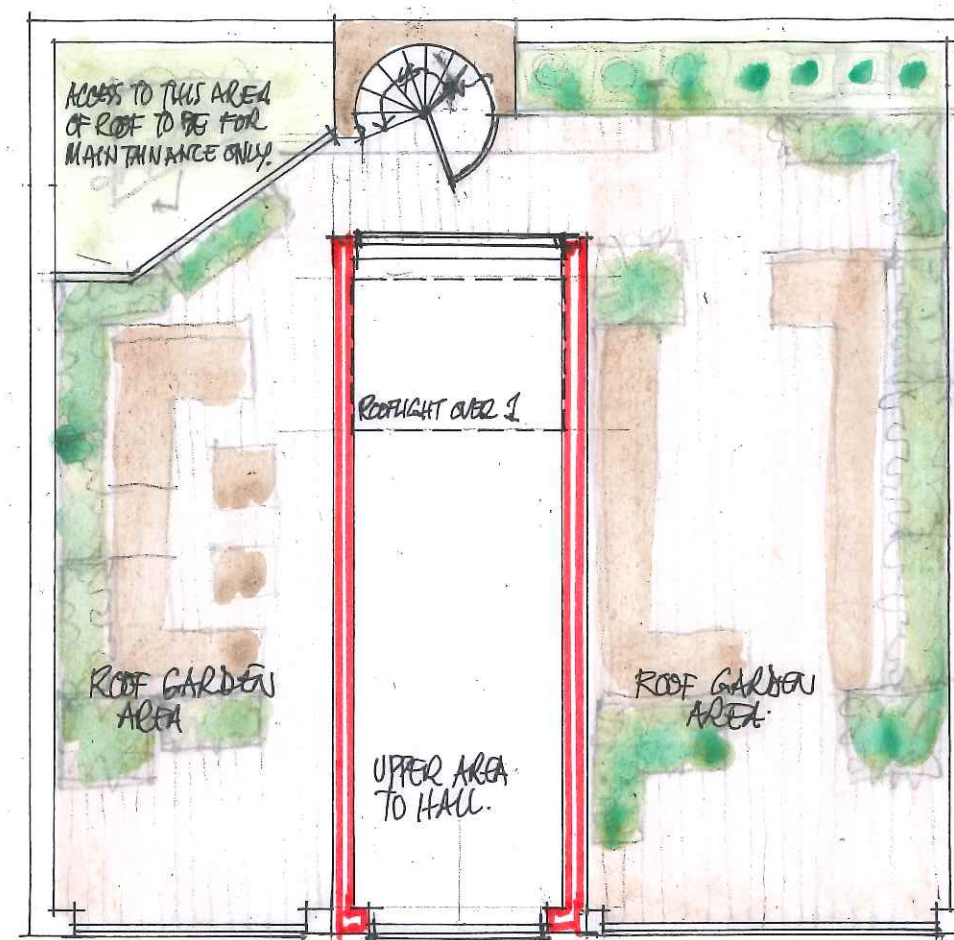
J. BURGESS & ASSOCIATES LTD
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 DORSET, BH13 1NR
 Telephone: 01202 676095
 Email: jburgess2005@btconnect.com

