

Notice of Planning Committee

Date: Thursday, 18 April 2024 at 10.00 am

Venue: HMS Phoebe, BCP Civic Centre, Bournemouth BH2 6DY



Membership:

Chair:

Cllr M Le Poidevin

Vice Chair:

Cllr P Hilliard

Cllr C Adams
Cllr S Carr-Brown
Cllr J Clements
Cllr J Challinor

Cllr D A Flagg
Cllr M Gillett
Cllr B Hitchcock
Cllr G Martin

Cllr Dr F Rice
Cllr K Salmon
Cllr P Sidaway
Cllr M Tarling

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?MIId=5450>

If you would like any further information on the items to be considered at the meeting please contact: Jill Holyoake 01202 127564 or email democratic.services@bcpCouncil.gov.uk

Press enquiries should be directed to the Press Office: Tel: 01202 118686 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

10 April 2024

**DEBATE
NOT HATE**



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



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
(janie.berry@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

7 - 12

To confirm and sign as a correct record the minutes of the meeting held on 14 March 2024.

5. Public Issues

13 - 20

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 10.00am on Wednesday 17 April 2024 [10.00am of the working day before the meeting]. 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 meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=290>

Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

- There will be a maximum combined time of five minutes to speak in objection and up to two persons may speak within the five minutes.

- There will be a further maximum combined time of five minutes to speak in support and up to two persons may speak within the five minutes.
- No speaker may speak for more than half this time (two and a half minutes) UNLESS there are no other requests to speak received by the deadline OR it is with the agreement of the other speaker.

Submitting a statement to Planning Committee as an alternative to speaking:

- Anyone who has registered to speak by the deadline may, as an alternative to attending/speaking in person or virtually, submit a written statement to be read out on their behalf.
- Statements must be provided to Democratic Services by 10.00am of the working day before the meeting.
- A statement must not exceed 450 words (and will be treated as amounting to two and a half minutes of speaking time).

Please refer to the full Protocol document for further guidance.

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 with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

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 Chair 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. To search for planning applications, the following link will take you to the main webpage where you can click on a tile (area) to search for an application. The link is:

<https://www.bcpCouncil.gov.uk/Planning-and-building-control/Search-and->

[comment-on-applications/Search-and-comment-on-applications.aspx](#)

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.

To view Local Plans, again, the following link will take you to the main webpage where you can click on a tile to view the local plan for that area. The link is:

<https://www.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

- | | | |
|----|---|-----------|
| a) | Hawkwood Road Main Car Park, car park rear of 629-633 Christchurch Road and 625 Christchurch Road, Boscombe, Bournemouth BH5 1BY
Boscombe West ward

7-2023-6706-D

Redevelopment of part of Hawkwood Road Main car park to provide a mixed-use scheme comprising 68 residential flats, a medical centre, public park and community pavilion, landscaping and public realm improvements. Proposed community centre on northern side of Hawkwood Road to rear of 629-633 Christchurch Road and a new pedestrian link and retail kiosks between Hawkwood Road and Christchurch Road following demolition of no. 625 Christchurch Road (WH Smith) - Regulation 3 | 21 - 74 |
| b) | 56A and 58 Danecourt Road, Poole BH14 0PQ
Parkstone ward

APP/22/01094/F

Demolition of the existing dwellings and outbuildings and the erection of 8 dwellings with associated access and parking | 75 - 94 |
| c) | Tayfield House, 38 Poole Road, Bournemouth BH4 9DW
Westbourne and West Cliff ward

7-2023-71-M

Demolition of existing office building and the erection of a flatted development comprising of 40 units (was 41) with associated cycle parking and landscaping. Retention of one access for servicing. | 95 - 150 |
| d) | 506-508 Charminster Road, Bournemouth BH8 9SJ
Muscliff and Strouden Park ward

7-2023-19125-B | 151 - 198 |

Erection of 2 x buildings consisting of 7 x flats altogether with associated access, car parking and bin storage, involving partial demolitions to components of existing 2 x dwellings.

- | | | |
|----|--|-----------|
| e) | Clubhouse, Christchurch Sailing Club, Wick Lane, Christchurch BH23 1BY

Christchurch Town ward

8/23/0855/FUL

Proposed solar photo-voltaic panel installation | 199 - 214 |
| f) | 98 Kitchener Crescent, Poole BH17 7AY

Creekmoor ward

APP/24/00126/F

Replace existing single storey side utility and store with new single storey side and front extension to form larger entrance hall, home office, utility/WC and larger kitchen | 215 - 230 |

No other items of business can be considered unless the Chair 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 14 March 2024 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr P Hilliard – Vice-Chair

Present: Cllr C Adams, Cllr S Carr-Brown, Cllr M Gillett, Cllr B Hitchcock,
Cllr G Martin, Cllr K Rampton (In place of Cllr J Challinor),
Cllr Dr F Rice, Cllr K Salmon and Cllr M Tarling

99. Apologies

Apologies were received from Cllr J Challinor, Cllr J Clements, Cllr D Flagg and Cllr P Sidaway.

100. Substitute Members

Notification was received that Cllr K Rampton was substituting for Cllr J Challinor for this meeting.

101. Declarations of Interests

There were no declarations of interest on agenda items for this meeting.

102. Confirmation of Minutes

The minutes of the meeting held on 15 February 2024 were confirmed as an accurate record for the Chair to sign.

103. Public Issues

The Chair advised that there were a number of requests to speak on the planning applications as detailed below.

104. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – G to these minutes in the Minute Book. A Committee Addendum Sheet was published on 13 March 2024 and appears as Appendix H to these minutes.

105. Land adjoining 1 Upper Terrace Road, Bournemouth, BH2 5NW

Bournemouth Central Ward

7-2023-4235-J

Erection of a 5/6 storey block of 31 flats with integral bin and cycle stores (Outline to include access, appearance, layout and scale).

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Eddie Fitzsimmons, applicant
- ❖ David James, architect

Ward Councillors

- ❖ Cllr Hazel Allen, in objection

RESOLVED to REFUSE permission in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24.

Voting: For – 9, Against – 1, Abstain – 1

106. Hicks Farm, Throop Road, Bournemouth, BH8 0DN (Application Number 7-2023-7824-E)

Muscliff and Strouden Park Ward

7-2023-7824-E

Variation of condition no. 18 of application 7-2021-7824-C to allow for the removal of carriageway markings to restrict parking/loading along a circa 15m stretch of Taylor Drive (Original Description of Development: Change of use to Suitable Alternative Natural Greenspace (SANG) together with the formation of an associated car park, access and infrastructure - Regulation 3).

Public Representations

None registered

RESOLVED to GRANT permission in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24.

Voting: For – 11, Against – 0, Abstain – 0

107. Hicks Farm, Throop Road, Bournemouth, BH8 0DN (Application Number 7-2023-7824-F)

Muscliff and Strouden Park Ward

7-2023-7824-F

Variation of condition 11 of planning permission 7-2021-7824-C to allow the SANG to open prior to the Vehicle Electric Charging Points operating and to align their availability with the car park opening hours. (Original Description of Development: Change of use to Suitable Alternative Natural Greenspace (SANG) together with the formation of an associated car park, access and infrastructure - Regulation 3).

Public Representations

None registered

RESOLVED to GRANT permission in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24.

Voting: For – 11, Against – 0, Abstain – 0

Note: A prior move to grant permission with an additional condition to require the Vehicle Electric Charging Points to be operational within three years of the permission was seconded but not carried. Voting: For – 2, Against – 9, Abstain – 0

108. Land at 40 Dorset Lake Avenue, Poole

Canford Cliffs Ward

APP/20/01135/F

Erection of a 5-bedroom house, pool and boathouse

Public Representations

Objectors

- ❖ Simon Whale
- ❖ Ashley Faull

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

- ❖ Cllr John Challinor, in objection

RESOLVED to GRANT permission in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24.

Voting: For – 8, Against – 3, Abstain – 0

109. Who Dares Gyms Beach Gym, East Cliff Zigzag Bournemouth BH1 3AD

East Cliff and Springbourne Ward

7-2023-15748-J

Temporary change of use from an open beach space to a fitness space with gym equipment, decking, an enclosure fence and storage containers, with ancillary sale of food and drink for consumption on the premises

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ Cllr Anne Filer, in support

RESOLVED to GRANT the application in accordance with the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24 but delegate authority to the Head of Planning Operations to:

- **Agree the final wording of the updated Flood Risk Management and Emergency Evacuation Plan condition and the additional Noise Management Plan condition which were included in the Committee Addendum.**
- **Issue the permission once the Environment Agency have agreed the Flood Risk Assessment**

Voting: For – 9, Against – 2, Abstain – 0

110. East Undercliff Drive to the right of East Cliff Lift, Bournemouth, BH2 5AA

East Cliff and Springbourne Ward

7-2023-15059-AA

Use of land as a seasonal outdoor event space for serving food and beverages with ancillary structures (Use Class E)

Public Representations

Objectors

- ❖ Philip Stanley-Watts

Applicant/Supporters

- ❖ Matt Annen, on behalf of the applicant

Ward Councillors

❖ Cllr Anne Filer, in support

RESOLVED to GRANT the application contrary to the recommendation and reasons set out in the officer's report as updated in the Committee Addendum dated 13.03.24, with the following conditions, to be applied/adapted from the permission for application 7-2023-15748-J where relevant:

- **Development to be carried out in accordance with plans as listed**
- **Scheme for the enclosure of the development shall be submitted to and approved in writing by Local Planning Authority, to include details of fencing not to exceed 1.1m in height with a clear glazed screen above***
- **Lighting to be restricted to approved area only and to be compliant with 'GN08/23 Bats and Artificial Lighting at Night'**
- **Flood Risk Assessment and Emergency Evacuation Plan**
- **Noise Management Plan**
- **Hours of Use**
- **Waste Management Plan**
- **Prior agreement on design of container cladding**
- **Temporary permission expiring 1 April 2025**
- **Removal of structures at end of season**
- **Informative notes**

and delegate authority to the Head of Planning Operations to:

- **Agree the final wording of the updated Flood Risk Management and Emergency Evacuation Plan condition and the additional Noise Management Plan condition which were included in the Committee Addendum.**
- **Issue the permission once the Environment Agency have agreed the Flood Risk Assessment**

Note: *Additional condition requested by the Committee as an amendment to the move to grant and carried. Voting: For – 6, Against – 5, Abstain – 1 (Chair using casting vote)

Voting on the substantive motion: For – 6, Against – 4, Abstain – 1

Reason for decision contrary to officer recommendation:

Members felt that the development was acceptable subject to compliance with the conditions attached to the permission. Although located on open space the development contributes to the seafront tourism offer and supports the aims of the current Seafront Strategy. The loss of open space is not permanent and the development will only be present between April and September. Members acknowledged the scale and massing of the

development but felt that the condition in respect of fencing would open up visibility of the beach. Given the nature of the proposal, Members agreed to grant a one year temporary consent to be in keeping with other similar developments and to allow the Council flexibility in considering future beach operations in light of the emerging Local Plan and the review of the Seafront Strategy.

111. The Ferryman, 6 New Quay Road, Poole, BH15 4AF

Hamworthy Ward

APP/23/00279/F

Part retrospective application to erect a 4 storey building comprising office accommodation on the ground floor and 10no. self contained flats (100% affordable housing) with associated car parking, cycle store and bin provision.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Darryl Howells, on behalf of the applicant

Ward Councillors

- ❖ None registered

RESOLVED to GRANT permission in accordance with the recommendation and reasons set out in the officer's report

Voting: For – 11, Against – 0, Abstain – 0

The meeting ended at 3.01 pm

CHAIR

PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

- 1.1 The following protocol facilitates opportunities for applicant(s), objector(s) and supporter(s) to express their views on planning applications which are to be considered at a Planning Committee meeting. It does not therefore relate to any other item considered at Planning Committee in respect of which public speaking/questions shall only be permitted at the discretion of the Chair.
- 1.2 This protocol is separate from and is not intended to replicate or replace the procedure for submitting a written representation on a planning application to the Council during the consultation period.
- 1.3 **The email address for any person who wishes to register a request to speak and / or submit a statement for the purposes of this protocol or to correspond with Democratic Services on any aspect of this protocol is democratic.services@bcpcouncil.gov.uk**

2. Order of presentation of an application

- 2.1 The running order in which planning applications are heard will usually follow the order as appears on the agenda unless the Planning Committee otherwise determines.
- 2.2 In considering each application the Committee will normally take contributions in the following order:
 - a) presenting officer(s);
 - b) objector(s);
 - c) applicant(s) /supporter(s);
 - d) councillor who has called in an application (who is not a voting member of the Planning Committee in relation to that application) / ward councillor(s);
 - e) questions and discussion by voting members of the Planning Committee, which may include seeking points of clarification.

3. Guidance relating to the application of this protocol

- 3.1 The allocation of an opportunity to speak / provide a statement to be read out at Planning Committee under this protocol is not intended as a guarantee of a right to speak / have a statement read out.
- 3.2 The Chair has absolute discretion as to how this protocol shall be applied in respect of any individual application so far as it relates to the conduct of the

meeting and as provided for in this protocol including whether in any circumstance it should be waived, added to or otherwise modified. This discretion includes the opportunity to speak (or submit a statement), varying the speaking time allowed and the number of speakers. In the event of any uncertainty as to the interpretation or application of any part of this protocol a determination by the Chair will be conclusive.

- 3.3 A failure to make a request to speak / submit a statement in accordance with any one or more of the requirements of this protocol will normally result in the request / submission of the statement not being treated as validly made and therefore not accepted.

4. Electronic facilities relating to Planning Committee

- 4.1. All electronic broadcasting and recording of a Planning Committee meeting by the Council and the provision of an opportunity to speak remotely at such a meeting is dependent upon such matters being accessible, operational and useable during the meeting. As a consequence, a meeting other than a wholly virtual meeting may proceed, including consideration of all applications relating to it, even if it cannot be electronically broadcast, recorded and/or any person is unable to speak / be heard at the time when the opportunity to do so on an application is made available.

5. Attending in person at a Planning Committee meeting / wholly virtual meetings

- 5.1. Unless otherwise stated on the Council's website and/or the agenda Planning Committee will be held as a physical (in person) meeting. A Planning Committee meeting will only be held as a wholly virtual meeting during such time as a decision has been taken by BCP Council that committee meetings of the Council may be held in this way. In the event of there being a discretion as to whether a Planning Committee meeting shall be held as a wholly virtual meeting, then the Head of Planning in consultation with the Chair shall be able to determine whether such a discretion should be applied.

6. Provisions for speaking at Planning Committee (whether in person or remotely)

- 6.1. Any applicant, objector or supporter who wishes to speak at a Planning Committee meeting must register a request to speak in writing with Democratic Services at democratic.services@bcpcouncil.gov.uk by **10.00 am of the working day before the meeting.**
- 6.2. A person registering a request to speak must:
- a) make clear as to the application(s) on which they wish to speak and whether they support or oppose the application; and
 - b) provide contact details including a telephone number and/or email address at which they can be reached / advised that they have been given an opportunity to speak.

- 6.3. There will be a maximum combined time of **five** minutes allowed for any person(s) objecting to an application to speak. A further combined **five** minute maximum will also be allowed for any supporter(s). Up to **two** people may speak during each of these allotted times (the applicant(s) and any agent for the applicant(s) will each count as separate speakers in support). No speaker may speak for more than half this time (i.e. **two and a half minutes**) unless:
- a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed;
 - b) or the other allotted speaker fails to be present or is unable to be heard (in the case of remote speaking), at the Planning Committee meeting at the time when the opportunity to speak on the application is made available; or
 - c) the other allotted speaker expressly agrees to the speaker using more than half of the total speaking time allowed.
- 6.4. If more than two people seek to register a wish to speak for either side, an officer from Democratic Services may ask those seeking the opportunity to speak to appoint up to two representatives to address the Planning Committee. In the absence of agreement as to representatives, entitlement to speak will normally be allocated in accordance with the order when a request was received by Democratic Services. However, in the event of an applicant(s) and / or the agent of the applicant(s) wishing to speak in support of an application such person(s) will be given the option to elect to speak in preference to any other person registered to speak in support.
- 6.5. A person registered to speak may appoint a different person to speak on their behalf. The person registered to speak should normally notify Democratic Services of this appointment prior to the time that is made available to speak on the application.
- 6.6. A person may at any time withdraw their request to speak by notifying Democratic Services by email or in person on the day of that meeting. However, where such a withdrawal is made after the deadline date for receipt of requests then the available slot will not be made available for a new speaker. In cases where more than two requests to speak within the allocated five minutes were received by the deadline, Democratic Services will, where practicable, reallocate the slot in date receipt order.
- 6.7. During consideration of a planning application at a Planning Committee meeting, no question should be put or comment made to any councillor sitting on the Planning Committee by any applicant, objector or supporter whether as part of a speech or otherwise.

7. Questions to person speaking under this protocol

- 7.1. Questions will not normally be asked of any person who has been given the opportunity to speak for the purpose of this Protocol. However, the Chair at their absolute discretion may raise points of clarification.

8. Speaking as a ward councillor or other BCP councillor (whether in person or remotely)

- 8.1. Any ward councillor shall usually be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who is given the opportunity to speak will have up to **five** minutes each.
- 8.2. At the discretion of the Chair, any other councillor of BCP Council not sitting as a voting member of the Planning Committee may also be given the opportunity to speak on an application being considered at Planning Committee. Every such councillor will have up to **five** minutes each.
- 8.3. Any member of the Planning Committee who has exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room until consideration of that application has been concluded.

9. Speaking as a Parish or Town Council representative (whether in person or remotely)

- 9.1. A Parish or Town Council representative who wishes to speak as a representative of that Parish or Town Council must register as an objector or supporter and the same provisions for speaking as apply to any other objector or supporter applies to them. This applies even if that representative is also a councillor of BCP Council.

10. Content of speeches (whether in person or remotely) and use of supporting material

- 10.1. Speaking must be done in the form of an oral representation. This should only refer to planning related issues as these are the only matters the Planning Committee can consider when making decisions on planning applications. Speakers should normally direct their points to reinforcing or amplifying planning representations already made to the Council in writing in relation to the application being considered. Guidance on what constitutes planning considerations is included as part of this protocol. Speakers must take care to avoid saying anything that might be libellous, slanderous, otherwise abusive to

any person or group, including the applicant, any officer or councillor or might result in the disclosure of any personal information for which express consent has not been given.

- 10.2. A speaker who wishes to provide or rely on any photograph, illustration or other visual material when speaking (in person or remotely) must submit this to Democratic Services **by 12 noon two working days before the meeting**. All such material must be in an **electronic** format to be agreed by Democratic Services and will usually be displayed on the speaker's behalf by the presenting officer. The maximum number of slides to be displayed must not exceed **five**. Material provided after this time or in a format not agreed will not be accepted. The circulation or display of hard copies of such material at the Planning Committee meeting itself will normally not be allowed. In the interests of fairness, any material to be displayed must have already been submitted to and received by the Council as part of a representation/submission in relation to the application by the date of agenda publication for that Planning Committee meeting.
- 10.3. The ability to display material on screen is wholly dependent upon the availability and operation of suitable electronic equipment at the time of the Planning Committee meeting and cannot be guaranteed. Every person making a speech should therefore ensure that it is not dependent on such information being displayed.

11. Remote speaking at Planning Committee

- 11.1. In circumstances where the Council has put in place electronic facilities which enable a member of the public to be able to speak remotely to a Planning Committee meeting, a person may request the opportunity to speak remotely via those electronic facilities using their own equipment. In circumstances other than a wholly virtual meeting this would be as an alternative to attending the meeting in person. The provisions of this protocol relating to speaking at Planning Committee shall, unless the context otherwise necessitates, equally apply to remote speaking.
- 11.2. The opportunity to speak remotely is undertaken at a person's own risk on the understanding that should any technical issues affect their ability to participate remotely the meeting may still proceed to hear the item on which they wish to speak without their participation.
- 11.3. A person attending to speak remotely may at any time be required by the Chair or the Democratic Services Officer to leave any electronic facility that may be provided.

12. Non-attendance / inability to be heard at Planning Committee

- 12.1. It is solely the responsibility of a person who has been given an opportunity to speak on an application at a Planning Committee meeting (whether in person or remotely) to ensure that they are present for that meeting at the time when an opportunity to speak is made available to them.
- 12.2. A failure / inability by any person to attend and speak in person or remotely at a Planning Committee meeting at the time made available for that person to speak on an application will normally be deemed a withdrawal of their wish to

speaking on that application. This will not therefore usually be regarded as a reason of itself to defer or prevent an application from being heard.

- 12.3. This protocol includes provisions enabling the opportunity to provide a statement as an alternative to speaking in person / as a default option in the event of a person being unable to speak at the appropriate meeting time.

13. Submission of statement as an alternative to speaking / for use in default

- 13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).
- 13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

14. Provisions relating to a statement

- 14.1 Any statement submitted for the purpose of this protocol:
- a) must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;
 - b) must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing democratic.services@bcpcouncil.gov.uk
 - c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
 - d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
 - e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.
- 14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person

withdrawing the statement wishes instead to exercise their opportunity to speak in person they should notify Democratic Services on or before the time of withdrawing the statement.

15. Assessment of information / documentation / statement

- 15.1. BCP Council reserves the right to check any statement and any information / documentation (including any photograph, illustration or other visual material) provided to it for use at a Planning Committee meeting and to prevent the use of such information / documentation in whole or part, in particular, if it:
- a) is considered to contain information of a kind that might be libellous, slanderous, abusive to any party including an applicant or might result in the disclosure of any personal information for which express consent has not been given; and / or
 - b) is identified as having anything on it that is considered could be an electronic virus, malware or similar.
- 15.2 The Head of Planning in consultation with the Chair shall have the absolute discretion to determine whether any such statement / information / documentation should not be used / read out in whole or part. If circumstances reasonably permit, Democratic Services may seek to request a person modify such statement / information / documentation to address any issue identified.

16. Guidance on what amounts to a material planning consideration

- 16.1. As at the date of adoption of this protocol, 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/faq/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing

Note

For the purpose of this protocol:

- (a) reference to the “Chair” means the Chair of Planning Committee and shall include the Vice Chair of Planning Committee if the Chair is at any time unavailable or absent and the person presiding at the meeting of a Planning Committee at any time that both the Chair and Vice Chair of Planning Committee are unavailable or absent;
- (b) reference to the Head of Planning includes any officer nominated by them for the purposes of this protocol and if at any time the Head of Planning is unavailable, absent or the post is vacant / ceases to exist, then the Development Management Manager or if also unavailable / absent or that post is vacant/no longer exists then the next most senior officer in the development management team (or any of them if more than one) who is first contactable;
- (c) reference to ‘ward councillor’ means a councillor in whose ward the application being considered at a meeting of Planning Committee is situated in whole or part and who is not a voting member of the Planning Committee in respect of the application being considered; and
- (d) a “wholly virtual meeting” is a Planning Committee meeting where no one including officers and councillors physically attend the meeting; however, a meeting will not be held as a “wholly virtual meeting” unless legislation permits

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



Planning Committee

Application Address	Hawkwood Road Main Car Park, car park rear of 629-633 Christchurch Road and 625 Christchurch Road, Boscombe
Proposal	Redevelopment of part of Hawkwood Road Main car park to provide a mixed-use scheme comprising 68 residential flats, a medical centre, public park and community pavilion, landscaping, and public realm improvements. Proposed community centre on northern side of Hawkwood Road to rear of 629-633 Christchurch Road and a new pedestrian link and retail kiosks between Hawkwood Road and Christchurch Road following demolition of no. 625 Christchurch Road (WH Smith) - Regulation 3
Application Number	7-2023-6706-D
Applicant	BCP Council
Agent	Snug Architects Ltd
Ward and Ward Member(s)	Boscombe West - Councillor Gillian Martin and Councillor Patrick Canavan
Report status	Public
Meeting Date	18 March 2024
Summary of Recommendation	Approve subject to condition and legal agreement(s)
Reason for referral to Planning Committee	BCP Council owned land and BCP Council is the applicant
Case Officer	Mark Wadsworth

DESCRIPTION OF PROPOSAL

- The proposals are a mixed-use development of the Hawkwood Road car park in Boscombe, Bournemouth, comprising the following:
 - 68 new flats
 - Medical centre
 - New pedestrian link
 - New public park (Hawkwood Gardens) and community pavilion
 - Community centre

- 4no. retail kiosks alongside the new pedestrian link
 - 49 retained public car parking spaces
2. The project forms an integral part of the Better Boscombe Regeneration initiative funded by the Department of Levelling Up's Towns Fund Programme. It is one of two flagship projects in the Bournemouth Town Investment Plan aimed at kickstarting the regeneration of Boscombe town centre as set out in the Phase 1 Master Plan for Boscombe.
 3. The new homes will be housed in three separate residential blocks to be built on the Hawkwood Road car park. With 28 flats in Block A, 18 flats in Block B and 22 in Block C. The proposed new housing of which at least 40% will be affordable will provide a mix of 1, 2 and 3-bedroom dwellings. See table 1 below

Unit size	No. apartments	% of overall housing offer
1 bed units	22	32%
2 bed units	16	24%
3 bed units	30	44%
Total	68	100%

Table 1 – Proposed housing mix

4. The proposed development will deliver a new GP surgery at the ground floor level within Block A with the main entrance into the new surgery direct from Hawkwood Road. The new surgery would have a GIA of approximately 686 sqm and will provide 20 consulting rooms and associated administration, staff space and separate refuse storage. It is understood a local GP practice has expressed interest in taking on the new surgery and the NHS Integrated Care Board (ICB) has provided a letter of support for the scheme.
5. A new pedestrian link will be formed through the acquisition and demolition of the WH Smith building on the southern side of Christchurch Road. The new link will provide a new pedestrian and cycle linkage from Christchurch Road through to Hawkwood Road. The pedestrian link will be landscaped with trees and appropriate hard landscaping and will visually link the new park to the High Street.
6. A new park will be delivered as part of the scheme between block A and B and will terminate the view along the new link from Christchurch Road. The park has been designed as a series of landscape islands each with a different landscape character or function. The new park will also accommodate a modest single storey pavilion building for community use. It is anticipated that the gated access points to the gardens will be closed and secured at night and opened during the day.
7. The proposal will also deliver a new community centre located adjacent to the new pedestrian link. There will be a single drop-off /minibus car parking space. Four retail kiosks are proposed alongside the planned new pedestrian link. The kiosks

will be let for retail uses (Use Class E). A total of 51 public car parking spaces will be retained at the western end of the site.

8. On the main car park site three separate buildings will be constructed. Block A to be built towards the western end of the car park will comprise two 4-storeys elements constructed on top of a ground floor podium which will accommodate the GP Surgery. The first 4-storey element will overlook the proposed new park and Hawkwood Road, then steps down into a shared rooftop terrace at first floor level, and then steps back up to a second housing 4-storey block which will look out onto Hawkwood Road and the GP Surgery car park and retained public car park. Block A will contain 28 apartments comprising 8 x 1-bed, 10 x 2-beds and 10 x 3-bed apartments.
9. Block B is to be built on the other side of the park, will be 4-storeys in height and will deliver 18 residential apartments comprising 6 x 1-bed, 3 x 2-bed and 9 x 3-bed apartments. Bin storage is integral to the building with cycle storage provided in a single storey building to the rear of the site.
10. Block C, adjacent to Block B and opposite the Sainsburys car park is a handed version of Block B in terms of internal layout but will rise to a maximum of 5-storeys. This block will provide 22 apartments with integral bin storage and external bike storage comprising 8 x 1-bed, 3 x 2 bed, and 11 x 3-bed apartments.
11. Between Blocks B and C 6 x disabled parking spaces will be provided for the Part M(3) flats. All the new apartments will be managed by a Management Company who would be responsible for the maintenance of the internal and external spaces, as well as refuse and parking. Block A will comprise a medical centre (Class E commercial use) on the ground floor with 3 floors of residential accommodation above. There is also a basement beneath this block.

Design Amendments

12. Amended proposals were submitted on the 21st of February 2024. The main design change is an updated design for a two-storey community centre which will sit in the same location as previously proposed single storey building. There are also a series of minor design modifications to the scheme including the inclusion of disabled car parking spaces & car club spaces, the widening of width of pavements, layout of kiosks, reduction of hard surfaces across the park, modifications to cycle parking, etc.

DESCRIPTION OF SITE AND SURROUNDINGS

13. The site is split into two parcels (A & B) with one parcel to the north and the other on the south side of Hawkwood Road. The first parcel, henceforth referred to as 'Site A' currently forms the Hawkwood Road short stay car park on the northern side of Hawkwood Road and includes the WH Smiths' store fronting Christchurch Road (625 Christchurch Road), while the second parcel, henceforth referred to as 'Site B' forms the Hawkwood Road main public car park on the south side of

Hawkwood Road. Site A on the north side of Hawkwood Road, includes the WH Smiths and covers an area of 0.176ha while Site B covers an area of 1.001ha. The main Hawkwood Road car park contains 389 car parking spaces, while the smaller surface car park on the northern side of Hawkwood Road contains 39 parking spaces

14. There is an existing pedestrian route that runs through Site A, linking Christchurch Road to Hawkwood Road and the short stay car parking behind. Another pedestrian route also enters Site A from the opposite corner, which runs alongside the Sainsbury's store. The total combined site area is circa 1.184 hectares. Site B is bounded by mature trees and planting, especially along the car parks southern boundary and rear of existing properties fronting Westby Road.
15. To the south and rear of Site B are the existing large 3 storey residential villas fronting southwards onto Westby Road. Most of these villas have been converted into flats or HMOs. The eastern boundary of Site B is delineated by Heathcote Road, with 2 and 3-storey properties fronting onto Hawkwood Road. Site A is located on the northern side of Hawkwood Road which aside from the library building at the corner of Hawkwood and Heathcote Road is made up of at grade car parking and servicing areas for mixed commercial properties which front onto Christchurch Road.
16. The Hawkwood Road car park (Site B) previously housed approximately 20 residential properties which mirrored existing properties fronting the southern side of Westby Road. These properties were demolished and since then the site has been in use as a public car park.

RELEVANT PLANNING HISTORY

17. BCP Council secured almost £23 million as part of the government's 'Town Deal' to support regeneration plans for Boscombe and the surrounding area. This external funding supports a significant regeneration programme made up of a variety of projects, from job creation, skills and training to new homes, open spaces, transport links and world leading digital connectivity.
18. An initial high-level masterplan was prepared in 2020 covering the whole of Boscombe Town Centre and was subject to public consultation in Summer 2020. The Masterplan was submitted to the Government as part of the Town Investment Plan (TIP) bid in October 2020. The funding and delivery of the programme is being facilitated by BCP Council, with overall direction provided by the Strategic Towns Fund Board. The Towns Fund Grant for this project has been secured through the approval of a detailed Green Book business case by DLUHC in January 2023, which will enable this project to progress. A condition of the grant is that funds are spent by March 2026. The Masterplan for Boscombe Town Centre has not been formally adopted by BCP as part of the development plan.
19. The Boscombe Masterplan (Phase One) was subsequently published in 2022 and sets out plans for the Hawkwood Road Car Park site and proposals to revitalise the high street, providing green spaces and wider walkways, a new community centre,

five retail kiosks, a health facility and new housing. The Boscombe Masterplan (Phase One) has not been formally adopted by BCP as part of the development plan.

20. There have also been extensive negotiations between the applicant and BCP officers over the development of the Hawkwood Road site. The first pre-application enquiry was submitted in February 2022 under (BCP Ref.PRE-6706). The submitted scheme proposed in the region of 90 new homes, a new community space, a public park, retention of 75 public car parking spaces and a new doctor's surgery.
21. Two different design approaches were explored under this enquiry. In response, Officers advised that any future planning application submission would need to be submitted in detail, rather than in outline. Concerns were also set out in the response that the development would amount to overdevelopment and would have an adverse impact on residential amenity. There were also significant concerns regarding the impact on the existing trees on site particularly along the southern and eastern boundaries of the site.
22. A subsequent pre app enquiry was submitted May 2022 (BCP Ref.PRE-6706A) proposing 80 residential units, a new link from Christchurch Road to Hawkwood Road, a new public park; new doctor's surgery; community space; and a multi-storey car park. In its response, Officers again expressed concerns that the proposals for the site *"amounted to overdevelopment and would fail to integrate successfully having regards to the existing character and appearance of the area"*. Specific concerns were also raised in respect of residential amenity, trees and highway matters.
23. There are no other planning permissions granted on the application site which are relevant to the consideration of the current planning proposals.

PUBLIC SECTOR EQUALITIES DUTY

24. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation, and any other conduct that is prohibited by or under this Act
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it

OTHER RELEVANT DUTIES

25. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, as far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.

26. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council's area for their own self-build and custom housebuilding.
27. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

CONSULTATIONS

BCP Urban Design

28. The BCP Urban Design officer - who has been involved in negotiations with the applicant's design team through the pre-app process - is broadly supportive of the scheme and highlighted the positive aspects of the scheme, notably.
- The proposed layout addresses Hawkwood Road, Heathcote Road, the new/enhanced route and the new park well and in my view provides sufficient spacing towards the properties on Westby Road at the rear of the site.
 - The enhanced link to Christchurch Road is a very positive aspect of the scheme and the community centre fronting the new link is another positive aspect of the scheme.
 - Positive to see that many trees would be retained, and new trees planted.
 - The impacts on existing residents in terms of outlook, daylight and privacy would be limited.
 - The flats would be of a good floor area with a mix of 1, 2 and 3 bed flats. Amenities for residents include balconies, a roof terrace and integral storage within the flats.
29. However, the Council's Urban Design Officer requested further clarifications and modifications to the scheme design. The matters relate to landscaping and material selection and has recommended that conditions are imposed on external materials and hard and soft landscaping.

Comments on amended scheme

30. In comments received on the 22 March 2024 the Council's Urban Design Officer has stated that the proposed design revisions are positive and welcomed and has suggested further minor design amendments including:

- The design of the community centre building should be modified to ensure there is some vertical articulation or distinction between parts of the building.
- The steps to the basement plant room on the western side of Block A still appear to be open to the street and need to be secured with a door at the top to prevent anti-social use.

BCP Highway Authority

31. In comments received 20th December 2023 the Highway Authority - who has been involved in negotiations with the applicant's design team through the pre-app process - did not wish to raise objections to the proposed development and has made the following comments.

- The proposed new Pedestrian/Cycle Link to Christchurch Road represents a betterment of the existing walking and cycling network, offering permeability between the site and local amenities. The new link should become adopted highway.
- A condition should be imposed requiring the submission and approval of a scheme of lighting for the new link
- The proposed new link should extend across Hawkwood Road in the form of a raised table and a formal crossing is required atop the raised table
- All footpaths to be widened should be clearly annotated on submitted plans to show land to be dedicated as highway land maintained at public expense
- The submitted Waste management Strategy confirms it is the intention for residential waste to be collected from Hawkwood Road using BCP's collection service and private collection for waste generated from the GP surgery and community centre which is acceptable subject to a condition being imposed which requires the submission and approval of a more detailed Comprehensive Waste Management Strategy.
- The use of the loading bay adjacent to the community centre must be monitored to ensure this does not get abused by surrounding businesses and a condition attached which requires the submission and approval of a management strategy for the loading bay in terms of signage and enforcement.
- The quantitative element of the Parking SPD has been satisfied
- All access paths to/from cycle stores measure a minimum of 1.5m in width and are considered acceptable
- The proposed cycle parking is substandard in design, however there is scope to rearrange the cycle parking to an acceptable design whilst still satisfying the

quantitative requirements detailed within the Parking SPD however, this must be demonstrated on submitted plans.

- A reduction in public car parking provision is acceptable in principle
- Adequate financial mitigation for the re-provision of the spaces lost by the proposed development is expected. Average cost of construction and maintenance of one surface car park space is £3,000.
- The Framework Travel Plan broadly comply with the LHA's expectations, and the aims, objectives and specific targets of the Travel Plan could be achieved although such details can be dealt with by an appropriately worded planning condition.

Comments on amended scheme

- In comments received 26th March 2024 the Highway Authority has commented that the *"submitted amended plans with key highway related revisions including alterations to the public and surgery car parks, an extended footway widening scheme, a revised cycle parking layout for all uses and the redesign of the community centre"*. The Highway Authority has confirmed that the design revisions are acceptable but has requested further design amendments regarding the design of the pedestrian crossing and the design of cycle parking within the integral stores at ground floor level of Block A.

BCP Greenspace Development Team

32. The Greenspace Development Team has been involved in negotiations with the applicant's design team through the pre-app process providing comments received on 16th January 2024, and raise no objections to the proposed development whilst making the following comments.

- The pavilion, its decking and back of house area is still a dominant item in a small public gardens. With a less angled position the back of house could be reduced to the benefit of the shared space in the gardens.
- The pavilion, existing trees and apartments will shade the raised beds. For growing success, the beds should have an improved sunnier position.
- The circulation route for the maintenance vehicles is over dimensioned and could be slimmed down to the benefit of lawn space (with wider corners for turning without turf damage).
- For BCP Council to be able to take on play kit maintenance, details of the play equipment should be agreed with Green Space Development and a 10-year maintenance contribution made.

BCP Design & Heritage Team

33. In comments received 19th January 2024 the Heritage Officer advised that the impact of the proposed development upon the setting of the nearby Boscombe Spa

Conservation Area will be very marginal due to the spacing and intervening features. Recommends that the detail design, materials & landscaping are all conditioned.

BCP Arboriculturist

34. In comments received 7th December 2023 the Council's arboriculturist has confirmed that he raises no objections to the proposals subject to a condition for a detailed arboricultural method statement and detailed constructional arboricultural method statement and detailed tree protection plan, compliance with the submitted tree planting / soft landscaping schemes and a condition for a detailed long-term management and maintenance scheme for the tree planting and soft landscaping areas.

Comments on amended scheme

35. Confirmed that the proposed minor changes "*do not have any serious implications*" and consequentially does not wish to raise any objections, in comments received 27th February 2024

Police Liaison Officer

36. In comments received 8th November 2023 the Police Liaison Officer raised the following observations on the proposals as originally submitted
- The proposed new park will be locked in the evening and the proposed 1.1 metre railings has no security value.
 - Concerned that the proposed community pavilion will become an anti-social behaviour generator
 - With no immediate surveillance from active frontages the kiosks will be vulnerable to attack, so care will need to be taken over the security specifications of doors and windows.
 - Sensible to include the provision of CCTV
 - Encourage certification under the scope of the Police approved security initiative, Secured by Design

BCP Environmental Health (Air Quality)

37. In comments received 20th November 2023 EH officers commented that it is "*unlikely that there would be a significant cumulative impact on air quality as a result of the proposed*" and has requested that 3 conditions are attached to any permission including the following.
- Submission and implementation of an agreed Dust Management Plan (including dust monitoring proposals), or
 - Submission and implementation of an agreed Construction Environmental Management Plan
 - Implementation of any agreed Travel Plan submitted with the application.

BCP Environmental Health (Noise)

38. In comments received 13th December 2023, Officers confirmed that Environmental Health Officer does not wish to raise any objections to the scheme but has requested that a series of conditions are attached to any planning approval including:

- A scheme for the acoustic glazing and mechanical ventilation
- A scheme for protecting external amenity spaces balconies, roof gardens and terraces from external traffic noise
- A scheme of acoustic insulation and noise control (Residential)
- A scheme of acoustic insulation and noise control (Community Centre/ Pavilion)
- Target rating level for external plant and equipment
- Hours of operation for community centre and pavilion
- Closing of doors and windows in community centre and pavilion when live or recorded music is taking place
- Permitted construction working hours
- Construction Management Plan

BCP Environmental Health (EH) (Contaminated Land)

39. Mabbett Consultants acting on behalf of BCP EH clarified in comments received on 18th December 2023 that they do not wish to raise any objections to the Phase I Contaminated Land Desk Study and Contaminated Land and Geotechnical Investigation Report (Phase II) subject to the following.

- Clarification is required on whether a Detailed UXO Risk Assessment has been undertaken
- Update Phase II report to include a quantitative controlled waters risk assessment to establish the potential risk to underlying Secondary Aquifers. Update Phase II report to include for a ground gas assessment in line with BS 8476:2013 and CIRIA C665:2007.
- Clarification on appropriate measures to ensure receptors are not negatively impacted in areas of the Site not previously investigated

Local Lead Flood Authority (LLFA) – FCERM

40. The LLFA commented on the scheme on the 11 November 2023 that *“the application is showing that the site can be drained and complies with the current Bournemouth Policy CS4 with surface water being directed towards the foul sewerage system albeit at very reduced rates”*. The ground is suitable for infiltration and the submitted assessment suggests that at the detailed design stage the use of SuDS features should be explored further.

BCP Waste Management Team

41. The Waste Management Team in comments received 22nd December 2023 supports the proposals and commented that *“all bin stores are suitable size to*

contain the number of required containers and are within 10 metres of the public highway to facilitate collections”.

NHS

42. In comments received 14th November 2023 the NHS has advised that “68 units with an estimated population therefore rising in the region of 164 (based on current guidance of 2.4 persons per dwelling). This increase in population will impact on the local NHS resources in terms of the Primary and Community Care. The NHS has therefore requested a financial contribution towards the creation of an additional clinical room (plus increased ancillary space).

REPRESENTATIONS

43. Site notices were displayed on and around the application site and an advert was posted in the local newspaper. In response, a total of 6 letters of objection to the scheme have been received and 1 letter of support. The key concerns about the proposals are as follows:

- The Towns Fund money was meant to be spent on preserving and improving the high street for the betterment of local people. Instead, 60 new homes are to be built without any car parking spaces, a community hall and small green space.
- Over 300 car parking spaces will be lost which will be detrimental to the High Street.
- The proposals will increase the population density in an area which already has a ‘very high-density population.’
- There is inadequate provision of car parking within the development when there are not great public transport links or sufficient alternative provision for parking elsewhere.
- There is inadequate car parking provision already in the area and the scheme will exacerbate the situation.
- The ‘car parking survey’ used to justify the loss of car parking spaces is flawed as the main comparison data used is from October 2021 rather than during the summer season.
- The introduction of a parking permit scheme is the only way that local residents will be able to continue to park legally in the streets by their homes.
- The proposals will result in the removal of 6 mature trees.
- The development will result in additional noise and disturbance and may result in more anti-social behaviour.