SCALE 1:100
 DRAWN: ARB
 DATED: MAY 2021

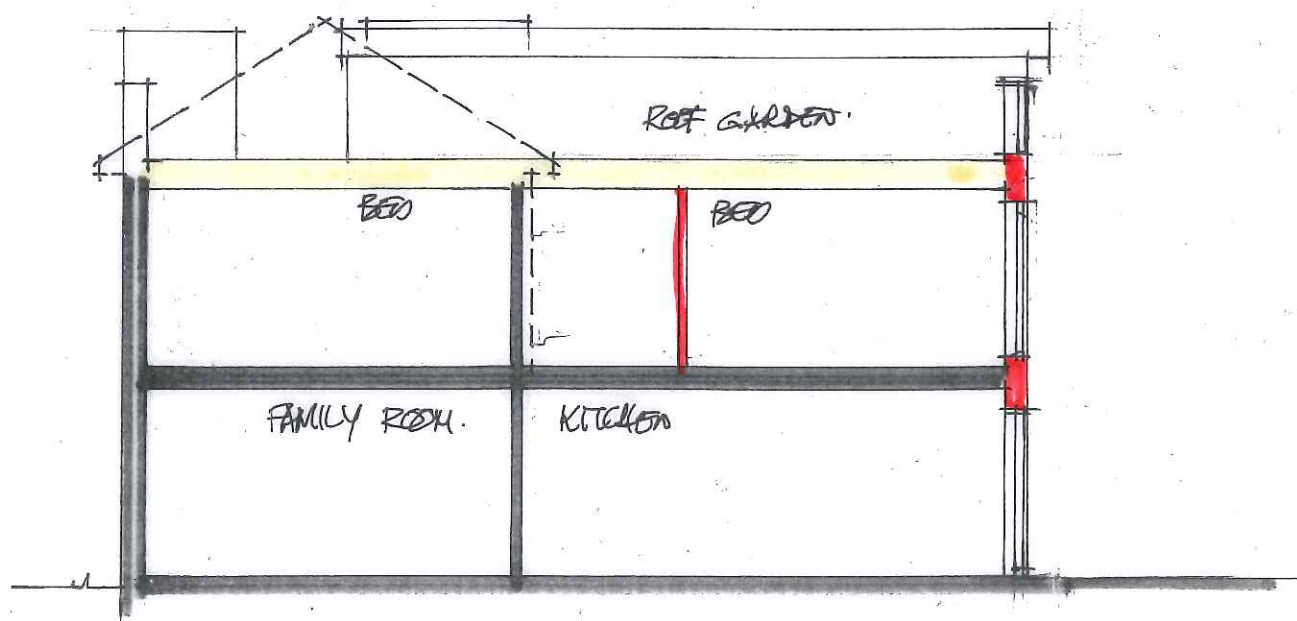
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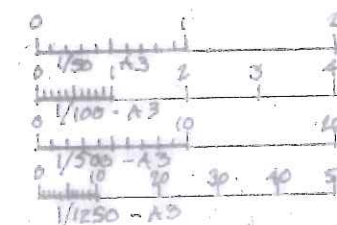
SECTION THROUGH HALL.



ROOF GARDEN AREA



SECTION THROUGH FAMILY/KIT.



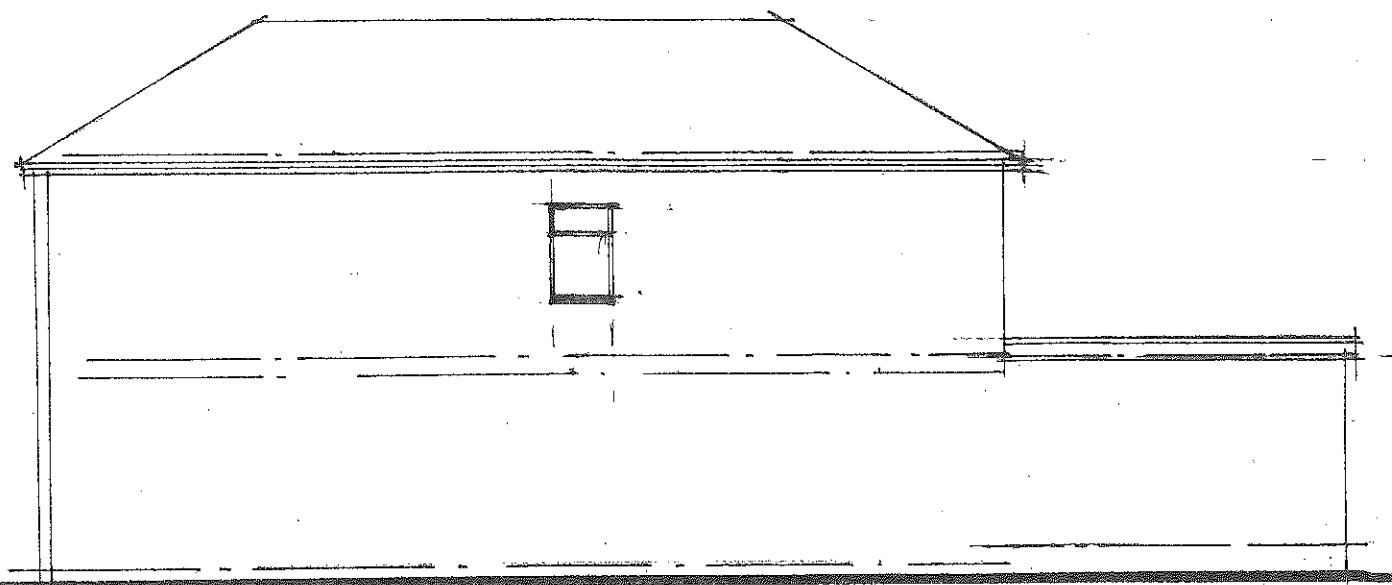
REVISION
TITLE ALTERATIONS & ADDITIONS
KINGSGATE HOUSE
7 THE AVENUE
POOLE DORSET BH13 6AE
REVISED LAYOUT SETTING 2.