44. One letter of support has also been received and which comments that the scheme will deliver a *“health/GP service (which) is paramount given that further homes are being built and GP waiting lists are at breaking point both in BCP and nationally”.*

KEY ISSUES

45. The key issues involved with this proposal are:

- Principle of development
- Proposed land uses
- Housing offer
- Design, form and layout
- Landscape and trees
- Transport and parking
- Residential amenity
- Surface water drainage
- Biodiversity and heathland
- Sustainable construction and energy
- Environmental impacts
- Legal agreement(s)
- Other matters

These issues will be considered along with other matters relevant to this proposal below

POLICY CONTEXT

46. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Boscombe and Pokesdown Neighbourhood Plan (2019), the Bournemouth Core Strategy (2012) and saved policies of the Bournemouth District Wide Local Plan (2002).

Boscombe and Pokesdown Neighbourhood Plan (2019):

47. The following policies of the Boscombe and Pokesdown Neighbourhood Plan (2019) are relevant.

BAP1: The scale and density of development

BAP2: Good design for the 21st Century

BAP4: Open Spaces

BAP5: Safe Routes

BAP6: The number and type of new homes

BAP7: The quality of new homes

BAP10: Site allocations – (SA2)

48. More detailed information regarding the policies is available on the Council's website.

Bournemouth Core Strategy (2012)

49. The following policies of the Bournemouth Core Strategy (2012) are relevant:

CS1: Presumption in Favour of Sustainable Development

CS2: Sustainable Homes and Premises

CS3: Sustainable Energy and Heat

CS4: Surface Water Flooding

CS5: Promoting a Healthy Community

CS6: Delivering Sustainable Communities

- CS9: Enhancing District Centres
- CS14: Delivering Transport Infrastructure
- CS15: Green Travel Plan and Transport Assessments
- CS16: Parking Standards
- CS17: Encouraging Greener Vehicle Technologies
- CS18: Increasing Opportunities for Cycling and Walking
- CS20: Encouraging Small Family Dwellinghouses
- CS21: Housing Distribution Across Bournemouth
- CS23: Encouraging Lifetime Home Standards
- CS31: Recreation, Play and Sports
- CS33: Heathland
- CS38: Minimising Pollution
- CS39: Designated Heritage Assets
- CS40: Local Heritage Assets
- CS41: Quality Design

Bournemouth District Wide Local Plan (2002)

50. The following saved policies of the Bournemouth District Wide Local Plan (2002) are also relevant:

- 4.25: Landscaping
- 5.19: Core Shopping Areas
- 6.8: Infill Residential Development
- 6.9: Development of Underused Land
- 6.10: Flats
- 8.26: Core Shopping Areas - Parking

Supplementary Planning Guidance

51. The following supplementary planning guidance/ documents are also relevant to the proposal:

- Affordable Housing DPD (2009)
- Bournemouth Parking SPD
- Sustainable Urban Drainage Systems (SUDS)
- PGN Dorset Heathlands Planning Framework SPD (2015)
- Residential Development: A Design Guide – PGN (2008)
- National Design Guide
- Building for Life 12

Government Guidance

52. National Planning Policy Framework (“NPPF”/“Framework”)

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.”

Also, Sections:

- 4. Decision-making
- 5. Delivering a sufficient supply of homes
- 6. Building a strong, competitive economy
- 7. Ensuring the vitality of town centres
- 8. Promoting healthy and safe communities
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed and beautiful places
- 14. Meeting the challenge of climate change, flooding and coastal change
- 15. Conserving and enhancing the natural environment
- 16. Conserving and enhancing the historic environment

PLANNING ASSESSMENT

Principle of development

- 53. Core Strategy Policy CS21 identifies areas where urban intensification should take place subject to certain criteria (i.e. Within 400m of a district centre and a key transport route). This site complies with the above criteria and therefore is, in principle, a location where urban intensification is supported. The Hawkwood Road main car park is also subject to policy BAP10 (SA2) of the Boscombe and Pokesdown Neighbourhood Plan, which highlights that the car park has been identified as a community resource that provides good level access to the shops and high street. If there is demonstrated to be spare capacity within the car park, the site is allocated by this policy to provide a smaller car park, a Park and Ride facility and/ or bus stops and a small area of open space/ pocket park and public realm enhancements to Hawkwood Road.
- 54. BAP10 (SA9) of the neighbourhood plan also identifies the car park behind Sainsbury's at 617-623 Christchurch Road for 13 dwellings with redevelopment to

be in connection with public realm improvements and a new pedestrian link between Christchurch Road and Hawkwood Road. The current proposals show part of this area to be redeveloped for a community centre contrary to the preferred option shown by the Neighbourhood Plan.

55. The Neighbourhood Plan forms part of the development plan (the most up to date plan) and would be afforded weight in the assessment of any future planning application. However, other material planning considerations also carry weight and need to be considered, this would include the presumption in favour of sustainable development.
56. In Bournemouth, the Local Plan is considered as out of date as the local planning authority is unable to demonstrate a five-year supply of homes and delivery under the Housing Delivery Test falls below the threshold of 75%. This diminishes the weight of the Neighbourhood Plan policy and the NPPF states that where planning policies that are most important for determining the application are out of date, planning permission must be granted unless policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
57. Although little weight can be given to policies in the draft BCP Local Plan, which is currently out for public consultation, the draft plan has allocated the Hawkwood Road Car Park for in the region of 70 dwellings, a community centre, the formation of a pedestrian link, public park and play area, along with the retention of at least 50 public car park spaces. Strategic Policy P4 requires that development proposals must:
 - i. Provide active frontages that overlook Hawkwood Road and public spaces
 - ii. Be predominantly between 4 to 5 storeys (approximately 12 and 18 metres) in height
 - iii. Provide a direct, high-quality pedestrian and cycle connection to Christchurch Road
58. In considering the above, the benefits from the development in the provision of new homes, a new community centre, a new GP surgery and new public park should be afforded significant weight in the decision-making process. The principle of proposed development in this location is therefore considered acceptable and satisfies the policy aims of the Neighbourhood Plan, the Bournemouth Core Strategy, and the emerging BCP Local Plan.

Proposed land uses

59. The proposals will deliver the following land uses.
 - New flats
 - Medical centre
 - New pedestrian link

- New public park (Hawkwood Gardens) and community pavilion
- Community centre
- Retail kiosks
- Retained public car parking spaces

60. The proposed new flats are considered in detail in the Housing section of this report while proposals to form a new pedestrian link and retain car parking spaces are considered in the Transport and Parking section of this report. Aside from the proposed new homes and the retained parking spaces the proposals will deliver a new medical centre, pedestrian link, public park, community centre and retail kiosks. The merits of the different elements of the scheme are considered below.

Medical Centre

61. The medical centre will occupy most of the ground floor in Block A (686 sqm) and provide a total of 20 consulting rooms with associated administration, staff space and separate refuse storage. The medical centre would have a dedicated staff car park for 20 cars which would be accessed via the Hawkwood Road Main public car park, although there is potential to share this with the residential flats in the future depending on the lease agreement with the medical centre use. A local GP practice has expressed interest in locating in the premises and the Integrated Care Board (ICB) have provided a letter of support for the scheme.
62. Policy CS5 of the Bournemouth Core Strategy (2012) requires that *“the Council will seek to ensure that the health of the community is promoted through inclusive, accessible, safe and well-designed development and spaces”*. As stated in paragraph 3.2.5 of the Core Strategy, District centres, such as Boscombe Town Centre, *“will play an important role in addressing the health inequalities across the Borough (and) consolidating and enhancing the function of local centres will benefit all members of society. By ensuring a range of services and facilities are readily accessible, for example day to day shops, other services and health facilities, a sense of community can be reinforced across the town”*.
63. The following extracts from the Towns Fund Business Case document (2022) highlights the pressing need for improved health facilities in Boscombe with *“Boscombe’s residents suffering from extremely poor health outcomes and there is a serious need to improve public health provision to combat the situation. Data from the Office for Health Improvement & Disparities¹³ shows that life expectancy in Boscombe West, the ward where the Master Plan Phase 1 site is located, is 5.2 years lower for men and 4.3 years lower for women than the English average life expectancy. Furthermore, the proportion of deaths from causes which are considered preventable for those under the age of 75 is 88.8% higher in Boscombe West than seen across England as a whole, highlighting the extent of the issue”*.
64. The delivery of a large, new, GP Practice close to the centre of Boscombe Town Centre is welcomed and will make a significant contribution towards improving health outcomes in this area and accordingly satisfies the aims of Policy CS5 of the Bournemouth Core Strategy (2012) and the NPPF.

65. The GP Surgery use would fall under Use Class E(e). A condition will be attached which will restricts the use ground floor of Block A to Use Class E(e) only. To help ensure a new GP Surgery is delivered a further condition will be imposed which withdraws permitted change of use rights. With these safeguards in place the proposal to deliver a new GP Surgery is acceptable.

New public park (Hawkwood Gardens) and community pavilion

66. Boscombe has the highest population density of anywhere in the BCP area, with some areas reaching more than 10,000 people per square km¹. The Boscombe Town Centre also lacks green open spaces with the Crescent Park located approximately 400 metres to the west of the application site. Shelly Gardens is located a similar distance away to the south. The pedestrianised area on Christchurch Road (Boscombe High Street) is an *“important local amenity and vibrant thoroughfare during the daytime”*².

67. Policy BAP10 – SA2 of the Boscombe & Pokesdown Neighbourhood Plan (2019) identifies the opportunity to redevelop the car park to provide a small open space/pocket park. The new pocket park and the new pedestrian walkway linking Hawkwood Road to Christchurch Road also aligns with policies BAP 4 of the Neighbourhood Plan. The inclusion of the new public open space within the development will deliver significant community benefits, promote biodiversity, and enhance the character and appearance of the Town Centre.

68. The proposed new park which will be located towards the centre of the main car park site (Site B) between Blocks A and B and will be visible from Boscombe High Street. The new park which will cover an area of 1,418 sqm will accommodate a modest single storey pavilion building for community use. The Park has been designed as amenity open space rather than a destination park (such as Kings Park). The design approach to the new park has been to create a green oasis which will offer a range of different experiences for enjoyment by residents of the new development, staff of the medical centre and the wider public, with a series of landscape ‘islands’ proposed each offering a different landscape character or function with a meandering path network weaving between them and offering a range of different spaces including quiet spaces to sit and relax as well active areas and spaces associated with the new community pavilion building.

69. It is anticipated that the gated access points to the gardens will be closed and secured at night with the gardens open to all during the day. It is understood that BCP Greenspace Development Team will take on responsibility for the management of the new park, with the BCP Parks Maintenance Team carrying out all maintenance works.

70. The delivery of a new park in Boscombe Town centre is welcomed and will enhance the public realm to the benefit of the residents of Boscombe and visitors. Conditions

¹ Office for National Statistics (2021) Population Projections

² Page 25, Boscombe & Pokesdown Neighbourhood Plan (2019)

will be attached which requires the submission and approval of detailed soft and hard landscaping. A legal agreement will also be drawn up which require that the new park is open to the public during the day and throughout the year in perpetuity. With these conditions and legal agreements in place the proposed new park will satisfy the aims of Policies BAP4 and BAP10-SA2 of the Neighbourhood Plan and is therefore considered acceptable.

Community Centre

71. The Boscombe Masterplan (Phase One) proposes the construction of a new community centre. Policy CS6 of the Bournemouth Core Strategy (2012) seeks to enhance the “functions and viability of the local centres by promoting a range and variety of retail, health, cultural and community facilities and infrastructure that meet the day to day needs of the local community”. Policy CS9 of the Core Strategy requires that proposals “*should maintain and improve upon the function, vitality and viability of the centre in relation to its retail, cultural and community facilities*”.
72. The application proposes the construction of a new community centre in Site A next to the new pedestrian link from the High Street. The main façade of the new community centre will front onto the proposed new pedestrian link from the High Street. The application initially proposed the construction of a single-storey community centre building. Subsequently, amended proposals were submitted on the 21st of February 2024 for a two-storey community centre which will sit in the same location as previously proposed community centre. There will be a single drop-off /minibus car parking space.
73. The proposed new community centre which will have a total floorspace of 690 sqm over 2 floors will provide a meeting hall, a reception/café & kitchen and toilets at ground floor level and a further meeting hall, meeting room, workshop and office at first floor level. The brick-built structure will have active frontages onto the new link and Hawkwood Road, with the potential for the meeting and café to spill out onto the pedestrian link and the Hawkwood Road pavement.
74. The proposed new, two storey community centre is welcomed, and its siting and design will help to animate the proposed new pedestrian link from the High Street. The siting of the new centre across the road from the new park will encourage residents and community groups to make full use of the new park and pavilion. The proposed new community centre satisfies Policies CS6 and CS9 of the Bournemouth Core Strategy (2012) and is therefore considered acceptable.

Retail kiosks

75. The application proposes the demolition of the former WH Smith building to allow the formation of the new widened pedestrian link to encourage pedestrian flows and footfall between the southern side of Hawkwood Road and Christchurch Road/Boscombe Town Centre. The pedestrian link will be landscaped with trees and appropriate hard landscaping and will provide a visual link to the new park with four retail kiosks to be sited on the eastern side of the new pedestrian link. The existing WH Smith store has a Gross Internal Floor Area (GIA) of 587 sqm. The

total proposed GIA in the kiosks is 416 sqm. There will be net loss of 171 sqm of retail floorspace.

76. Policy CS9 of the Core Strategy requires that *“when considering proposals for development within the district centres the Local Planning Authority will have regard to enhancing the function, vitality and viability of the district centres”*, and that the proposals *“should maintain and improve upon the function, vitality and viability of the centre in relation to its retail, cultural and community facilities”*. The Policy also requires that proposals should not *“result in the loss of ground floor retail floorspace.”* Additionally, Policy BAP9 of the Neighbourhood Plan supports a mix of uses excluding residential at ground floor level along Christchurch Road/ Boscombe High Street.
77. The proposals will result in the loss of the WH Smith store to enable the formation of a new pedestrian link through to the Hawkwood Road site. The proposed new kiosks will deliver 416 sqm of retail floorspace (Use Class E). Taken together with the proposed new community centre, the kiosks will help animate the new link and extend the public realm from the pedestrianised High Street toward Hawkwood Road and will help ‘enhance the function, vitality and viability of Boscombe Town Centre’ and stimulate the regeneration of the wider area. The benefits that will accrue from the demolition of the WH Smith store and formation of a new pedestrian link and the siting of kiosks along the link outweigh the loss of a small amount of retail floorspace and therefore satisfies the aims of Policies CS9 of the Core Strategy and BAP9 of the neighbourhood Plan and is considered acceptable.
78. The applicant has advised that the community centre will be hired out to multiple users for activities which fall within Use Classes F and E, including, community hall, art gallery, health checks, fitness classes, education and training, creche/toddler group. There will also be an ancillary café at ground floor level. For clarity such uses are restricted to the following use classes.
- Class F1(a) Provision of education
 - Class F1(b) display of works of Art
 - Class F1(e) public hall
 - Class F2 (b) Halls or meeting places for the principal use of the local community
 - Class E(b) sale of food and drink for consumption (mostly) on the premises
 - E (d) Indoor sport, recreation or fitness
 - E (e) Provision of medical or health services
 - E (f) Creche, day nursery or day centre
79. A condition will be attached to any planning permission which restricts the use of the community centre to the activities listed above and which withdraws permitted development rights.

Proposed Housing

Density

80. Policy BAP 1 of the Neighbourhood Plan sets out density and height restrictions for developments to ensure quality living conditions and to preserve the historic character of the area. This scheme has sought to meet the NP's requirements of up to 100 dwellings per hectare (dph) to ensure that the scheme can provide more family homes, as prioritised by the Neighbourhood Plan. The overall residential density of the Hawkwood Road main car park, is 68d/ha which is well under the 100 dph policy density threshold. If calculated only on the area of the car park to be redeveloped, the density will be 103 dph which is only marginally higher than the threshold. In density terms therefore, the scheme is considered policy compliant.

Housing Mix

81. Boscombe West has a very unbalanced housing market with a severe shortage of family units. This is reflected in the housing unit mix set out in Neighbourhood Plan Policy BAP 6 which is for 50% 3-bed, 40% 2-bed and 10% 1-bed. These percentages were derived by extrapolating data from the census figures as a percentage of the Borough-wide figures and applying it to BCP's objectively assessed need (OAN) from the Eastern Dorset Strategic Housing Market Assessment (SHMA) (2015) to give an objectively assessed need figure for Boscombe West. This data was then further broken-down using data from the SHMA for different size homes and applying the same ratios to the Neighbourhood Plan area. The housing mix was therefore not informed by a local, Boscombe-specific need assessment and hence Policy BAP6 acknowledges the need for flexibility in applying the unit mix to application schemes.

Unit size	NP Policy BAP6 target unit mix	Housing Needs Assessment 2021 suggested unit mix for social /affordable housing (rent)	Proposed Number apartments (%)
1 bed units	10%	35%	22 (32%)
2 bed units	40%	35%	16 (24%)
3 bed units	50%	25%	30 (44%)
4 bed units	-	5%	-

Table 2 – Proposed housing mix

82. The proposed housing mix is that 44% of apartments will be three-bed units, 24% will be two-bed units, and 32% one-bed units. The numbers of one-bed units are higher than target housing mix set out in Policy BAP6 but nonetheless the scheme will still deliver a significant number of three-bed apartments for which there is a strong demand in Boscombe.

83. The suggested housing mix is also broken down by tenure (i.e. market housing, affordable home ownership and affordable rented accommodation). In essence, the SHMA requires a higher percentage of one-bed units (35% for affordable rent and 25% for affordable rent) than the 10% figure in Policy BAP6 but a lower percentage of family units (three-beds). For this development located close the Town Centre close to services and facilities and sustainable transport options, this type of location would be attractive to young people (single/couples) without children who are seeking to access the housing market.
84. The proposed housing mix will deliver a balanced and mixed community as required by the NPPF and satisfies the aims of Policy BAP6 of the Neighbourhood Plan.

Affordable Housing

85. There is an acute need for affordable housing across BCP's area generally, but also locally in Boscombe which is dominated by private rental flats, and bed-sits. The Borough-wide Dorset and BCP Local Housing Needs Assessment (2021) estimates a need for 1,653 affordable homes per annum across BCP for the period 2021-2038. It states in paragraph 12.37 *"overall, the analysis identifies a notable need for affordable housing, and it is clear that provision of new affordable housing is an important and pressing issue in the area... The evidence does [however] suggest that affordable housing delivery should be maximised where opportunities arise"*.
86. Policy AH1 of the Affordable Housing DPD (2009) requires schemes of 10 units or more to provide 40% affordable housing. The aim of this scheme is to deliver at least 70% of the units as affordable housing, split between affordable rent and shared ownership. The table below shows 50 units out of the 68 units will be affordable (73%) with an indicative split between tenures of 28 for affordable rent (56%) and 22 for shared ownership (44%).
87. The proposed affordable, market housing split is however currently indicative as the applicant has requested flexibility. The proportion of affordable housing ultimately delivered on this site will depend on the financial viability of the scheme when it is being constructed. The applicant has indicated that the scheme will deliver at a minimum 40% affordable homes, and therefore satisfies the aims of Policy AH1 of the Affordable Housing DPD (2009) and will if the finances allow deliver a higher proportion of affordable housing.

Unit size	Affordable Rent (Block A)	Shared Ownership (Block C)	Market Sale (Block B)
1 bed units	8	8	6
2 bed units	10	8	3
3 bed units	10	11	9

Total	28 (41%)	22 (32%)	18 (26%)
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Table 3 – Proposed tenure split

88. A clause will be included in the legal agreement which requires that the scheme will provide at least 40% affordable housing split between affordable rent and shared ownership and therefore satisfies the requirements of Policy AH1 of the Affordable Housing DPD (2009). An overage clause will also be included in the legal agreement which requires that the proportion of affordable housing will increase if the project finances allow when it is being built out.

Quality of Residential Accommodation

89. Every flat benefit from a balcony/patio and residents of Block A would also have access to a roof terrace. Additionally, each flat has an integral storage area. The windows of the ground floor flats would all have defensible space outside the windows which would also provide a level of privacy for residents. The submission indicates that the proposed new flats will exceed the Nationally Described Space Standards (NDSS). Furthermore, the scheme has been designed so that the majority are double aspect which will help with outlook, natural daylighting and ventilation and ensure an acceptable living environment.

Design, form and layout

90. Policy BAP2 of the Neighbourhood Plan and Policy CS41 Quality Design of the Core Strategy requires that development should be well designed and of a high quality. Specifically, Policy CS41 requires that new *“development should, through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings, provide a high standard of amenity to meet the day-to-day requirements of future occupants”*.
91. The proposed layout uses the eastern part of Hawkwood Road car park for 3 blocks with associated car parking and cycle stores. Two of the blocks would be solely residential, and the largest block would have a GP surgery on the ground floor with residential use above. A new pedestrian connection would run between Hawkwood Road and Christchurch Road, facilitated by the demolition of the building currently occupied by WHSmith with a new community centre located along this route. There would be a small park between two of the blocks on the existing car park, and within the park there would be a small pavilion for community uses associated with the park.
92. During pre-application discussions, the footprints of the buildings were moved to reduce the impact on the existing boundary trees, including a large tree on the eastern boundary, adjacent to Heathcote Road. The BCP Urban Design Officer commented that *“the proposed layout addresses Hawkwood Road, Heathcote Road and the new park well and provides sufficient spacing towards the properties*

on Westby Road (and) the enhanced link to Christchurch Road is a very positive aspect of the scheme” and “the community centre fronting the new route is another positive aspect of the scheme”.