ROOF PLAN / SECTIONS

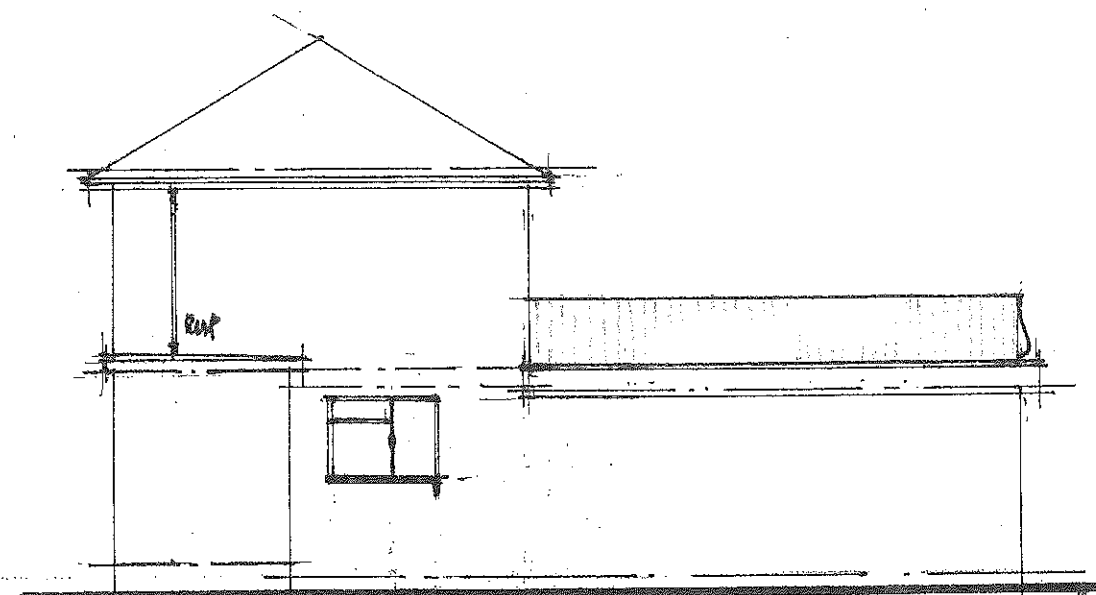
J. BURGESS & ASSOCIATES LTD
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Email: jburgess2005@btconnect.com