93. The applicant’s design team have engaged positively with officers through pre-app negotiations with the heights and footprints of the buildings adjusted in response to Officer comments. There were concerns with the scheme as originally proposed in terms of the separation distance between the two parts of Block A. In response, the applicant has redesigned the landscape features on the roof terrace to avoid direct overlooking and to ensure that units enjoy adequate levels of privacy. Reflective window coating will also be used on the upper floors on units overlooking the roof terrace which will be secured by condition.
94. In response to consultee comments a series of minor design modifications were sought to the scheme as originally submitted including the boundary treatment, the layout of kiosk, park layout, etc. These have all been captured in the amended plans received 19th February 2024. The submitted plans also included a new amended design for the community centre building which is considered below.

Revised Community Centre design

95. The applicant has amended the design of the community centre from a single storey building to a two-storey building. The building will use the same footprint as previously proposed but will appear very different. The previously proposed community centre building which was for a single storey building would have had large open areas of glazing with white ceramic brick finishes, while the latest design will have a more solid appearance with brick cladding and detailing to reflect the character and appearance of other prominent buildings in Boscombe Town Centre.
96. The BCP Urban Design Officer has reviewed the latest design and has commented as follows *“the proposed Community Centre is a distinctive design that responds to the locality and would have a strong civic presence. The building is well proportioned. The arches are positive features, and the asymmetrical design gives the building an individual, modern edge.”* The UD Officer goes on to comment that the brickwork should be recessed to better articulate the more distinctive elements of the design including the window arches and the roof. Further design modifications to the Community Centre building will therefore be sought.
97. After extensive discussions and negotiations with the applicant the design of the scheme has now reached a point where Officers are happy to support the proposals in design terms, subject to a small number of very minor design modifications which can be reported to members at the planning committee meeting. The proposed development has been well designed and will have a positive impact upon the character and appearance of Boscombe Town Centre and satisfies the aims of Policy BAP2 of the Neighbourhood Plan and Policy CS41 Quality Design of the Core Strategy.

Landscape and trees

98. Policy CS30 of the Core Strategy requires *“developers and other partners to work towards providing for a well-connected and distributed multi-functional green infrastructure network which:*

- *Assists in the mitigation of, and adaptation to, climate change*
- *Connects and enriches biodiversity and wildlife habitats*
- *Enhances the townscape, landscape, historical and cultural identity of the Borough”.*

99. There were extensive discussions with the applicant during the pre-app process, about the siting of development and the impact of development upon existing trees along the boundaries of the car park site, particularly along the southern boundary of properties fronting Westby Street and the eastern boundary with Heathcote Road. The applicant was asked to move the proposed buildings further north towards Hawkwood Road and further west away from the Heathcote Road boundaries outside the root protection zones of existing trees and to ensure there is sufficient separation distance from trees and the windows of flats.

100. The Council Tree Officer commented as follows on the scheme which *“provide(s) significantly improved tree retention and relationships between retained trees and the new development compared to previous schemes I have commented on. 9 trees will be lost and 2 of them are B grade trees and the rest are C grade trees. One tree is proposed for pruning which is considered to be acceptable. The tree losses are to be mitigated in suitable locations with suitable new trees and 34 new trees are to be planted which I agree is a significant and suitable mitigation for their losses”.*

101. The Council's Tree Officer now supports the scheme subject to the imposition of conditions for a detailed arboricultural method statement and detailed constructional arboricultural method statement and detailed tree protection plan, and a detailed long-term management and maintenance scheme for the tree planting and soft landscaping areas. The proposals therefore now satisfy the aims of Policy CS30 of the Core Strategy.

Transport and Parking

102. Policy CS14 of the Core Strategy requires *“new development to be served by adequate transport infrastructure and ensure that impacts on the existing transport network are mitigated”.* Policy CS15 that *“development that may have significant impacts on the transport network shall be required to submit a Green Travel Plan and a Transport Assessment”* and Policy CS16 which *“Parking provision for new development shall be in accordance with the Council's adopted parking standards”.*

103. The application site is located within the Local Town Centre of Boscombe which, in accordance with the BCP Parking Standards SPD (2021), sits within parking zone A.

New Pedestrian/Cycle Link to Christchurch Road

104. BCP Highways Officer has commented that the proposed New Pedestrian/Cycle Link “*represents a betterment of the existing walking and cycling network, offering permeability between the site and local amenities*” but has commented that the new link “*requires street lighting to be provided to the specification and satisfaction of the LHA*” which will be secured under a legal agreement. The Highways Officer has also advised that this new link should become adopted highway which the applicant has agreed to. The proposed link extends across Hawkwood Road in the form of a raised table which is appropriate at this location for pedestrian priority, driver awareness and as a traffic calming measure. A formal crossing is also required atop the raised table. The design and delivery of the crossing will be secured under a legal agreement.

Walking Network/Public Realm Improvements

105. At each of the new vehicular accesses, continuous footways using entrance kerb arrangements are required to prioritise pedestrian movements and safety. Furthermore, the applicant is expected to reinstate to full kerb height any existing vehicular accesses made redundant by this proposal. The LHA also expect the widening of the footway to 2m where fronting the site and all proposed widening should be clearly annotated on submitted plans to show land to be dedicated as highway land maintained at public expense, details of which will be secured by an appropriate legal mechanism. The Highway Authority when commenting on the amended plans has requested further design amendments to pedestrian crossing across Hawkwood Road.

Servicing

106. The submitted Waste management Strategy confirms it is the applicant’s intention for residential waste to be collected from Hawkwood Road using BCP’s collection service. A more comprehensive waste management plan can be conditioned to detail expected frequency of collection etc however, the LHA would not object to the principle of on-street collection. The principle of private collection for waste generated from the GP surgery and community centre is also acceptable however, additional details should also be provided on this.

Cycle Parking

107. The quantitative element of the Parking SPD has been satisfied in principle given that the number of cycle spaces within the development site exceeds the standards detailed within section 4.2. Additionally, all access paths to/from cycle stores measure a minimum of 1.5m in width and are considered acceptable.

108. Notwithstanding, all the proposed cycle parking is substandard in design, failing to meet the minimum spatial parameters detailed within section 3.3 of the Parking SPD. The depth of the proposed cycle stores is sufficient given the multiple door design negating the need for an access aisle per se however, a minimum separation distance of 1m is required between stands. Given the size of the site, there is likely scope to rearrange the cycle parking to an acceptable design whilst still satisfying the quantitative requirements detailed within the Parking SPD however, this must be demonstrated on submitted plans.
109. The Highway Authority in its comments on the amended plans has reiterated its request for further design changes to the integral cycle store located in Block A. A condition will be imposed requiring the submission of detail design for the layout of the cycle store.

Car Parking

110. No residential car parking spaces are required in Zone A. However, 6 residential car parking spaces are proposed between Blocks B and C which the LHA does not object to subject to:
- The car parking spaces should not be allocated
 - 2 car parking spaces should be car club bays
 - 1 car parking bay should be for residents for loading and unloading purposes
111. The proposed Community Hall requires no onsite car parking. However, the provision of a disabled parking bay fronting the centre is beneficial. Submitted plans propose 20 parking spaces for the staff of the surgery use. This level of provision for staff is considered adequate by the LHA whilst visitors can utilise the adjacent public car park. Further, access is to be gained via the public car park which negates the need for a new access directly off Hawkwood Road, a betterment of previous designs. Appropriate signage and parking enforcement will be required to manage its operation. The provision of 6 'active' EV charge points for the retained car park accords with SPD requirements detailed within section 3.6 of the Parking SPD. Additionally, the Parking SPD requires 6% of the total parking capacity for medical facilities to be provided as disabled bays.
112. In response to the LHAs consultation comments on the original planning application submission the applicant amended the plans and drawings to address the detailed issues raised by the LHA

Retained Public Car Park

113. The proposals seek to redevelop both the existing Hawkwood Road (Main) and Hawkwood Road (2) car parks, resulting in a net loss of public car parking of 377 car parking spaces in Boscombe local centre. 51 spaces will be retained within the

western section of the existing Hawkwood Road Car Park. An analysis of previous and current car park occupancy in Boscombe local centre has been undertaken through the Boscombe Town Centre Car Parking Study which includes public car parks located on Hawkwood Road and a large private car park within the Sovereign Shopping Centre. At present there are 1,086 car parking spaces in Boscombe local centre that are available for public, off-road parking.

114. Car park ticket sales data was collected in 2021 to inform the Boscombe Town Centre Parking Analysis Report published in April 2022. The study concluded that the two public car parks to be lost as a result of these proposals, namely Hawkwood Road Main and Hawkwood Road 2, have average maximum occupancy levels of 31% (120 spaces) and 46% (18 spaces) respectively, 138 spaces in total. The arrivals data supplied by BCP for the Hawkwood Roads car park has been interrogated for the comparable October 2022 week and compared to the previous October 2021 data. This study concluded that the same two car parks have an average maximum occupancy level of 30% (116 spaces) and 67% (26 spaces) respectively, 142 spaces in total.
115. Consequently, the provision of a 51-space car park as part of this proposal, would not cover the demand generated by the existing maximum occupancy levels of said car parks thus resulting in a shortfall of circa 91 spaces, at peak recorded use. Notwithstanding, the same studies interrogated parking data from the Sovereign Shopping Centre across a 2-year period (October 2019 to October 2021) to demonstrate significant levels of available parking capacity within Boscombe Town Centre. A peak occupancy level of 54% was recorded in 2021 compared with 78% in 2019. Considering worst case scenario, capacity of 22% (137 spaces) is available even at peak recorded times.
116. The parking studies demonstrate that the spare capacity at the Sovereign centre (137 spaces) coupled with the retention of 49 public spaces within the development site, 188 spaces in total, exceeds parking demand within Boscombe Town Centre even at the busiest of times. Additionally, an analysis of Kings Park car parks located outside of the Town Centre found that they are severely underutilised, with a maximum occupancy of 5% recorded. These car parks can accommodate overflow in parking demand arising in Boscombe as a result of tourism during the summer months, given that such use is not attributed to short-stay parking associated with local shops. In conclusion, a number of measures can be considered, should parking need to be encouraged to use the Kings Park Car Park including:
 - Providing of information about the Kings Park Car Parks to potential visitors
 - Cheaper parking to be provided at Kings Park to encourage drivers to use the car parks
 - The provision of bike share and scooter hire options to support journeys between the Town Centre and Kings Park Car Parks

- The potential to accommodate park and ride services between the car park and Boscombe Town Centre at peak times in parking demand.

117. A reduction in public car parking provision within the local town centre of Boscombe is acceptable given it supports the strategic aims of the Parking SPD which, seeks to reduce the provision of car parking within the most accessible locations of the conurbation to encourage a modal shift towards more sustainable transport modes to reduce traffic congestion, achieve environmental benefits and to improve health and wellbeing of the community. Notwithstanding the LHA notes the following:

- To facilitate the efficient operation of the local highway network and provide forewarning of real time parking conditions, the LHA consider that a Variable Message Sign (VMS) should be installed in proximity to the entrance of the replacement car park.
- The removal of ticket machines and any redundant signage is also required. The applicant is expected to identify this and include on submitted documentation.
- The loss of all disabled parking bays from the public car park is unacceptable. A minimum of 3 bays, circa 6% of total capacity, is required.
- Any loss of existing EVC infrastructure is also expected to be replaced.

118. The LHA were consulted on the amended details and does not wish to raise any objections which will deliver:

- 6 disabled bays located between resident blocks B and C
- 1 disabled parking space in the GP surgery car park
- 4 disabled parking space within the retained car park

Travel Plan

119. The LHA welcomes the submission of Framework Travel Plans for both the residential and workplace elements of the proposed development. The Travel Plans broadly comply with the LHA's expectations and can be used to take forward the opportunities identified in the submitted Transport Assessment regarding promotion and delivery of sustainable transport initiatives. However, some refinement on the aims, objectives and specific targets of the Travel Plan will need to be achieved by an appropriately worded planning condition.

120. It is therefore concluded that the Transport and Parking matters can be addressed, and subject to the submission of acceptable details to satisfy conditions, the proposals satisfy the aims of Policies CS14, CS15 and CS16 of the Core Strategy.

Residential amenity

121. Policy CS9 of the Core Strategy advises that *“development within district centres will be considered acceptable in principle providing that it does not unreasonably harm the amenities of local residents”*. Policy CS41 goes on further to require that *“Development which by virtue of its design would be detrimental to the built environment, amenity or character of any part of the Borough will not be permitted”*.
122. The separation distances between the southern flank walls of the development to the rear of properties fronting Wesby Road is between 20 to 25 metres. The strategy taken by the applicant has been to orientate the flats east-west, rather than north-south to avoid their main outlooks being directed southwards towards the rear of properties on Westby Road. To this end, windows on the southern elevation of Blocks A, B and C closest to the boundary with properties on Westby Road comprise secondary “side windows” (kitchen and secondary living room windows). The small south-facing windows closest to the boundary will have obscure-glazing.
123. The separation distance between the proposed new development and existing properties, the retention of mature trees along this southern boundary of the site, additional planting along this boundary, the orientation of flats and use of obscure glazing will ensure that the amenities of nearby local residents will not be harmed unacceptably. The proposals therefore satisfy the aims of Policies CS9 and CS41 of the Core Strategy.

Surface water drainage

124. Policy CS4 of the Core Strategy requires that *“the design and layout of all new buildings, and the development of car parking and hard standing, will incorporate appropriate Sustainable Drainage Systems (SUDS) capable of ensuring that the level of surface water leaving the site is no greater than that prior to the development, and ensuring the quality of local water. The use of SUDS is a requirement other than in exceptional circumstances where no technical solution is available” and that “details of the proposed SUDS and suitable provision for maintenance will be submitted as part of any planning application.”*
125. The application is supported by a flood risk assessment and surface water drainage strategy. This report concludes that the site is located within Flood Zone 1 with the overall risk of fluvial and tidal flooding to the site considered to be low. The current drainage strategy is based on utilising four geo-cellular storage tanks. The first will be located beneath the pedestrian link in the northern area of the site. This will store surface water before discharging at controlled rates into the public combined sewer network on Hawkwood Road. The second geo-cellular tank will be located in the parking area between blocks B&C to serve the eastern part of the site and will again discharge into the Hawkwood Road public combined sewer network. The third geo-cellular tank will be located beneath the new park to serve the central area of the site, again restricting run-off from the site into the Hawkwood Road public combined sewer network. The fourth geo-cellular tank will be located beneath

part of the medical centre car park and will utilise infiltration as the method of surface water disposal. The report recommends further SuDS are considered at detailed design stage, such as bio-retention tree pits, filter drains and rainwater harvesting. The applicant has advised that it was not possible to provide details of the SuDS strategy as detailed site investigations had not been undertaken yet.

126. The FCERM – Local Lead Flood Authority, in commenting on the proposals has confirmed that the proposal complies with Policy CS4, and that the site is suitable for infiltration. A condition will be imposed which requires the submission and approval of a sustainable urban design strategy (SuDS), for the development. With the condition in place, the scheme now satisfies the aims of policy CS4 of the Core Strategy.

Biodiversity and Heathland

Biodiversity Enhancements/ BNG

127. Policy CS30 of the Core Strategy and Paragraph 182 of the NPPF states “*the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site*”. The site includes a range of urban habitats including buildings, road and car parks with trees around the main car park, interspersed with scrub vegetation, it had the potential to support a number of species. Furthermore, the site lies within 10km of a designated statutory/ European site.
128. A Preliminary Ecological Assessment (WSP, July 2022) was carried out at pre-application stage and concluded that a Preliminary Bat Roost Assessment (PBRA) for no. 625 Christchurch Road (WH Smith) to assess whether this building had the potential to support bat roosts. PBRA concluded that the WH building has negligible potential to support roosting bats, due to a lack of suitable roosting features and that no further surveys were necessary.
129. The BNG Assessment submitted with this application (WSP, September 2023) concludes that there will be a healthy net gain of biodiversity on the site. It should be noted that BNG is not mandatory until the Environment Act officially came into force in February 2024. As the application was submitted before that date it is not required to provide the statutory 10% BNG. However, the applicant has completed an assessment using Defra Metric 4.0. The existing baseline for the site comprises habitats of very low, low and medium distinctiveness, including areas of hard standing, introduced shrub, scrub and urban trees. Under the post-development scenario, created habitats include wildflower lawns and additional planted trees. Using the provided landscaping arrangements for the scheme, a significant net gain above the 10% target has been achieved for both habitat-based and linear-based units. This ensures full compliance with Core Strategy Policy CS30 as well as

biodiversity policies set out in the NPPF and therefore constitutes a significant benefit of the scheme.

Heathlands

130. The application site lies within 5km but beyond 400m of Dorset Heathland which is designated as a Site of Special Scientific Interest and as a European wildlife site. The proposal for a net increase in residential units is, in combination with other plans and projects and in the absence of avoidance and mitigation measures, likely to have a significant effect on the site. It has therefore been necessary for the Council, as the appropriate authority, to undertake an appropriate assessment of the implications for the protected site, in view of the site's conservation objectives. The appropriate assessment has concluded that the mitigation measures set out in the Dorset Heathlands 2020-2025 SPD can prevent adverse impacts on the integrity of the site. The SPD strategy includes Heathland Infrastructure Projects (HIPs) and Strategic Access Management and Monitoring (SAMM).
131. This application will be subject to the Community Infrastructure Levy (CIL) and as such part of the heathland mitigation will be provided through this mechanism. However, the applicant will still be required to enter into a legal agreement to secure the SAMM contribution. The applicant has stated that "a Unilateral Undertaking will be submitted to secure the requisite contribution towards the Dorset Heathlands mitigation". With a legal agreement in place to secure the SAMM contribution, the proposal satisfies the aims of Policy ME2 and the SPD.

Sustainable construction and energy

132. Policies CS2 and CS3 of the Core Strategy refers to sustainable standards for new development and renewable energy provision. Developments will be required to incorporate carbon emissions reduction, water and energy efficiency measures and to demonstrate they have explored a range of sustainable and low carbon options. The provision of renewable, decentralised, and low carbon energy will be encouraged in residential development of 10 or more dwellings.
133. The scheme is based on a "fabric-first" approach (also known as "Passivhaus") utilising building form, massing and glazing ratios to help reduce energy demand. This has then been combined with a selection of energy-efficiency measures and renewable technologies, including heating and hot water generation for the residential units by Ground Source Heat Pumps (GSHPs) within each dwelling (known as GSHP shoeboxes) which will draw heat from a shared ground loop array.
134. Heating and cooling for the community centre and medical centre will use a variable refrigerant flow (VRF) air conditioning system. Fresh air and extract ventilation shall be provided by mechanical ventilation with heat recovery units when windows are shut to help minimise the risk of overheating and reduce the heating demand. Low flow sanitary ware and appliances will also be used to reduce

water consumption. All spaces will be provided with energy-efficient light fittings including LEDs. The residential elements of the scheme will have solar arrays.

135. The Energy Statement sets out that development is expected to achieve the following:

- An Energy Performance Certificate (EPC) rating of B for each of the proposed uses:
- 61.7% reduction in carbon emissions across the site, when compared to the Part L 2021 notional building (i.e. without measures)
- By incorporating GSHP, ASHP and PV panels, the residential units, medical hub, and community centre will greatly surpass the BCP policy, ensuring that more than 10% of their energy consumption originates from low carbon and renewable sources. Each building type will exceed 25% of their energy consumption derived from low carbon and renewable sources.

136. The development demonstrates compliance with both Policies CS2 and CS3 in terms of carbon reduction targets and the provision of decentralised renewable/low carbon energy generation and heat technology, as well as national policy regarding climate change and sustainability in Paragraph 14 of the NPPF.

Environmental impacts

137. Policy CS38 of the Core Strategy requires that “*development will be required to minimise potential pollution by way of noise, odour, light, effluent, vibration or any other waste materials. Mitigation measures will be required where pollution is unavoidable*”. The following paragraphs consider noise, air quality, lighting and contaminated land.

Noise

138. All flats will utilise Mechanical Ventilation with Heat Recovery (MVHR), to ensure adequate ventilation can be achieved at the same time as meeting the recommended internal noise levels within habitable rooms. The noise assessment concludes that appropriate acoustic conditions can be achieved within proposed shared outdoor living areas and habitable rooms, with the implementation of relatively standard acoustic mitigation measures. The assessment also shows that the plant noise emissions associated with the medical centre can be satisfactorily mitigated. Noise emissions associated with the community centre will be within the proposed noise emission limits during daytime and no additional mitigation is therefore required.

139. The Environmental Health Officers do not raise any objections to the scheme but has requested that a series of conditions are attached to any planning approval including.

- i. A scheme for the acoustic glazing and mechanical ventilation

- ii. A scheme for protecting external amenity spaces balconies, roof gardens and terraces from external traffic noise
- iii. A scheme of acoustic insulation and noise control (Residential)
- iv. A scheme of acoustic insulation and noise control (Community Centre/ Pavilion)
- v. Target rating level for external plant and equipment
- vi. Hours of operation for community centre and pavilion
- vii. Closing of doors and windows in community centre and pavilion when live or recorded music is taking place
- viii. Permitted construction working hours
- ix. Construction Management Plan

140. With the above conditions in place the proposals satisfy the requirements of Core Strategy policy CS38, as well as NPPF paragraph 174.