SCALE: 1:100
DRAWN: ARP
DATED: MAY 2011

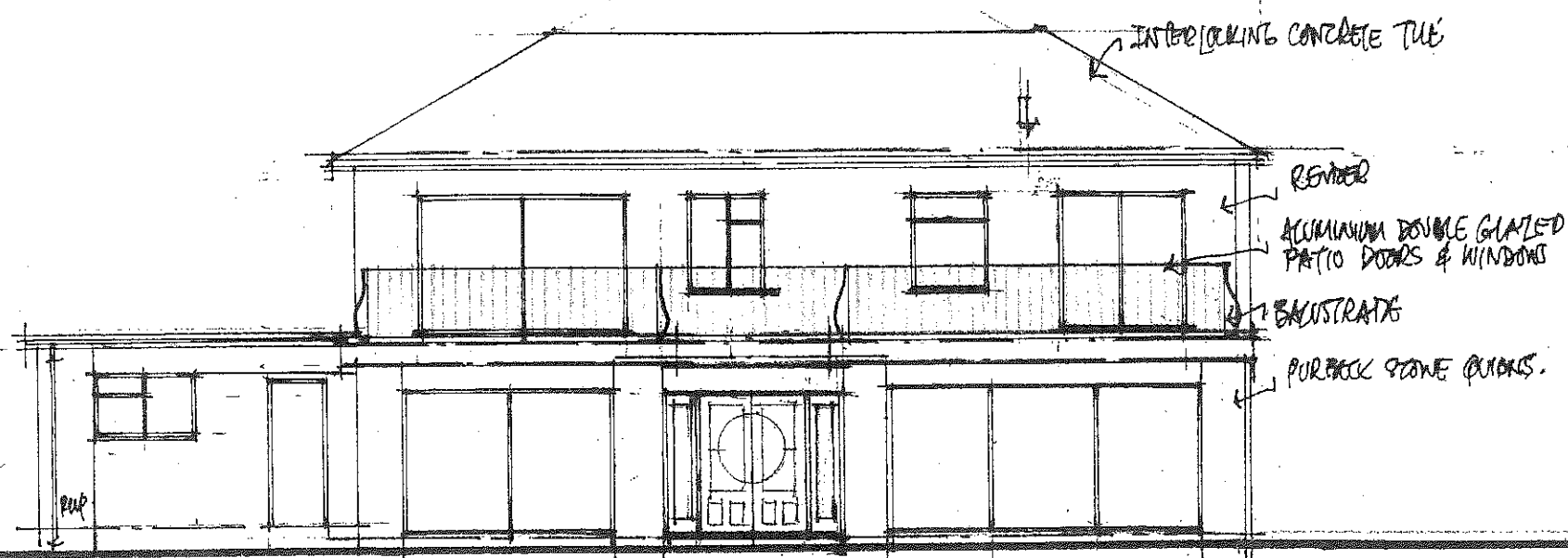
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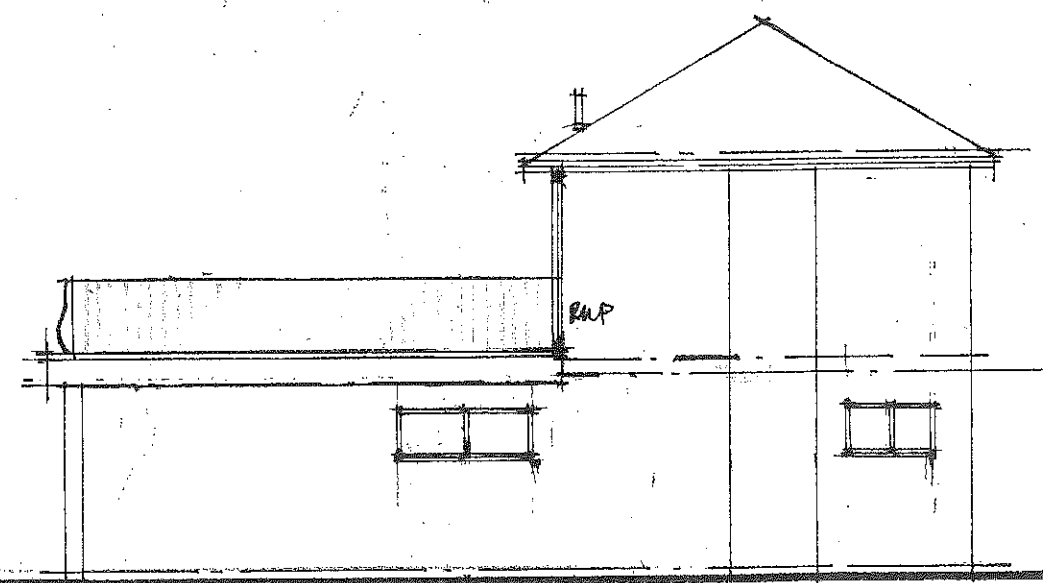
NORTH ELEVATION (REAR)



WEST ELEVATION (SIDE)



SOUTH ELEVATION (FRONT)



EAST ELEVATION (SIDE)