Air quality

141. Environmental Health officers commented that for this proposal it is: “*unlikely that there would be a significant cumulative impact on air quality*” and subject to the imposition of the following 3 conditions the scheme is acceptable.

- Dust Management Plan (including dust monitoring proposals)
- Construction Environmental Management Plan (CEMP)
- Implementation of Travel Plan

Contaminated land

142. BCP Environmental Health officers have confirmed that they do not wish to raise any objections to the Phase I Contaminated Land Desk Study and Contaminated Land and Geotechnical Investigation Report (Phase II) submitted with the application, subject to clarifications from the applicant.

143. With the various conditions in place the proposals will satisfy the requirements of Policy CS38 of the Core Strategy.

Legal Agreement

144. The applicant is expected to enter into a legal agreement(s) for the following:

- Delivery of Affordable Housing (AH)
- Affordable Housing Review Mechanism
- Adoption as public highway
- Installation of a Variable Message Sign (VMS)
- Implementation of Travel Plan
- Contribution towards Heathland Mitigation (SAMM).
- Confirmation of status of proposed new park as Public Open Space in perpetuity

- Considerate Contractors /Training
- Education contribution

Other matters

145. Paragraph 12 of this report refers to Self-build and Custom Housebuilding. Given the high proportion of flats as part of this proposal with the communal bins, parking and cycle storage, it is not considered that this scheme would be suitable for self-build units.

Planning Balance/Conclusion

146. The Boscombe Masterplan (Phase One) published in 2022 sets out plans for the Hawkwood Road Car Park site and proposals to revitalise the High Street and sets out plans to create green spaces and wider walkways, a new community centre, five retail kiosks, a health facility and new housing. Over the last two years there have been extensive negotiations between the applicant and BCP Officers over the development of the Hawkwood Road site culminating in the scheme proposed under the current planning application. In response to comments and concerns raised by neighbour representations and the consultees, the applicant has made further design modifications to the scheme.
147. The benefits from the development in the provision of new homes, a new community centre, a new GP surgery, the formation of a pedestrian link, and new public park should be afforded significant weight in the decision-making process. The principle of proposed development in this location is therefore considered acceptable and satisfies the policy aims of the Neighbourhood Plan, the Bournemouth Core Strategy, and the emerging BCP Local Plan. Furthermore, the proposal will deliver an acceptable mix of new homes with a significant number of three-bed apartments for which there is a strong demand in Boscombe, as well as a minimum 40% affordable homes. The new homes will all exceed the Nationally Described Space Standards (NDSS), and the majority of units will be double aspect which will help with outlook, natural daylighting and ventilation and ensure an acceptable living environment.
148. The design of the scheme has now reached a point where officers are happy to support the scheme which will have a positive impact upon the character and appearance of Boscombe Town Centre and for neighbouring residents. The scheme thereby satisfies the aims of Policy BAP2 of the Neighbourhood Plan, Policy CS41 Quality Design of the Core Strategy and the NPPF. All other matters will be effectively controlled by condition or legal agreement and so the proposal can be approved.

149. Further minor design amendments have been sought from the applicant and it is anticipated that these will have been received before the planning committee meeting.

Recommendation

Approve, subject to the following conditions and subject to a Section 106 agreement:

1) Commencement

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) Development to be carried out in accordance with plans

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

- Location Plan - P1101-SNUG-XX-00-A-DR-0001
- Proposed Block Plan - P1101-SNUG-XX-00-A-DR-0002-Rev A
- Site Plan - Development Summary - P1101-SNUG-XX-00-A-DR-1550-Rev A
- Proposed Site Plan - P1101-SNUG-XX-00-A-DR-1555-Rev B
- Proposed Roof Plan - P1101-SNUG-XX-04-A-DR-1556-Rev A
- Block Ground Floor Plan - P1101-SNUG-XX-00-A-DR-1600-Rev A
- Block A Basement Plan - P1101-SNUG-XX-F1-A-DR-1610
- Block A Ground Floor Plan - P1101-SNUG-XX-XX-A-DR-1600-Rev A
- Block A First Floor Plan - P1101-SNUG-XX-XX-A-DR-1601-Rev A
- Block A Roof Plan - P1101-SNUG-XX-04-A-DR-1605-Rev A
- Bike Storage Plans and Elevations Block A - P1101-SNUG-XX-XX-A-DR-1700-Rev A
- Block A - Elevations 1 of 2 - P1101-SNUG-XX-XX-A-DR-2100-Rev A
- Block A - Elevations 2 of 2 - P1101-SNUG-XX-XX-A-DR-2101-Rev A
- Block A Views - P1101-SNUG-XX-XX-A-DR-6001
- Block B Ground Floor Plan - P1101-SNUG-XX-00-A-DR-1620
- Block B First & Second Floor Plans - P1101-SNUG-XX-01-A-DR-1621
- Block B Third & Roof Plans - P1101-SNUG-XX-03-A-DR-1622
- Block B Elevations - P1101-SNUG-XX-XX-A-DR-2120
- Block B Long Elevations 2 of 2 - P1101-SNUG-XX-XX-A-DR-6005
- Bike Storage Plans and Elevations Block B - P1101-SNUG-XX-XX-A-DR-1701-Rev A
- Block C Ground Floor Plan - P1101-SNUG-XX-00-A-DR-1640
- Block C First & Second Floor Plans - P1101-SNUG-XX-01-A-DR-1641
- Block C Third & Fourth Floor Plans - P1101-SNUG-XX-03-A-DR-1642
- Block C Roof Plan - P1101-SNUG-XX-05-A-DR-1643
- Block C Elevations - P1101-SNUG-XX-XX-A-DR-2140
- Bike Storage Plans and Elevations Block C - P1101-SNUG-XX-XX-A-DR-1702-Rev A
- Community Centre Ground Floor Plan - P1101-SNUG-XX-00-A-DR-1660-Rev A
- Community Centre First Floor & Roof Plan - P1101-SNUG-XX-01-A-DR-1661-Rev A
- Community Centre East & West Elevations - P1101-SNUG-XX-XX-A-DR-2160-Rev A
- Community Centre North & South Elevations - P1101-SNUG-XX-XX-A-DR-2161-Rev A
- Block B & C Views - P1101-SNUG-XX-XX-A-DR-6002
- Hawkwood Pavilion - P1101-SNUG-XX-00-A-DR-1680
- Ariel Views - P1101-SNUG-XX-XX-A-DR-6000
- Long Elevations 1 of 2 - P1101-SNUG-XX-XX-A-DR-6004
- Long Elevations 2 of 2 - P1101-SNUG-XX-XX-A-DR-6005

- Kiosk Plan & Elevations - P1101-SNUG-XX-00-A-DR-1720
- WHSMITH Plan - P1101-SNUG-XX-XX-A-DR-0101
- WHSMITH Elevations - P1101-SNUG-XX-XX-A-DR-0102
- Site Topography Survey - P1101-SNUG-XX-00-A-DR-0103
- Landscaping Plan Site Wide - 4008-UBU-XX-XX-DR-1000-E
- Landscaping Plan 1 of 3 - 4008-UBU-XX-XX-DR-1001-E
- Landscaping Plan 2 of 3 - 4008-UBU-XX-XX-DR-1002-E
- Landscaping Plan 3 of 3 - 4008-UBU-XX-XX-DR-1003-E
- Planting Plan 1 of 3 - 4008-UBU-XX-XX-DR-3000-B
- Planting Plan 2 of 3 - 4008-UBU-XX-XX-DR-3001-B
- Planting Plan 3 of 3 - 4008-UBU-XX-XX-DR-3002-B
- Planting Schedule - 4008-UBU-XX-XX-DR-3003-A

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

3) Phasing of development

No development shall take place until a scheme for the phasing of the development to be carried out in successive stages, has been submitted to and approved in writing by the Local Planning Authority, and each stage shall be externally completed before the next stage of the development is commenced.

Reason: To secure the proper development of the site and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

4) External materials

Details/samples of the bricks and tiles to be used on the external surfaces of the proposed development shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any superstructure works on site. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5) Design Details for Community Centre

In addition to the approved drawings of the Community Centre, further technical details shall be provided on elevational drawings demonstrating recessed brickwork to articulate the distinctive elements of the design, including window arches and the roof and shall be agreed in writing by the Local Planning Authority, prior to commencement of the development.

Reason: To ensure a quality design and finish is achieved in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

6) Soft landscaping

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. Soft landscaping details shall include: (a) planting plans; (b) existing trees, hedges and shrubs to be retained; (c) written specifications (including

cultivation and other operations associated with plant and grass establishment); (d) schedules of plants noting species, plant sizes and proposed numbers/densities; and (e) programme of implementation. The approved soft landscape scheme shall be implemented in full prior to the occupation use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

7) Hard landscaping

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. Hard landscape details shall include:

- (a) Lighting
- (b) Bollards
- (c) Seating
- (d) Tree grills
- (e) other street furniture
- (f) construction and services details in proximity to trees
- (g) proposed finished levels and contours
- (h) a timetable for implementation

The approved hard landscape scheme shall be implemented in full prior to the occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes an appropriately designed scheme of hard landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

8) Detailed Arboricultural Method Statement

Prior to the commencement of development on the site an arboricultural method statement shall be submitted for approval with;

- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the site which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75mm, showing which trees are to be retained and the crown spread of each retained tree
- (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (c) and (d) below apply
- (c) details of any proposed topping or lopping of any retained tree or of any tree on land adjacent to the site
- (d) details of any proposed alterations in existing ground levels and the position of any proposed excavation, [within the crown spread of any retained tree or of

any tree on land adjacent to the site] [within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree] (e) details of the specification and position of fencing [and of any other measures to be taken] for the protection of any retained tree from damage or during the course of development. In this condition 'retained tree' means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: To enable the Local Planning Authority to assess the effect of the proposed development on the existing trees and to ensure the long-term survival of those to be retained and in accordance with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

9) Tree protection

No site clearance or development work shall commence until there have been submitted to and approved in writing by the Local Planning Authority an arboricultural method statement and detailed drawings showing:

(a) the specification and position of fencing and other measures such as temporary surfacing, for the protection of the roots and crown spread of trees, groups of trees and other vegetation to be retained on and adjoining the site. Protective fencing should accord with the recommendations of BS 5837:2012

b) the programme for the erection and maintenance of protective fencing and the installation of any other protective measures; such programme will include details of supervision by an arboriculturist

(c) details of any proposed alterations in existing ground levels and of the position of any proposed excavation and constructional details of any drainage, hard surfacing, foundations, walls, and similar works within the protected area

(d) details of contractors' compounds and areas for storage

(e) schedule of proposed tree works.

The details contained in the arboricultural method statement shall be thereafter implemented on site and the protective fencing and other protective measures shall be maintained during the course of construction.

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).

10) Tree planting plan

Within three months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of all proposed tree planting, and the proposed times of planting, shall be submitted to and approved in writing by the Local Planning Authority. The approved tree planting scheme shall be carried out in accordance with those details and at those times and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and effective arboricultural management and in accordance with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

11) Landscape management

A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.

Reason: In the interests of the establishment and management of the landscaped areas and in accordance with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002).

12) Dust Management Plan

Prior to the commencement of development an Air Quality Dust Management Plan (AQDMP) is submitted to and approved in writing by the Local Planning Authority. The AQDMP must be site specific and include an Air Quality Dust Risk Assessment (AQDRA) that considers sensitive receptors off-site of the development.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

13) Scheme of acoustic glazing and mechanical ventilation

A scheme for the acoustic glazing and mechanical ventilation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall meet the standards set out in section 5 of the Noise impact assessment carried out by Hydrock (Ref; 29704, dated 05/09/2023) to ensure noise criteria in accordance with BS8233:2014 can be achieved. The approved scheme shall be implemented in full before the development is occupied and maintained at all times thereafter.

Reason: In order to protect the residential amenities of the occupiers of the proposed dwellings and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14) Scheme protecting external amenity spaces

Details of a scheme for protecting external amenity spaces balconies, roof gardens and terraces from external traffic noise shall be submitted to and approved in writing by the LPA. The scheme shall ensure that, upon completion of the development, good acoustic design will be used to ensure external noise levels within external amenity spaces shall not exceed 55 dB LAeq,16hr (0700 – 2300).

Reason: In order to protect the residential amenities of the occupiers of the proposed dwellings and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

15) Scheme of acoustic insulation and noise control (Residential)

A scheme of acoustic insulation and noise control shall be submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures to be put in place to prevent and control the emission of noise from the development including noise from all internal and external plant including kitchen ventilation and extraction equipment, refrigeration,

air conditioning condensers and Air Source Heat Pumps. The approved scheme shall be implemented in full before use commences and maintained at all times thereafter. The system shall be designed to prevent an acoustic impact on the external environment and harm to amenity. The noise control system shall control noise at source and consider acoustics within the duct, grille and termination design of the extraction system.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

16) Scheme of acoustic insulation and noise control (Community Centre/ Pavilion)

No development shall commence on site until a scheme of acoustic insulation and noise control has been submitted to and approved in writing by the Local Planning Authority. The scheme should specify the acoustic insulation and other measures, such as a noise limiter, to be put in place to prevent and control the emission of noise from the development including noise from entertainment in the community centre and community pavilion. The approved scheme shall be implemented in full before the developments use commences and maintained at all times thereafter. In discharging this condition, the applicant should engage an Acoustic Consultant. The consultant should demonstrate that the acoustic insulation and construction of the development will ensure that entertainment noise (LAeq, 5min) will be controlled to 5dB below the typical background noise level (LA90) in each octave band at the nearest noise sensitive location.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

17) Target rating level for external plant and equipment

Externally mounted ancillary plant, equipment and servicing and attenuation shall be so sited, designed in order to achieve a rating level (BS4142) of 5dB (LAeq) below the typical background (LA90) level determined at the nearest noise sensitive receptor, when the plant is intended to operate.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

18) Hours of operation for community centre and pavilion

The use of the community centre and pavilion permitted shall not be open outside of 07.00hrs and 23.00hrs Monday to Saturday and 08.00 and 22.00hrs on Sundays, bank and public holidays.

Reason: In order to protect the residential amenities of the occupiers of the proposed dwellings and in accordance with Policies CS38 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

19) Closing of doors and windows in community centre and pavilion

All doors and windows to the community centre and pavilion shall be kept closed when live or recorded music is taking place, except when being used for access and egress.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

20) Permitted construction working hours

No construction or demolition work shall take place on Sundays or Public Holidays or outside the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

21) Construction Management Plan

No development shall commence on site until a construction management plan has been submitted to and approved in writing by the local planning authority. The plan shall include details of the measures that will be taken to reduce and manage the emission of noise, vibration and dust during the demolition and construction phase of the development. It shall include details of the following:

- i. The movement of construction vehicles
- ii. The cutting or other processing of building materials on site
- iii. The transportation and storage of waste and building material
- iv. The recycling of waste materials (if any)
- v. The loading and unloading of equipment and materials
- vi. The location and use of generators and temporary site accommodation
- vii. Where piling is required this must be Continuous flight auger piling wherever practicable to minimise impacts
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the Local Authority and local community regarding key construction issues.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

22) Surface Water Drainage (SUDS)

Before the commencement of development, unless otherwise agreed in writing by the Local Planning Authority, a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), shall be submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to occupation of the development or in accordance with a timetable to be agreed in writing by the Local Planning Authority. The scheme shall include the following as appropriate:

- a) A scaled plan indicating the extent, position, and type of all proposed hard surfacing (e.g. drives, parking areas, paths, patios) and roofed areas.

- b) Details of the method of disposal for all areas including means of treatment or interception for potentially polluted run-off.
- c) Scaled drawings including cross section, to illustrate the construction method and materials to be used for the hard surfacing (sample materials and literature demonstrating permeability may be required).

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

23) Management Strategy for loading bay

A management strategy for the loading bay adjacent the new community centre shall be submitted for approval. The Management Strategy should provide details on the signage and enforcement.

Reason: To ensure that the loading bay is available to users of the community centre only.

24) Lighting Scheme

No development shall commence above slab level until an external lighting scheme has been submitted to and approved by the Local Planning Authority. The lighting scheme shall include both adopted and unadopted areas and shall include the details of the lights with a lux plan to show any lighting spillage. The development shall be carried out in accordance with the approved details.

Reason: In order to protect the amenities of the immediate locality and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

25) Waste Management Strategy

The development hereby permitted shall not be occupied until a Refuse Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include: details of the management company to be set up; the employment of a private contractor to collect the refuse; measures to be taken if no private contractor is available at any time in the future (such as the employment of a person or persons to ensure bins are wheeled to the collection point); and that bins will not be stored in the open or at the collection point apart from on the day of collection.

The refuse management plan shall be carried out in accordance with the approved details, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure that the proposed development includes a long-term management plan for the collection of refuse in the interests of visual and residential amenities, and to accord with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

26) Restrictions on use of Doctors Surgery

The use of the ground floor of Block A shall be restricted to Use Class E(e) only. Additionally, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking

and re-enacting that Order with or without modification), no change of use other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: To ensure a new GP Surgery is delivered as part of this development and to accord with Policy CS5 of the Bournemouth Core Strategy (2012) and the NPPF.

27) Restrictions on uses of Community Centre

The Community Centre shall be restricted to the following Use Classes

- Class F1(a) Provision of education
- Class F1(b) display of works of Art
- Class F1(e) public hall
- Class F2 (b) Halls or meeting places for the principal use of the local community
- Class E(b) ale of food and drink for consumption (mostly) on the premises
- Class E (d) Indoor sport, recreation or fitness
- Class E (e) Provision of medical or health services
- Class E(f) Creche, day nursery or day centre

Additionally, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no change of use other than that expressly authorised by this permission shall be carried out without planning permission first obtained from the Local Planning Authority.

Reason: To ensure a new Community Centre is delivered as part of this development and accords with Policies CS6 and CS9 of the Bournemouth Core Strategy (2012)

28) Reflective window coating

Reflective window coating will be used on the windows of the residential units in Block A on the 2nd and 3rd floors overlooking the roof terrace, to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and will be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority.

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

29) Scheme for external pipework

Prior to the installation of any external pipe work and/or flues to the building(s), a scheme for external pipe work and flues shall be submitted to and approved in writing by the Council. Works shall be carried out strictly in accordance with the approved scheme and unless shown on the approved elevation drawings any pipe work (with the exception of rainwater down-pipes) shall be internal to the building.

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

30)Electric Charging Points

Prior to first occupation of the development, details of the provision of electric vehicle charging points shall be submitted to the Local Planning Authority for approval in writing. The proposed charging points shall be installed in accordance with the approved details and permanently retained and maintained for the residents/ occupants of the development hereby permitted at all times.

Reason: In the interests of highway safety and in accordance with policies CS17 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

31)Design of Cycle Store in Block A

Prior to the commencement of the development of Block A detailed design of the layout of the integrated cycle store in Block A shall be submitted to the Local Planning Authority for approval. The cycle store shall be installed in accordance with the approved details and permanently retained and maintained for the residents/ occupants of the development hereby permitted at all times.

Reason: In the interests of highway safety and in accordance with policies CS18 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

Informative Notes

INFORMATIVE NOTE NO.1 - 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 finding solutions.

INFORMATIVE NOTE NO.2 - This application and planning permission is subject to a S106 legal agreement, with clauses relating to financial contributions towards:

- i. Affordable Housing Review Mechanism
- ii. Adoption as public highway
- iii. Installation of a Variable Message Sign (VMS)
- iv. Implementation of Travel Plan
- v. Contribution towards Heathland Mitigation (SAMM).
- vi. Confirmation of status of proposed new park as Public Open Space in perpetuity
- vii. Considerate Contractors /Training
- viii. Education contribution

INFORMATIVE NOTE NO. 3 - As a consequence of vehicle access closure, the applicant is advised that it will be necessary for the kerb to be raised and the footway (and verge if appropriate) restored. Normally the Highway Authority will undertake this work at the expense of the applicant although on occasion there might be instances where the applicant under supervision can undertake this work. The applicant must contact the Service Director, Technical Services, Town Hall Annexe, St. Stephen's Road, Bournemouth BH2 6EA to initiate the procedure.

INFORMATIVE NOTE NO. 4 - The granting of consent for tree works does not override the provisions of the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats, &c.) Regulations 1994. In particular you are advised that it is your responsibility and that of any contractor employed by you to ensure that no harm is caused to protected wildlife through the implementation of the tree works. Tree works may have a particular impact on bats (protected under European & UK law) and nesting birds (protected under UK law). Failure to take account of protected species may result in a fine of £5000 per offence and/or six months imprisonment. Your attention is drawn to the enclosed information sheet on bats and nesting birds.

INFORMATIVE NOTE No. 5 - This permission is subject to the Community Infrastructure Levy (CIL) introduced by the Town and Country Planning Act 2008. A CIL Liability Notice has been issued with this planning permission that requires a financial payment on commencement of development. Full details are explained in the notice.

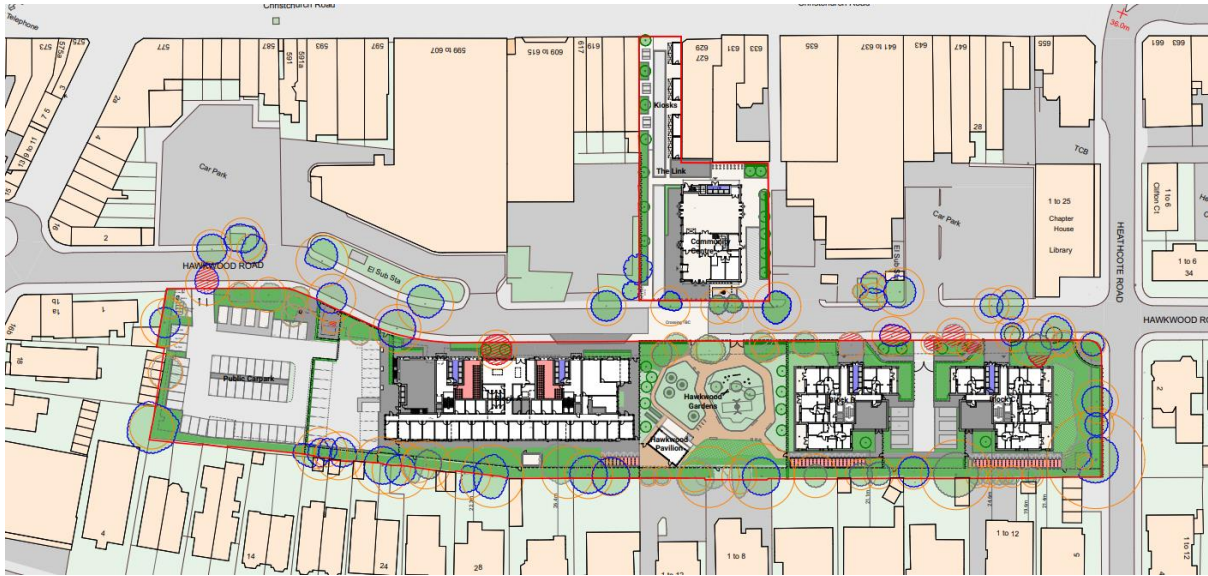
Case Officer Report Completed:

Officer: Mark Wadsworth

Date: 05/04/2024

Agreed by Team Leader: Clare McCarthy

Date: 08/04/2024



Proposed Block Plan



Boscombe Masterplan – Phase One



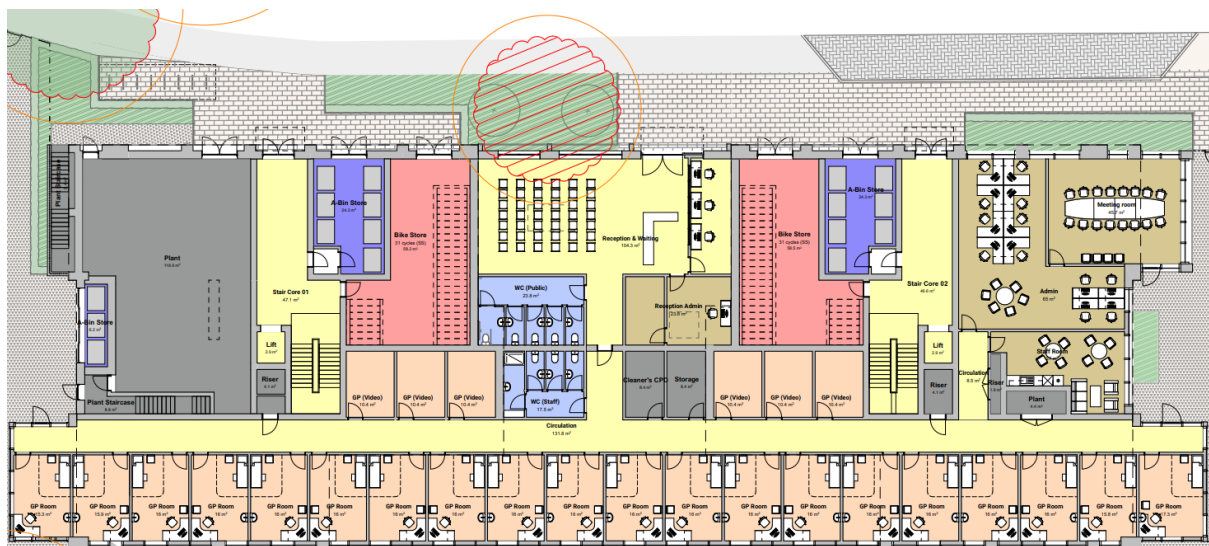
Ground Floor Plan – Community Centre



West Elevation - Community Centre



South Elevation - Community Centre



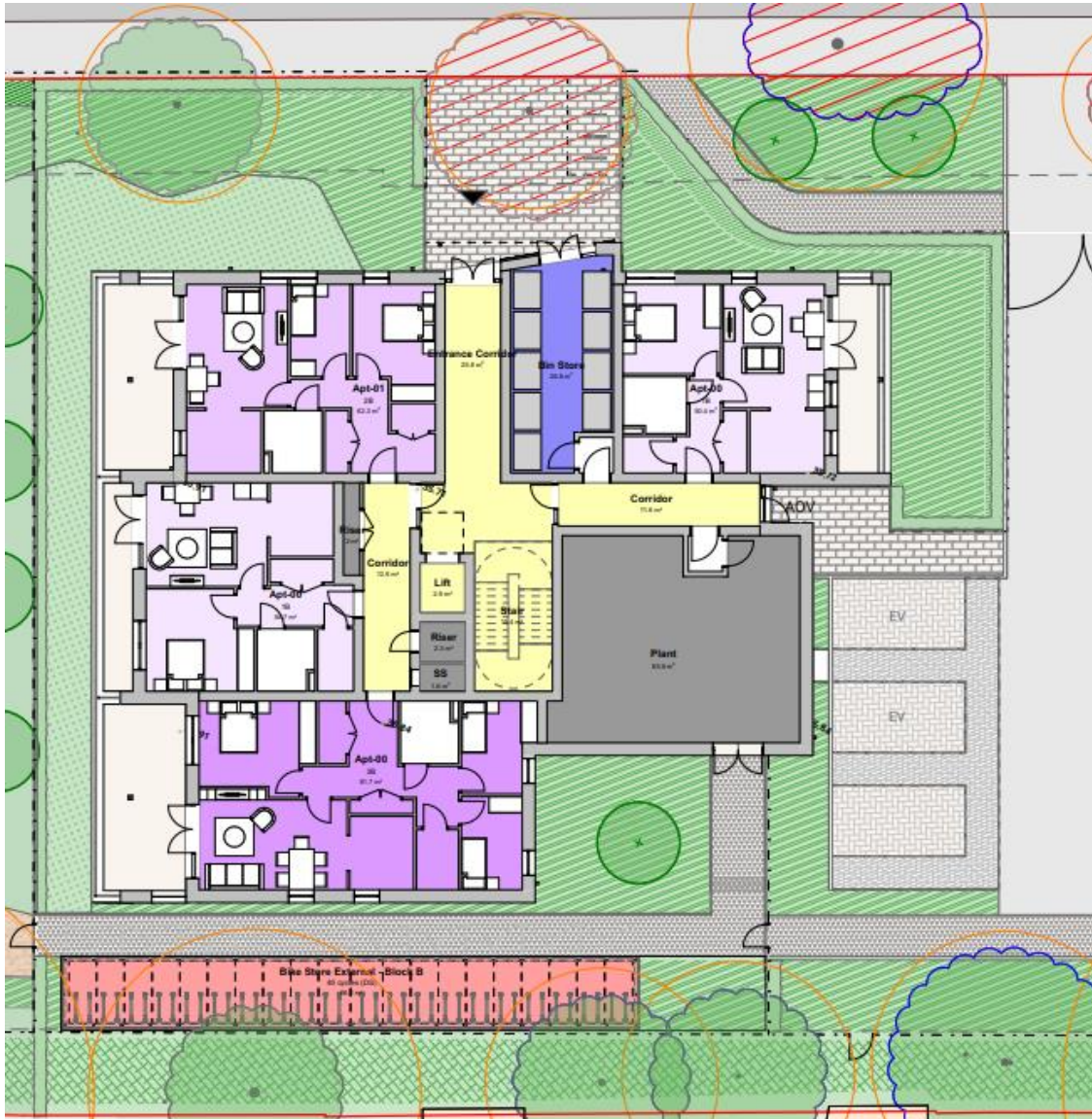
Ground Floor Plan – Block A



North-East Elevation - Block A



South-East Elevation - Block A



Ground Floor Plan - Block B



North-West Elevation - Block B



South-East Elevation - Block B



Ground Floor Plan – Block C



North-West Elevation – Block C (Hawkwood Road)



North-East Elevation – Block C (Heathcote Road)



Planning Committee

Application Address	56A and 58 Danecourt Road, Poole, BH14 0PQ
Proposal	Demolition of the existing dwellings and outbuildings and the erection of 8 dwellings with associated access and parking
Application Number	APP/22/01094/F
Applicant	Iknonic Homes
Agent	Mr M Annen - Pure Town Planning
Ward and Ward Member(s)	Parkstone - Cllr Harman Cllr Goodall
Report Status	Public
Meeting Date	18 April 2024
Summary of Recommendation	Refuse for the reason(s) set out below 1. Failure to enhance or preserve the character and appearance of the area 2. Likely pressure to prune or fell protected trees with a lack of sufficient mitigation 3. Failure to comply with Parking Standards 4. Lack of Heathland Contribution 5. Lack of Harbour Recreation Contribution
Reason for Referral to Planning Committee	At the request of the Director of Planning & Destination.
Case Officer	Claire Moir
Is the proposal EIA Development?	No

Description of Proposal

- The proposal seeks planning permission for the demolition of No.56a Danecourt Road, which is a 2-bedroom chalet style bungalow and No.58 Danecourt Road, which is a five-bedroom detached two storey house, and the erection of two pairs of semi-detached houses, two storey with rooms in the roof, to the front of the site and a terrace of four, two storey houses with rooms in the roof, to the rear. The development proposal contains four homes in the front of the site and four homes in the rear of the site.
- Access to the rear dwellings will be gained by a narrow access road to the northern side of the plot. Each home is served by a small private garden. Each property would be afforded with a cycle store to the rear. The layout of each dwelling would comprise of a kitchen, living and dining area to the ground floor and three bedrooms across the two upper floors.

Description of Site and Surroundings

3. The application site comprises of two detached dwellings, No.56A is a detached chalet bungalow and No.58 is a detached two storey dwelling, on the southern side of Danecourt Road in the Parkstone ward of Poole. There is a significant fall in levels across the site from the east to the west. There is a retaining wall upon the eastern boundary with no 60 Danecourt Road. There is a public footpath adjacent to the side (western boundary), locally this is known a Poole Secret Garden and contains displays of public art. There are very clear views of the application site from the footpath / public garden, especially during the winter months. Due to the change in levels within the area the application site is located in an elevated position in relation to the public footpath / secret garden.
4. To the rear of the site is an area of landscape /trees. To either side of the application site there are a mix of two storey and one and a half storey homes, of a traditional – domestic design and appearance. Opposite the site's front boundary there is a block of flats under construction. This building contains three floors with accommodation within the roof space and occupies a prominent corner location at the junction of Danecourt Road and Hatherden Avenue. To the east of the site there is a 'backland' development to the rear of 64-66 Danecourt Road which is comprised of two pairs of semi-detached properties set back behind the existing dwellings. There is a footpath which adjoins the western boundary which links Danecourt Road to North Road to the south by Poole College.
5. The immediate area is primarily characterised by medium to large sized two storey dwelling-houses and detached buildings located within large plots. Whilst the clear majority of buildings within the area are two storey, there are examples of two and a half storey buildings with accommodation within the roof space, this includes some recently constructed flats to the west of the site. Dwellings tend to be sat back on their plots behind areas of hard surfacing/parking with trees and planting along front boundaries. Trees and planting are an important part of the local street-scenes with longer views along Danecourt Road predominated by landscaping, views of hard surfaces and buildings tend to be directly to the front of individual sites. The area can be considered to be of a low to medium density and is suburban in character.

Relevant Planning History:

6. 56a Danecourt Road - APP/21/01798/F - Overall reconfiguration and expansion of the existing dwelling including the raising the existing roof to provide additional accommodation at first floor level including roof windows and dormer extensions, the erection of a two storey rear extension and the erection of a 2m high boundary wall/fence at the west elevation (reducing to 1.2m at the front of plot), was **Granted** 08/03/2022.
7. 66 Danecourt Road – APP/17/01246/F Variation of condition 2 of Planning Permission APP/16/00121/F as described in that Description of Development to replace plans 8453/203 rev c, 8453/204 rev c & 8453/202 rev d with 1013RE-100a;101;102;103;104;105 to reflect as built location of buildings, reduction in size, roof lights on side elevations, internal layout and materials was **Granted** 07/12/2017.

Constraints

8.
 - Mature Trees in close proximity to the boundary
 - Potential Ecological Network identified under the Dorset Environmental Records Centre (DERC) covering the southern portion of the site and land to the south.

Public Sector Equalities Duty

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

10. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
11. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
12. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
13. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.
14. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council's area for their own self-build and custom housebuilding.

Consultations

15. BCP Biodiversity Officer – **No Objection.**

No objection to application. If application granted permission the ecological mitigation and enhancements as specified in section 5 and appendix 5 of 'Ecological Assessment Report 56A and 58 Danecourt Road, Poole, Dorset, BH14 0PQ' by ABR Ecology Ltd to be secured by condition that they shall be implemented in full.

16. BCP Tree Team – **Object to the proposals.**

- The proposed soil amelioration and use of cellular confinement systems at the front parking area and on part of the western boundary near T12, are a positive step in improving the rooting conditions in these locations.
- The existing trees within the site (both the trees in the rear garden and adjacent to the front boundary) have amenity value and inform the treed character of the area.
- The number of replacement trees shown, is insufficient to mitigate the loss of these trees.
- The landscape plan submitted shows tree planting with species that are small growing and will not be sufficient to soften the built form and add positively to the future amenity of the site.
- Insufficient space for landscaping along the western boundary. Landscaping is required here to act as a buffer zone between the built form and the public space.
- Pruning is required on T1 & T2 Oak to provide a separation between the trees' canopy and the proposed dwelling. This highlights the potential conflict that does not allow for future growth and it is therefore foreseeable that it will lead to future pressures to prune or even remove trees.

17. Highways - **Object to the current plans** and indicate need for amended plans.

- Parking spaces below minimum standard
 - Insufficient turning space to rear of development
 - Cycle stores not large enough
18. BCP Urban Design Officer, **Objects to the proposal.**
- Layout lacks room for meaningful landscaping
 - Site coverage is congested
 - Small private gardens
 - Cramped parking layout which will hinder walking and cycle access
 - Boxy form, over scaled dormers and lack of articulation
 - Over sized windows
 - Monochrome colour palette and dark materials have an austere appearance
 - Western flank elevations are blank and will be obvious within street scene
19. BCP Waste Collection Authority. **Object to the proposal** bin collection area not adjacent to highway.
20. BCP Drainage Officer. **No objection** subject to conditions regarding a SUDS / infiltration system is used at the site.

Representations

21. In addition to letters to neighbouring properties a site notice was posted outside the site on 19 August 2022 with an expiry date for consultation of 12 September 2022. A further letter of consultation was carried out on 11 October 2023 following amended plans, with an expiry date for consultation of 25 October 2023.

Representations have been received from 14 households/consultees, 13 raising objection; 1 in support. The issues raised comprise the following:

- Overdevelopment and high density within an area of lower density
- Intrusive
- Impact on wildlife
- The design / appearance is incongruous and fails to harmonise with the area,
- Flood issues
- Traffic intensification
- Fails to respect the established character of the area comprised of predominantly detached dwellings and the architecture fails to respond to the surrounding area.
- Pressure on infrastructure, particularly with other nearby approvals
- Impact upon bats
- Impact upon privacy especially considering the height of the buildings
- Noise impacts on nearby residents, particularly through the use of the car park in close proximity to neighbouring habitable rooms such as bedrooms
- Loss of light to neighbouring properties
- Overlooking from windows and balconies – loss of privacy
- Impact upon 'Poole Secret Garden' which forms a green corridor for wildlife
- Access and safety issues, particularly on the bend of the road
- Concern with the loss of trees
- Car park giving rise to light and noise issues
- The intensification of the numbers of persons living at the site will harm local amenity and road safety.
- Harm to visual amenity
- Obstruction of sunlight
- Scale out of character
- Backland
- Plot size, bulk massing out of character
- Density out of keeping

- Proposal fails to respect the character and limitations of the area that include stretched infrastructure services and facilities.

One letter of support was received stating that the design is sympathetic and reflects the character of the street.

Key Issue(s)

22. The main considerations involved with this application are:

- Principle of development
- Impact on the character and appearance of the surrounding area;
- Residential amenity;
- Trees, ecology and landscaping;
- Highways and Parking;
- Refuse;
- Impacts to habitats sites

Policy context

23. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018)

Poole Local Plan Adopted November 2018

PP01 - Presumption in favour of sustainable development
 PP02 - Amount and broad location of development
 PP08 - Type and mix of housing
 PP27 - Design
 PP28 - Flats and plot severance
 PP33 - Biodiversity and geodiversity
 PP34 - Transport Strategy
 PP35 - A safe, connected and accessible transport network
 PP36 - Safeguarding strategic transport schemes

24. Supplementary Planning Documents

SPD3 Dorset Heathlands Planning Framework (2020-2025)
 SPD5 Poole Harbour Recreation (2019-2024)
 SPD6 Nitrogen Reduction in Poole Harbour (Adopted February 2017)
 SPD7 Parking Standards (adopted January 2021)
 Viability Assessment and the Affordable Housing Guidance 2018
 Sustainable Urban Drainage Systems (SUDS) 2002
 Storage and Collection of Waste in New Developments 2019

25. Other National Guidance:

Technical housing standards – nationally described space standard.
 National Design Guide (Jan 2021)

26. National Planning Policy Framework 2023(“NPPF” / “Framework”)

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.”

Section 12 – Achieving well-designed places

Planning Assessment

Principle of Development

- 27. The NPPF and Policy PP1 of the Poole Local Plan, place a presumption in favour of sustainable development. NPPF Paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 28. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is 1) unable to demonstrate a five year supply of deliverable housing sites 2) where the Housing Delivery Test (HDT) results is less than 75% of the housing requirements over the previous three years.
- 29. The 5 year housing supply and HDT results continue to be applied to each local plan area separately until replaced by a BCP Local Plan. In the Poole area there is a 4.1 year housing land supply with a 20% buffer (a shortfall of 423 homes) and a 2021 HDT result of 78%. For the purposes of paragraph 11 of the NPPF the *tilted balance* is therefore potentially engaged. However, the site is also within an area where the cumulative impact of residential development has the potential to adversely impact on habitat sites. Mitigation of the impact is therefore required for the Dorset Heathlands and Poole Harbour SPA.
- 30. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflect the presumption in favour of sustainable development contained in the NPPF.
- 31. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations. Policy PP2 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations within identified sustainable transport corridors. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car. The site lies within a sustainable transport corridor.
- 32. The application site is located in an existing urban area where there is a policy presumption in favour of new residential developments and intensification. As such the proposal to remove the two existing dwellings and erect a total of 8 new homes can be considered to be a sustainable form of development. Significant weight therefore has to be applied to the provision of additional residential accommodation which meets the policy objectives of Policy PP1 and PP2 of the Poole Local Plan 2018.

33. Having regard to this the principle of development is accepted however this is subject to other Policy criteria specific to the proposals.

Impact upon the character of the area

34. Policies PP27 and PP28 of the Poole Local Plan 2018 set out the criteria against which the proposal should be considered. Policy PP27 requires a good standard of design for all development, permitting development where it reflects or enhances local patterns of development and neighbouring buildings in terms of layout and siting; height and scale; bulk and massing; materials and detailing; landscaping; and visual impact. Policy PP28 refers specifically to plot severances and sub-divisions, requiring that such development proposals will only be permitted where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
35. The area within which the application site sits is characterised by medium to large sized buildings (primarily two storey, single dwellinghouses) located within large plots that generally contain mature planting along boundaries. The majority of the properties were constructed in the first half of the 20th century and this is still its prevailing character. The property designs reflect this era of development. Materials are predominantly red brick, render and tile hanging with plain clay tiles and slates for roofs, reflecting the vernacular materials in the wider area and Poole generally. Properties predominantly have hipped roofs. The area is suburban in terms of its spatial characteristics, with a low to medium density. There are some examples of more recent redevelopments with a greater density of development.
36. The proposals seek to demolish the existing dwellings 56a and 58 Danecourt Road and replace them with two pairs of semi-detached dwellings to the front of the site, roughly sited where the existing footprints are, and a terrace of four dwellings to the rear. All proposed dwellings are 2 ½ storeys with the top floors contained within the roof form and of a modern design. The development includes landscaping along the front boundary of the site, an area of parking behind this immediately to the front of the semi-detached dwellings. The site access sits towards the western side of the frontage and access to the rear properties would immediately abut the western boundary of the site and western most dwelling. To the rear, again access and parking sits to the front of dwellings. Each dwelling would have its own private rear amenity space.
37. The principle of development at a greater intensity is accepted having regard to the site's location within a Sustainable Transport Corridor. PP2 advises housing densities will be considered on a case by case basis, but should optimise the potential of a site with the aim of meeting or exceeding the minimum indicative densities in the policy, this case 50 dph. In this instance the proposals would represent a significantly more dense form of development than is characteristic of the street scene. The footprint of the dwellings and their associated amenity space is much smaller than the predominant character of the street scene and as such represents a significantly more cramped form of development than the prevailing pattern of development. Furthermore, the amount of development results in increased areas of hard surface for access and parking, which in this case sits within close proximity to the dwellings with very little room for any meaningful landscaping. The frontage layout is considered to be particularly poor, being dominated by hard surfacing and parked cars with limited screening to the front boundary. This results in a poor setting which does little to reflect the existing more spacious development within the streetscene.
38. Regard is had to the development at 66 Danecourt Road which is 'backland' and comparable to the current proposals. This development included the retention of the existing dwelling to the front of the site and erection of two pairs of semi-detached dwellings to the rear of 66 and 68 Danecourt Road. The frontage to this site and its neighbour 68 Danecourt Road is similar in width to that of the application site, however two dwellings sit to the front of this site with four being proposed at the application site. The character of the streetscene is of large, detached dwellings, two pairs of semi-detached properties would contravene this both in appearance, appearing clearly as four dwelling and in density across the front of the site; resulting in a much less spacious and more cramped form of development, which does not respect existing patterns of development within the streetscene. Furthermore, the impact of the

additional dwellings also results in increased levels of hard surface and activity, associated with the increased density.