Scale 1:100 A3

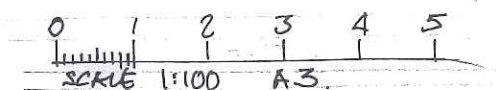
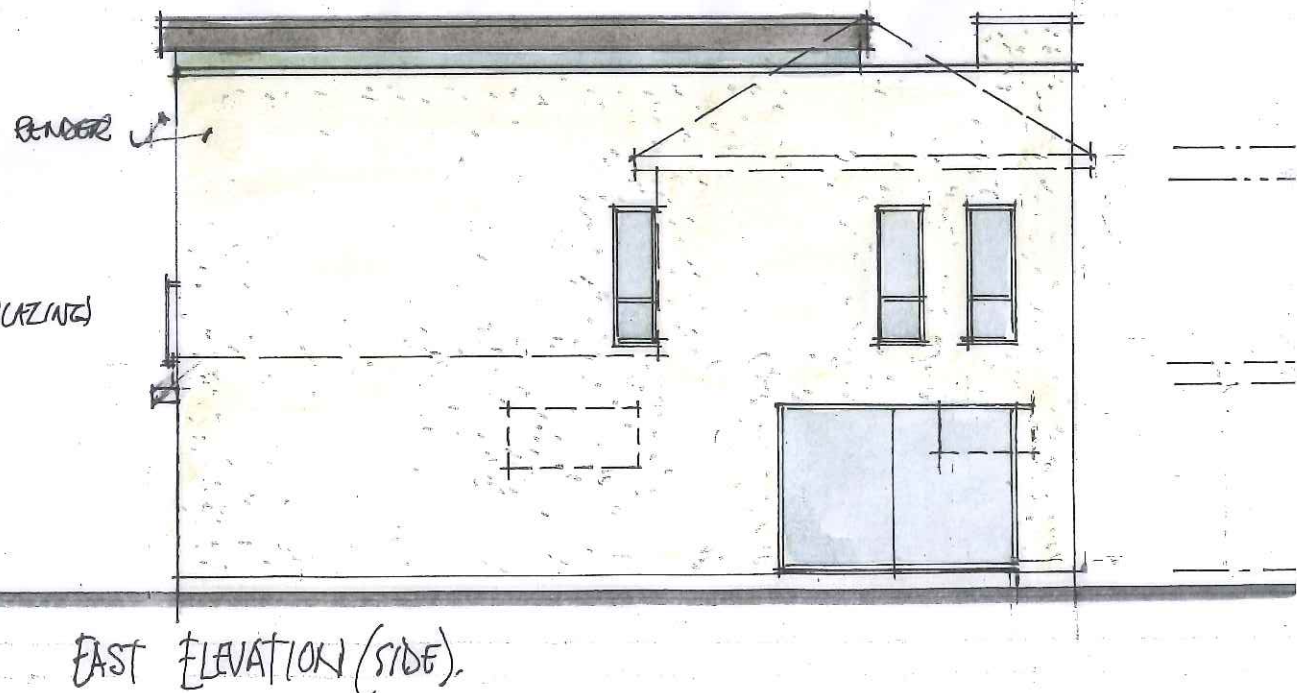
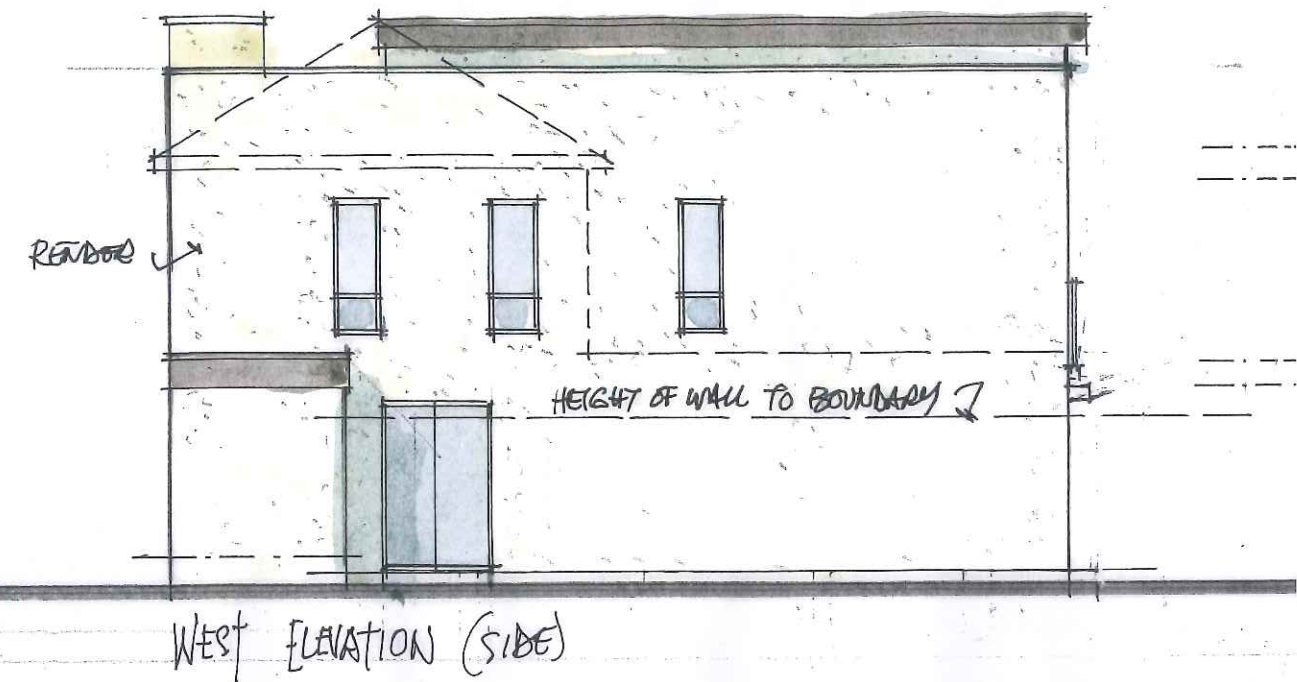
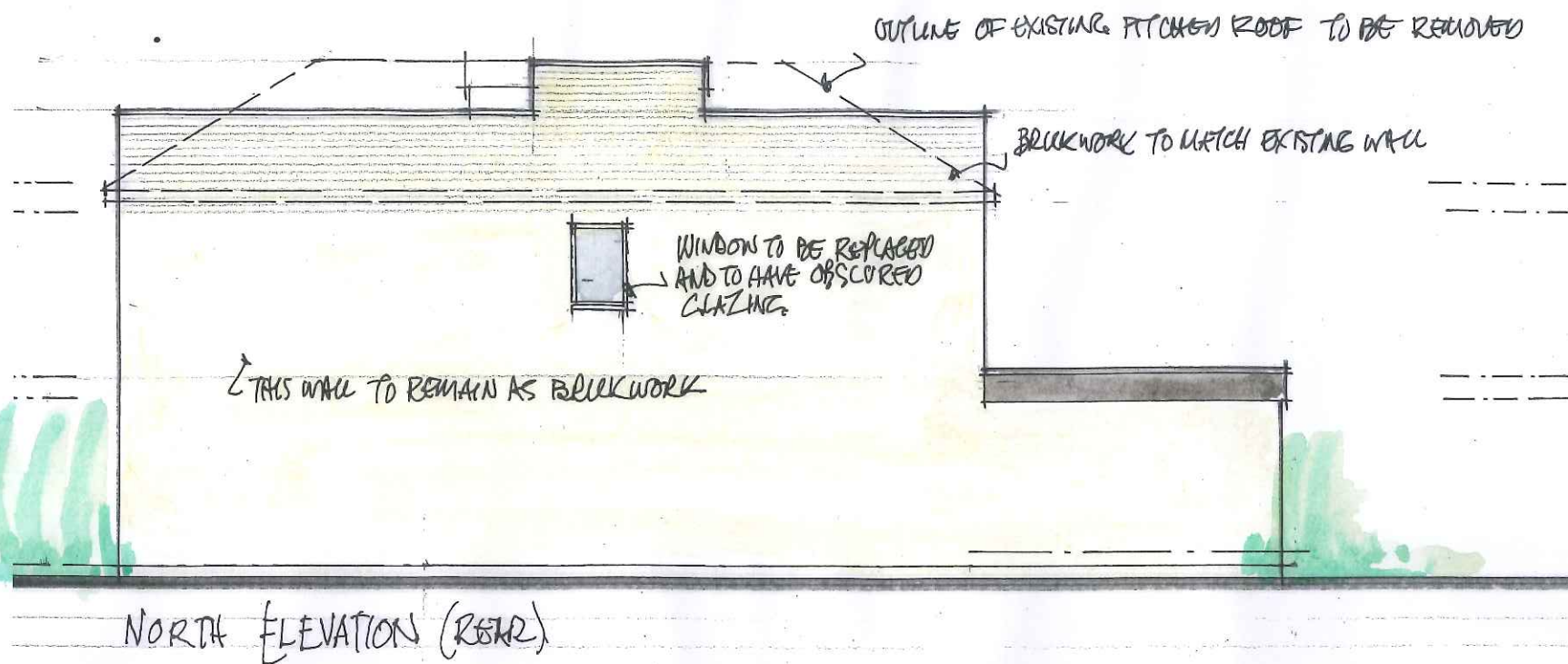
TITLE: ALTERATIONS & ADDITIONS
KINGSGATE HOUSE
7 THE AVENUE
POOLE, DORSET BH13 6AF

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ELEVATIONS AS EXISTING.

SCALE: 1:100
DRAWN: ARB
DATED: MAY 2019

DRAWING No. 5991-11



TITLE ALTERATIONS AND ADDITIONS
KINGSGATE HOUSE
7 THE AVENUE
POOLE
DORSET BH13 6AE.
REVISED LAYOUT SCHEME 2.
PROPOSED ELEVATIONS.

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SCALE: 1:100
DRAWN: ARB
DATED: MAY 2021

DRAWING No: 5991-23

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