39. To the rear of the development at no. 66 Danecourt Road, the two pairs of semi-detached dwellings, by virtue of the wider plot, sit comfortably across the site, with larger amenity space provision than this current application, and space for general landscape throughout the site creating a balanced setting, commensurate with the character of the area. The application site (56a and 58 Danecourt Road) has a smaller plot width and as such the amenity space provision is less, there is less space for landscaping and the dwellings take the form of a terrace, resulting in a development which appears cramped and does not reflect the existing pattern of development in the area.
40. Whilst the principle of 'backland' development is established within the area, the application site is particularly visible within the streetscene, bordering the 'Secret Graden' (public path/amenity area) to the west. The full depth of the site is visible from the public realm, this results in any development to the rear of the site having a greater visual impact in the balance of built form to space. In this instance the cramped nature of the site due to its layout, lack of space, or meaningful landscaping are readily apparent.
41. The proposed density and amount of built form (both buildings and hard-standing) is clearly at odds with the surrounding pattern of development. In addition, the design of the proposals is repetitive with no distinguishing features. The dormers are boxy and dominate the roof form, which is also uncharacteristic with its gable ends. The linear configuration of windows highlights the narrowness of the individual dwellings and accentuates their scale and height. The proposed use of grey brick & black cement board is not seen elsewhere in the streetscene and coupled with white render and the proposed slate roof would stand in stark contrast to the warmer reds and browns of the materials which predominate in the road. The design of the proposals does not reflect the predominant character of the area and only serves to highlight the amount of development being proposed, particularly across the frontage of the site to Danecourt Road.
42. The front boundary with Danecourt Road is also particularly important in creating a landscape setting to the street scene. In this instance trees are proposed to the site frontage with the purpose of retaining this characteristic, however these are small trees and slow growing, therefore currently the proposals do not provide sufficient landscaping to offset the increased built form on site. Within the site as a whole there is a lack of meaningful space for suitable landscaping to provide physical and visual amenity or mitigate lost vegetation and planting.
43. NPPF Para 135, States that planning decisions should ensure that developments are of a high quality, are well designed, and respectful / sympathetic to the character of an area (amongst other specific criteria). It is considered that this proposal fails to meet the specific requirements of this part of the NPPF. The proposal is also contrary to adopted planning policies PP27 – Design and PP28 – Plot Severance of the Poole Local Plan, failing to provide sufficient land to accommodate a development which enhances or reflects local patterns of development and neighbouring buildings by virtue of its uncharacteristic layout, siting, scale, design, detailing, landscaping and visual impact.

Residential living conditions

44. Poole Local Plan Policy PP27 requires that all proposed development will be compatible with surrounding uses and would not result in a harmful impact upon amenity for both local residents and future occupiers, having regard to sunlight; daylight; privacy; noise and vibration; emissions; artificial light intrusion and whether the development is overbearing or oppressive.
45. The proposed development is not considered to result in undue harm to neighbouring residential living conditions in terms of loss of privacy / levels of overlooking or the potential for loss of light and overshadowing due to the siting of the proposals to neighbouring dwellings, orientation and intervening distances and landscaping.
46. The closest neighbour to the proposals likely to be impacted is 60 Danecourt Road which sits to the east. To the west of the site the Secret Garden/Public Footpath creates a significant buffer to alleviate potential impacts on neighbours to the west and to the rear of the site is an area of landscaping.

47. The proposed dwellings to the front of the site would respect the existing building line sitting adjacent the side elevation of no.60 which reflects the relationship of other dwellings within the street scene. The dwellings to the rear of the site would have views towards the rear of no.60. There is over 20m from the rear elevation of No. 60 to the front elevation of the nearest proposed property to the rear of the site which is sufficient to retain adequate privacy within No.60. There will be a degree of overlooking to the private rear garden of No.60, however due to the intervening distance and orientation of properties on balance this is not considered sufficient to warrant refusal of the scheme on its own. The side elevation to unit 8 as proposed, which would sit adjacent to the side boundary with 60 Danecourt Road which is blank and as such would not result in any direct overlooking. The balcony to the front of this property could have obscure glazed screening to the side to prevent harmful overlooking which would have been conditioned had the application been acceptable in all other respects. Any potential overshadowing from these dwellings would be to the rear most part of the garden to no.60 which has a fairly lengthy garden and is not considered harmful.
48. With regard to noise generation and the potential for vibration and emissions it is not considered that the proposal will give rise to significant levels of harm upon nearby local residents. The main parking area to the front replicates the positioning of parking to existing dwellings within the street scene. Elsewhere within the development, the access to the rear of the site runs adjacent the Secret Garden path which creates a buffer to the nearest neighbour to the west of the site and to the east the parking area to the rear is set away from the boundary with 60 Danecourt Road. Additional landscaping within the site could have been conditioned had the application been acceptable, to offset any CO2 emissions from vehicles and EV charging points would also have been conditioned.
49. With regard to the residential amenity of future occupants, whilst there is concern regarding the size of amenity space in terms of setting and spaciousness within the site and its visual impact on the character of the area, it is not considered of significant harm to warrant refusal of the scheme on its own, particularly as the scheme has been amended and now proposes three bed properties which were initially four bed. The scheme, on balance, is considered to comply with PP27 in its impacts on neighbouring living conditions.

Trees, Landscaping and Ecology.

50. Policy PP27 (b) requires development to respond to natural features of the site and not result in the loss of trees which make a positive contribution. The proposed scheme is considered not to respond well to the natural features of the site. It would place future pressure on important trees in the vicinity of the site which make a positive visual contribution to the site and wider area; and there is insufficient space within the site to mitigate the loss of vegetation and the impact of the intensified use of the site.
51. The number of replacement trees shown is insufficient mitigation for the scheme. The species shown on the landscape plan are small and not sufficient replacements for lost vegetation. Pruning to trees T1 and T2 would be required to provide suitable separation to the proposed buildings, this does not however take into account future growth and their likely impact on the amenities of future residents. As such the proposals are likely to place future pressure on these trees to prune or even fell them, which would be detrimental to the character of the area and contrary to Policy PP27 (b) which states that any scheme which requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.
52. As mentioned elsewhere in this report, the scheme is considered to be cramped and dominated by built form. There is insufficient space for meaningful mitigation tree planting and landscaping to soften the development or allow it to integrate successfully within the existing character of the street scene.
53. With regards to ecology at the site, bat surveys of the existing buildings have been provided and no evidence of bat activity was found. There is negligible potential for bat roosting activity. A further Ecology Assessment was submitted by ABR Ecology detailing mitigation and enhancements which would have been secured by condition had the application been acceptable in all other respects. The proposals would not result in ecological harm and is compliant with Policy PP33 of the Poole Local Plan 2018.

Highways and Parking

54. The amount of parking proposed meets the Council's adopted parking standards, however the spaces have been reduced in size from the original plans and fall below the required standard. The revised proposals show a new location for the site access which allows for sufficient visibility at the access. The access is considered to be of sufficient size to allow vehicles and pedestrians to safely gain access to the site.
55. Access within the site is acceptable however there is insufficient space for efficient turning manoeuvres to the rear of the site. Electric Vehicle Charging Points are shown on the plans and to accord with the BCP Parking Standards. Cycle stores are shown to the rear of each dwelling, although they are not big enough to efficiently accommodate three bikes.
56. With respect to delivery lorries, they could park along Danecourt Road whilst deliveries are carried out, as the restrictions along Danecourt Road do not prohibit loading or unloading activities. The increase in traffic movements from the proposal is considered to be compatible with highway safety and capacity on the wider highway network. The scheme is therefore considered to comply with PP35 in this regard.
57. Whilst the parking spaces and cycle parking provision are inadequate in size these could be amended within the scope of the scheme and given that there is sufficient on street parking in the area would not cause harm to highway safety. The lack of space for sufficient manoeuvring within the site, whilst this is unlikely to result in direct harm to highway safety for the reasons stated, it does further add to the argument regarding overdevelopment of the site and that the number of units proposed results in a cramped form of overdevelopment of the site. The scheme therefore fails to comply with PP35 overall.

Waste

58. For a development of 8 x dwellings provision should be made for 8 x 240 litre capacity bin for recycling, and 8 x 180 litre capacity bin for refuse. Residents may also subscribe for the garden waste collection service, via a 240 litre wheeled bin.
59. Bins can be accommodated within the site for each individual property however on collection days bins would need to be positioned within 10 metres of the kerbside. In this respect a bin collection area is proposed, however this is not adjacent an access point and is not a sufficient size. Whilst this would not constitute a reason for refusal as it could be accommodated within the scheme it does support the conclusions regarding overdevelopment of the site and is another factor which adds to this.

Contributions

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	0	@ £331	@ £118
	Proposed	0		
	Net increase	0		

Houses	Existing	2	@ £485	@172
	Proposed	8		
	Net increase	6	£2,910	£1,032
Total Contributions			£2,910 (plus admin fee)	£1,032 (plus admin fee)
CIL	Zone C		@ £137.78sqm	

60. 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.

61. 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.

62. 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.

63. The applicant has not completed a suitable s1006 agreement to secure the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM.

64. **Tilted Balance** – There is a presumption in favour of development as set out in paragraph 11 of the NPPF. However, para 11 d(ii) is relevant given the lack of a five year housing land supply. The site lies within 5K of a European Habitat site and therefore para 11 d i) and footnote 7 is applicable. However, as outlined above, the potential impacts have not been mitigated via the Legal Agreement and SAMM contribution and therefore the NPPF provides a clear reason for refusal in this regard and the tilted balance is not engaged. Notwithstanding this, had the development provided acceptable mitigation for its impacts on European sites and the titled balance was engaged, it is nonetheless considered that the environmental harm to the character of the area significantly and demonstrably outweighs the benefits of the additional dwellings.

Planning Balance / Conclusion

65. The NPPF and Policy PP1 place a presumption in favour of sustainable development. In this instance the proposed increase in density on the site is accepted in principle and the site is in a highly sustainable location, however it must also meet other site specific criteria and in this instance it is considered that the proposals fail to comply with Policies PP27, PP28, PP35, PP32 and PP39 of the Poole Local Plan 2018.

66. The proposals would result in a layout and siting of development which does not enhance or reflect the pattern of development characteristic of the street scene. The resulting density and plot coverage would result in a cramped form of development at odds with surrounding development, by virtue of the uncharacteristically small building footprints and private amenity spaces, a lack of space for any meaningful landscaping and increased areas of hard surfacing. Furthermore, the design detailing is repetitive and does not reflect characteristics within the street scene and with the proposed materials serves to accentuate the height and scale and incongruous nature of the proposals adding to the cramped appearance of the development and its harm to the character of the area.
67. The proposals also fail to ensure the protection of TPO'd trees on site or provide sufficient mitigation for loss of trees and landscaping and the parking spaces do not meet the required dimensions in the Parking Standards SPD.
68. It is therefore concluded that the proposals fail to accord with the Poole Local Plan 2018.

RECOMMENDATION REFUSAL:

Refusal Reasons-

1. The proposed development fails to provide sufficient land to accommodate a development which enhances or reflects local patterns of development and neighbouring buildings by virtue of its uncharacteristic layout, siting, scale, design, detailing, materials, landscaping and visual impact, resulting in a prominent and cramped form of development harmful to the character and appearance of the street scene. The proposals are therefore contrary to Policies PP27 and PP28 of the Poole Local Plan 2018.
2. The proposals would by virtue of their siting, will result in pressure to prune or fell trees T1 and T2. The long-term loss of these trees would be detrimental to the character and appearance of the area. Furthermore, the number of replacement trees, their size and species would be insufficient mitigation for the loss of trees and landscaping on site and there is insufficient space for meaningful replacement landscaping. As such the development would fail to integrate successfully within the existing character of the street scene, detrimental to its character and appearance and would fail to comply with Policy PP27 of the Poole Local Plan 2018.
3. The proposed development fails to provide parking spaces in accordance with the standards in the Council's adopted BCP Parking Standards Supplementary Planning Document (2021). The scheme fails to provide adequate turning for vehicles within the site. Insufficient detail has been provided to demonstrate the proposed cycle parking facilities are adequate to meet the standards in adopted Parking SPD. The scheme therefore fails to maximise the use of sustainable forms of travel and contribute positively to the retention and creation of attractive, safe and accessible places and safe, convenient pedestrian and cycling routes. The scheme is therefore contrary to Policy PP35 of the Poole Local Plan (2018) and the BCP Parking Standards Supplementary Planning Document (2021).
4. The application site is within 5Km of a Site of Special Scientific Interest (SSSI). This SSSI is also part of the designated Dorset Heathlands SPA (Special Protection Area) and Ramsar site, and is also part of the Dorset Heaths SAC (Special Area of Conservation). The proximity of these European sites (SPA and SAC) means that determination of the application should be undertaken with regard to the requirements of the Conservation of Habitats and Species Regulations 2017. The applicant has failed to demonstrate in accordance with the Habitat Regulations that the proposals will cause no harm to the SPA and SAC heathland. It is clear, on the basis of advice from Natural England that, notwithstanding the CIL contribution, no avoidance or mitigation of adverse effects through Strategic Access Management and Monitoring (SAMM) has been secured. In the absence of any form of acceptable mitigation it is likely to have an adverse effect on the heathland special features including those which are SPA and SAC features. Having regard to the Waddenzee judgement (ECJ case C-127/02) the Council is not in a position to be convinced that there is no reasonable scientific doubt to the contrary. For these reasons, and without needing to conclude the appropriate assessment, the proposal is considered contrary to the recommendations of the Berne

Convention Standing Committee on urban development adjacent to the Dorset Heathlands, and Policy PP32 and PP39 of the Poole Local Plan (November 2018).

5. The application site is within close proximity to Poole Harbour which is a Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar site and the determination of the application should be undertaken with regard to these European designations and the requirements of the Conservation of Habitats and Species Regulations 2017. The applicant has failed to demonstrate in accordance with the Habitat Regulations that the proposals will cause no harm to the SPA. It is clear, on the basis of advice from Natural England that, notwithstanding the CIL contribution, no avoidance or mitigation of adverse effects through Strategic Access Management and Monitoring (SAMM) has been secured. In the absence of any form of acceptable mitigation it is likely to have an adverse effect on the special features of Poole Harbour including those which are SPA features. Having regard to the Waddenzee judgement (ECJ case C-127/02) the Council is not in a position to be convinced that there is no reasonable scientific doubt to the contrary. For these reasons, and without needing to conclude the appropriate assessment, the proposal is considered contrary to the recommendations of the Berne Convention Standing Committee on urban development adjacent to Poole Harbour, and Policy PP32 and PP39 of the Poole Local Plan (November 2018).

Informatives

The development is hereby refused in accordance with the following plans:

1. Proposed Elevations - Rear Terrace ref: Drawing no. 008 received 25/09/2023
Proposed Attic & Roof Floor - Rear Terrace ref: Drawing no. 007 received 25/09/2023
Proposed Ground Floor & First Floor Plans ref: Drawing no. 006 received 25/09/2023
Proposed Elevations Plans - Houses 1- 4 ref: Drawing no. 005 received 25/09/2023
Proposed Floor & Roof Plans - Houses 3 & 4 ref: Drawing no. 004 received 25/09/2023
Proposed Floor & Roof Plans - Houses 1 & 2 ref: Drawing no. 003 received 25/09/2023
Proposed Site Plan ref: Drawing no. 002 received 25/09/2023
Landscape Management Plan ref: 396-2 dated 27/07/2023 received 25/09/2023
Landscape Plan ref: 396-1 dated 27/07/2023 received 25/09/2023
Ecological Assessment by ABR Ecology received 25/09/2023
Arboricultural Impact Assessment and Method Statement ref: GH2250 08/08/2023 received 25/09/2023
Tree Constraints Plan, Tree Protection Plan & Arboricultural Method Statement ref: GH2250 received 25/09/2023
2. The applicant is advised that if this application had been acceptable in all other respects, a financial contribution towards Strategic Access Management and Monitoring (SAMM) would have been required in accordance with the Dorset Heathlands Framework 2020-2025 SPD (2020), Policies PP32 and PP39 of the Poole Local Plan (November 2018).
3. The applicant is advised that if this application had been acceptable in all other respects, a financial contribution towards harbour mitigation would have been required in accordance with the Poole Harbour Recreation SPD 2019-2024 and with Policy PP32 and PP39 of the Poole Local Plan (November 2018).
4. 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 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 applicant did not take the opportunity to enter into pre-application discussions

- In this case the applicant was advised how the proposal did not accord with the Development Plan, and that no material considerations were apparent that would outweigh these matters.
- In this case the applicant and BCP have worked together to minimise the reasons for refusal.

Background Documents:

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all related consultation responses, representations and documents submitted by the applicant in respect of the application.

Case Officer Report Completed

Officer: Claire Moir

Date: 20/03/2023

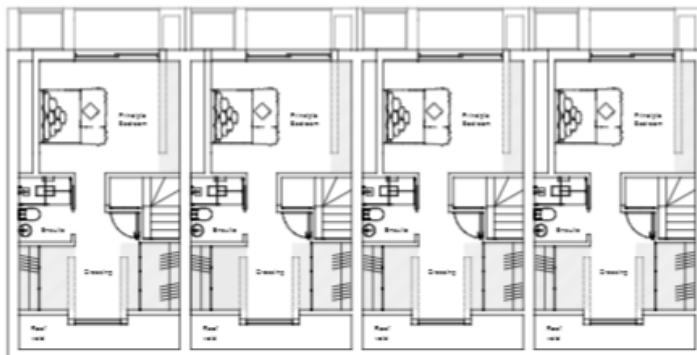
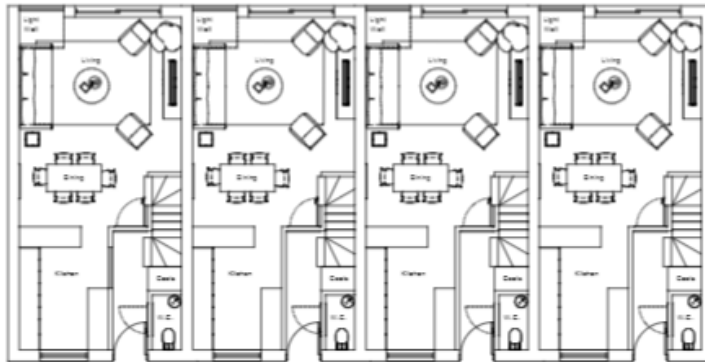
Site Plan



Elevations Units



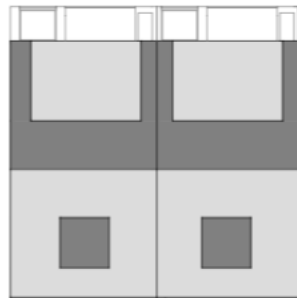
Floor Plans Units



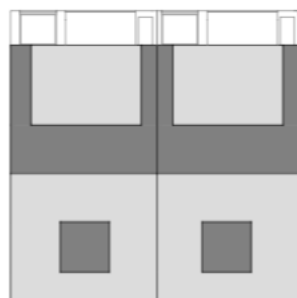
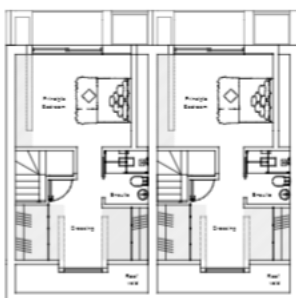
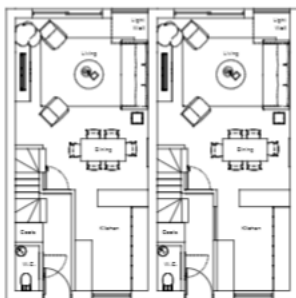
Elevations Units 1 – 4



Floor Plans Units 1 & 2



Units 3 & 4



Units 3 and 4

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Planning Committee

Application Address	Tayfield House, 38 Poole Road, Bournemouth, BH4 9DW
Proposal	Demolition of existing office building and the erection of a flatted development comprising of 40 units (was 41) with associated cycle parking and landscaping. Retention of one access for servicing.
Application Number	7-2023-71-M
Applicant	Tayfield Homes Ltd
Agent	Pure Town Planning
Ward and Ward Member(s)	Westbourne and West Cliff Cllr J.Beesley, Cllr D.d'Orton-Gibson
Report status	Public
Meeting date	18 April 2024
Summary of Recommendation	Grant in accordance with the legal agreement and conditions set out at the end of the report, for the reasons set out in the report.
Reason for Referral to Planning Committee	20+ Objections received in accordance with the criteria in the scheme of delegation
Case Officer	Franc Genley
Is the proposal EIA Development?	No

Description of Proposal

- 1 Full planning permission is sought to demolish the existing 4 storey building, comprising 3 floors and a lower ground floor of office space and erect in its place a contemporary block of 40 flats set over six floors. The proposal includes balconies, a roof garden, bins and cycle parking at Ground and Lower Ground floor level with a recessed 7th floor atop. Revised access arrangements are proposed retaining only one of the dropped kerb entrances to the site for waste servicing and deliveries. The development would have no car parking spaces.

- 2 The proposal has undergone minor changes since submission, negotiated by the case officer. The changes have been incorporated into the following paragraphs but for clarity include a reduction in the number of units (41 down to 40); a reduction in 1-bed units (-1); reconfigurations to the ground floor and site layout to address pedestrian access, natural surveillance, habitability and bike / bin store accessibility; increases in bin store capacity; and one of the vehicular access points will now be retained for deliveries and servicing with a turning head provided.
- 3 Access - Pedestrian access to the development would be taken from Poole Road, leading to a main entrance door facing the tree line that sits to the rear gardens serving the flatted conversions at 2 Pine Tree Glen. The door opens into an internal lobby serving all flats via a staircase and a lift. A secondary door would connect the lobby directly to the entrance on the other side of the building, the GF cycle store, and via stairs, the LGF cycle store. Residents would have internal access to the bin store from this lobby. One of the existing dropped kerb crossovers would be removed and footway reinstated retained. The retained vehicular crossover would serve the delivery/servicing space to be provided on site and cycle access.
- 4 The proposal would remove the existing built form from site, with the replacement occupying a stepped footprint to the front and rear. Whilst the rear building line would be retained, the front building line would move forwards to reflect the position of the adjacent West Mansions building. Each elevation would feature windows lighting habitable rooms. Primary windows would face South (towards Poole Road); East (towards 2 Pine Tree Glen) and north (towards 9 (flatted) and 9a Westbourne Cl) with limited glazing to the west (towards West Mansions).
- 5 The building would comprise seven floors, though from the main front street level this would appear as six floors. Floors lower ground to first generally replicate the extant rear building line of floors within the existing building and would project out between 7m and 10m deeper to the rear than the footprint of floors 2-5. The 5th floor would be set back inwards approx. 1m from all relative elevations. Relative interface distances to the closest dwellings would comprise the following:
- 6 Table 1 - Existing / Proposed Elevation Interface distances

Adjacent homes	to Existing elevations		to Proposed elevations		
	Floors LGF-1	Floors 2(roof)	Floors LGF-1	Floors 2-4	Floor 5
2 Pine Tree Glen (flats) - rear elev	Closest 16.2m Furthest 19.9m	Closest 16.2m Furthest 19.9m	Closest 17m Furthest 19.9m	Closest 17m Furthest 19.9m	Closest 18m Furthest 20.9m
West Mansion (flats) – side elev	Closest 5m Furthest 6.6m	Closest 5m Furthest 6.6m	Closest 2m Furthest 10.9m	Closest 2m Furthest 10.9m	Closest 3m Furthest 11.9m
9 Westbourne Cl (flats) – rear elev	7.6m	11.5m	Closest 7.7m Furthest 13.2m	Closest 14.7m Furthest 23.2m	Closest 15.7m Furthest 24.2m
9a Westbourne Cl (house) – rear elev	5.2m	9.5m	Closest 5.7m Furthest 8.7m	Closest 12.7m Furthest 18.7m	Closest 13.7m Furthest 19.7m

NB: Some windows in the proposed elevations facing adjacent properties that have habitable room windows themselves will be high level units or obscure glazed. Details are assessed in the amenity assessment.

- 7 Internally there would be 7no. 2-bedroom units and 33no. 1-bedroom units. These would be arranged as follows: Ground Fl. 7no. 1-bedroom flats; 1st Fl. 8no. 1 bed 1no. 2-bed; 2nd/3rd/4th Fl. 6no. 1 bed and 1no. 2-bed; 5th Fl, 3no. 2-bedroom flats. All flats satisfy the national minimum internal space standards 2015. Unit layout/stacking generally repeats between levels.
- 8 An internal bin store room is proposed to the east side of the building, accessible from within and serviceable via doors and a clear route to the off road service bay. Cycle parking is proposed in two locations: i) (space for 50 bikes at lower ground floor (LGF) level accessed via a ramp/door externally and from stairs within; and ii) space for 14 bikes with charging points at GF level via a secondary door on the western elevation and from within. At second floor level private outdoor amenity space is proposed in the form of a roof garden to the rear, above flat nos. 8 and 9, facing Westbourne Cl but set in from the edge of the roof and screened.
- 9 The external appearance of the building would be very contemporary, comprising light grey brickwork and light mortar, arranged into recessed and protruding framed, finned and vertical segments, interspersed with recessed grey profile clad glazed balconies. Patterned brickwork at upper levels and a recessed top floor set behind parapets and glazing. No balconies are proposed to the elevation facing West Mansions. Some windows facing this building are obscured, some are not, depending on whether they face existing windows or not. To the rear, facing Westbourne Close (north) only high level windows would be provided, mostly lighting bathrooms and shared landings. Windows are proposed to 1no. flat on each of the 2nd, 3rd and 4th floors facing north, but these would be delivered as Juliet balconies, looking out onto an inaccessible 2.95m deep flat roof, with no ability to look down at gardens and windows below the roof edge. Some balconies are proposed to the elevation facing Pine Tree Glen, interface distances are given in the earlier table. The building would be finished in a flat roof with the top floor accommodation set in approximately 1m from all edges.
- 10 A planted rooftop amenity space is proposed to the rear at second floor level, accessed off the core lobby and screened on all sides. Landscaping is indicative at this stage and would be subject to a planning condition for the full planting details. To the ground floor, existing trees and their root protection areas are shown and the building is positioned so as to permit the delivery of soft landscaping areas to the site in place of the extant hard surfacing.
- 11 The proposal includes a viability report detailing that the provision of an off-site contribution or delivery of on-site affordable housing would prove unviable options. This has been assessed by the District Valuation Service and conclusions are presented later in the report.

Description of Site and Surroundings

- 12 The site lies within the built-up area of Westbourne, at the entrance to the shopping area. In contrast to the very fine grain of the terraced shops, the site is within an area characterised by large buildings with gaps between that enable glimpses of built form and soft landscape behind. The site fronts south onto Poole Road and contains an office block with a relatively modern frontage which is an extension to an older pre-war residential building, most likely originally a Victorian Villa. The open streetscene frontage is entirely hard-surfaced for parking and there are a number of mature trees around the boundaries which are covered by an area TPO. The original house has been much altered over time being converted into flats and then offices. No.38 is shown on very early 1900's maps and planning and building control records go back to the 1920's and

30's. The local density is relatively high due to the abundance of flat conversions and new build flats dating from the 1920s, 1960s and more recent decades.

- 13 To the west of the site the boundary of the Westbourne Conservation Area lies beyond the other side of the adjacent building to the west ('West Mansions'), some 32 metres away. There are also other heritage assets in the form of the Grade II listed Grand Cinema to the west, and the Grade II listed West Cliff Baptist Church on the opposite side of Poole Road.
- 14 Buildings are in a range of architectural sizes and range from one to five storeys. The existing building on the application site is at heart a late Victorian villa, but this is masked by a contemporary two storey forward extension of limited architectural quality with a third storey accommodated within a mansard roof. An attractive brick wall demarcates the Poole Road boundary, and the frontage is softened by three mature trees, although the sea of tarmac for parking is a detraction.
- 15 To the east, behind tall mature and protected trees at a distance of approximately 13.5m are a block of 3 storey flats, 'The Gables' which front Pine Tree Glen. Pine Tree Glen hosts many other flatted blocks ranging in height from 3 to 4 storeys, some with lower ground floors due to level changes in the land. To the rear (north) of No.38 are two infill dwellings, Nos. 9 (2 storey house converted to flats) and 9a (single 2 storey dwellinghouse) which front Westbourne Close, formerly known as Surrey Road South. Distanced only 5 – 8m these were erected in the former rear curtilage of No. 38. To the NW of the site are more flats (4.5 floors) known as Anglewood Mansions, distanced 13.5m and fronting Westbourne Close. Directly west are West Mansions, a large block of modern flats, 4 and 5 storeys high, at a distance of 5m. These, and Anglewood Mansions replaced one dwelling formerly historically on a single plot.

Relevant Planning History

- 16 The site has a long planning history, mostly composed of tree applications. It appears to have been converted to flats in the 1930s and to offices in the 1970s and 1980s, with various minor applications for alterations since then. Only the following applications are considered relevant:

Application Site

- a) **7-2021-71-I** - Prior approval procedure - Change of use of first floor* offices (Class B1(a) (now Class E) to 16 flats (Class C3). Grant. **Note: This application was incorrectly described as first floor offices but did in fact relate to the conversion of all three floors under permitted development.*
- b) **7-2021-71-J** - Prior approval procedure - Erection of 2 additional storeys to the existing premises to accommodate 4 flats with ancillary bin and cycle storage – Prior Approval Required and Refused.
- c) **7-2023-71-L** - Outline submission for demolition of the existing office building and the erection of a flatted development comprising of 39 units with associated cycle parking and landscaping – Withdrawn May 2023

Constraints

- 17 The site has the following constraints:
 - Area Tree Preservation Order;
 - Setting of Westbourne Conservation Area
 - Setting of listed buildings

Listed Buildings: In considering whether to grant planning permission or permission in principle for development which affects a listed building, special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest - section 66 - Planning (Listed Buildings and Conservation Areas) Act 1990

Public Sector Equalities Duty

- 18 In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

- 19 For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective.
- 20 For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council’s area for their own self-build and custom housebuilding.
- 21 For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
- 22 For the purposes of this application in accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations) regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

Consultations

- 23 The following parties were consulted on the proposals. Expanded details of their responses are included within the assessment part of the report. Summaries:
- **Highway Officer:** *Initial objections overcome, **no objections** subject to conditions;*
 - **Heritage Team: Objection** – *“The height, scale and mass of the building will result in a significant addition to the streetscene, exacerbated by the repositioning the front building line significantly further forward of the existing. This would result in a building that would adversely affect the significance of the Conservation Area and fail to remain subservient within the setting of the nearby Listed Buildings. It is the Listed Buildings that should retain prominence in views along Poole Road in this important gateway location to Westbourne and consider there to be less than substantial harm.”*
 - **Regulation (Noise): **No objections** subject to conditions.**

- **Tree Officer:** *No objections to the loss of the 6 low quality trees, subject to retention of stated trees, landscaping and related mitigation/SUDS conditions.*
- **Ecology Officer:** *No objections, subject to conditions.*
- **Wessex Water:** *No objections, Standing advice received;*
- **Waste & Recycling:** *Shortfall but no objections subject to conditions;*
- **NHS:** *Request for contribution towards Primary Care Infrastructure £5,944*
- **Lead Local Flood Authority (LLFA):** The site is considered to be at relatively low risk and therefore the LLFA has **no objection** in principle on flood risk and surface water drainage grounds, subject to conditions for detailed drainage scheme.
- **Planning Policy:** There is a fallback position for residential conversion, in view of this and noting the contribution the site could make towards housing provision **no objection** is raised on Policy CS27 grounds (loss of employment use). The mix of units does not reflect the housing market assessment need.

Representations

- 24 Three site notices were erected outside the site on 26 May 2023 with an original consultation expiry date of 17 June 2023.
- 25 Following the receipt of minor revisions to keep one of the highways access points, it was determined that re-consultation should take place. Although the Statement of Community Involvement did not oblige the Council to reconsult, Officers considered that as the publicised scheme had proposed closing up the access points, the retention of one access could alter public response. Plans were placed on the Council's website in November and new site notices were erected on 20 November 2023 publicising the minor amends.

Response to proposal (as submitted)

- 26 14 Responses were initially received, rising to 30 after the additional publicity when amendments were made. There are a total of 22 objections which meet the criteria as set out in the Council's Scheme of Delegation, satisfying the threshold for Committee Determination. Comments are summarised below:
- 27 Summary of the objections:
- Overdevelopment , height, size and style completely incongruous with the area and the neighbourhood and local plans, particularly policy CS21
 - building obtrusive and garish
 - Building is far too high and too modern
 - Will harm the conservation area and the Victorian character of the village
 - Will completely take away any sunlight in garden (Pine Tree Glen)
 - Just paid to remove pine trees in own rear garden to receive sun (Pine Tree Glen)
 - Balconies and windows will intrude on neighbouring privacy
 - General happiness, mental health and wellness will be harmed
 - Design of building not in keeping with quaint style of Westbourne
 - Pressure on local services, Only one school and doctor's surgery
 - Lack of affordable homes, will be buy-to-let or holiday lets, denying locals a home
 - Will add to pressure of 150 new homes on Princess Road
 - Permission already exists for change of use to residential without any demolition
 - 15 car parking spaces are insufficient, 41 parking spaces are needed
 - Lack of car parking spaces will worsen on street parking and prevent existing residents and shoppers from parking nearby
 - Removal of parking spaces and in/out access will cause deliveries to park on footpath and road, causing safety concern and danger to pedestrians
 - Development will increase noise disturbances in the evening

- A Westbourne Close resident comments that West Mansions tenants have all been evicted, hence the lack of objections from them
- Communal roof garden, balconies and full length windows will overlook Properties on Westbourne Close;
- Communal roof garden has no natural sunlight so any soft planting intended to achieve privacy for adjacent homes will fail
- Communal roof garden looks down on flats within no. 9 Westbourne Cl
- Number of 1 bed flats is excessive for the plot size
- Demolition is wasteful, developer should be made to record a life-cycle analysis including demolition and an 'embodied carbon analysis' for the build
- Demolition will be hugely intrusive and disturbing to neighbours for prolonged time
- Concerns about health of off-site trees whose roots are near proposed foundations
- Tree 6 is marked for removal but is outside the site
- 'Exclusion zones' around tree group G3 appear to be infringed

28 Summary of the support

- The addition of the loading bay/service area is welcomed

29 It is not understood where the assertion by objectors that '15-16 car parking spaces are proposed' has come from. This proposal has always been car-free. The site is not within the conservation area, sitting outside it, nor does it share a direct boundary with the Conservation Area. Tree T6 sits outside the site and the applicant has no rights over this tree. However, it does not affect the ability of the development to go ahead. Other comments about the impact of the proposal on the resale value of neighbouring properties and the motivation of the developer to make profit at all costs are not material planning considerations and have not been reported.

Key Issue(s)

- 30 The key issues involved with this proposal are:
- Principle of the proposed development
 - Impact on character and appearance of the area
 - Impact on heritage assets
 - Residential Amenity – Neighbouring Residents
 - Residential Amenity – Future Residents
 - Highway Safety, Capacity & Flow

Policy Context

- 31 Core Strategy (2012)
- CS1: NPPF – Presumption in Favour of Sustainable Development
 - CS2: Sustainable Homes and Premises
 - CS3: Sustainable Energy and Heat
 - CS4: Surface Water Flooding
 - CS5: Promoting a Healthy Community
 - CS6: Delivering Sustainable Communities
 - CS16: Parking Standards
 - CS17: Encouraging Greener Vehicle Technologies
 - CS18: Increasing Opportunities for Cycling and Walking
 - CS20: Encouraging Small Family Dwellinghouses
 - CS21: Housing Distribution Across Bournemouth
 - CS31: Recreation, Play and Sports
 - CS33: Heathland
 - CS38: Minimising Pollution
 - CS39: Designated Heritage Assets

CS40: Local Heritage Assets
CS41: Design Quality

- 32 District Wide Local Plan (2002)
4.25: Landscaping
6.10: Flatted Development

- 33 Supplementary Planning Documents
Dorset Heathlands Planning Framework SPD 2020
Residential Development: A Design Guide – PGN (2008)
Sustainable Urban Drainage Systems (SUDS) - PGN
BCP Parking Standards – SPD (2021)

- 34 National Planning Policy Framework (“NPPF” / “Framework”) 2023

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England and is a material consideration in planning decisions.

Including in particular the following:

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.”

- 35 The following sections are also particularly relevant:

Section 16 – Conserving and enhancing the historic environment

Paragraph 200 – “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary”.

Paragraph 205 – “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.

Paragraphs 207 and 208 relate to the level of harm. Paragraph 207 states that “Where a development proposal will lead to less than substantial harm to the significance of a

designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use". Paragraph 208 states: "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

Paragraph 209 relates to 'non-designated heritage assets' and states that "*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. 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*".

The following chapters of the NPPF are also relevant to this proposal:

- Chapter 2 – Achieving sustainable development
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places

Planning Assessment

Principle of the proposed development

Loss of the Existing Use / Fallback Position:

- 36 The issue of demolition of the existing office building and replacement with flatted development was previously considered on the 39 flat scheme (2022-71-L) - ultimately withdrawn without decision. Core Strategy Policy CS27 is relevant to this application. The policy states:

Development resulting in the loss of sites or premises used, or last used, within Use Classes B1, B2 or B8 outside the allocated employment sites will not be permitted unless it can be demonstrated that either:

- *the current use causes environmental problems; or*
- *the location of the premises is no longer suitable for employment use.*

Replacement uses will favour other employment generating uses prior to sites being considered for residential development.

Prior to other non-employment uses being considered it must be demonstrated that an employment use is not forthcoming and the land and/or premises has been sufficiently and realistically marketed for a minimum of 12 months.

- 37 The property benefits from an extant Prior Approval consent from 2021 to convert the building to 16 flats, approved in May 2021. In this particular situation, the fall-back position is that a residential use remains potentially implementable and is thus a material consideration.
- 38 The test in terms of fallback position is whether the Council considers there is "real prospect" of the fallback occurring if the proposed development was refused. Here, Prior Approval has been secured for conversion. However, the approval in May 2021 is required to be complete by the date of 18 May 2024 according to Part 3 Class O of the

General Permitted Development Order (GPDO) (2015) (as amended). To the best of the Council's knowledge, the building remains unoccupied meaning it currently generates no revenue for the owner. It is therefore unlikely that the current prior approval can be implemented as a fallback position in the time available on the consent. However, the permitted development right still exists through Part 3 Class MA of the GPDO and there is nothing to suggest that a fresh consent would not be granted again for the conversion, subject to meeting the relevant criteria in the prior approval process. Although the Policy Team note the requirements of Policy CS27 have not been fulfilled and therefore the proposal is contrary to this policy, the site is already technically capable of use for residential. In view of this, and noting the contribution that this site could make towards housing provision, the Policy Team have raised no objections on Policy CS27 grounds, albeit that these comments were dated July 2023 when there was more time remaining on the extant prior approval consent.

Loss of the Existing Building:

- 39 The existing building on the application site is at heart a late Victorian villa, but this element is masked by a contemporary two storey forward extension of limited architectural quality with a third storey mansard roof. There are no objections from the Heritage team to the loss of the much-altered building, but concerns were raised about the loss of the (likely original) boundary frontage wall alongside the highway. The heritage team would prefer that this component is retained and the redundant vehicular opening to the west closed in with matching materials bar a retained opening for a footgate or cycle path. The benefits of keeping the historic property boundary wall are understood, but the associated villa plot is long disappeared and the existing brickwork would be at visual odds with the proposal. The existing building is not within the conservation area and is not considered to comprise a non-designated heritage asset. Therefore, its demolition and removal from the site is not contested. There is no conflict with adopted Core Strategy Policy CS40 in this respect. The loss of the altered brick wall is supported and will permit for a matching means of enclosure to be secured to complement the new building.

Housing Supply

- 40 At the heart of the NPPF is the presumption in favour of sustainable development, reiterated in Bournemouth Core Strategy Policy CS1. NPPF paragraph 11 applies this presumption to decision making where the local plan classed as out of date. Footnote 8 of paragraph 11 classifies a local plan as out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
- 41 The 5-year housing supply and HDT results continue to be applied to each local plan area separately until replaced by a BCP wide Local Plan. In the Bournemouth area there is a 2.3 year housing land supply with a 20% buffer (a shortfall of 4,862 homes) and a 2021 HDT result of 67%. The local plan is therefore considered out of date as the local planning authority is unable to demonstrate a five-year supply of homes and under the HDT test threshold of 75%. Although the presumption in favour of sustainable development always applies the benefit of providing additional new homes must be given considerable weight in the balance if there are reasons that warrant a refusal on other grounds.
- 42 The proposal is for 33 x 1 bed and 7 x 2 bed flats. Core Strategy Policy CS21 is relevant as it states that proposals for residential development will be expected to reflect the housing size demands of the area, as identified in the Strategic Housing Market Assessment. Evidence from the BCP and Dorset Local Housing Needs Assessment 2021 indicates that there is a greater need for 2 and 3 bed market housing in BCP than 1 bed (5% 1 bed, 35% 2 bed, 40% 3 bed and 20% 4 bed). The housing mix within the

development is still heavily weighted towards 1 bed flats so would not contribute towards the overall housing need mix.

Housing Distribution

43 Policy CS20 sets a presumption in favour for the redevelopment of sites for small family dwelling houses as opposed to other forms of accommodation where a) the site is capable and suitable for them and b) the resulting development would not be out of character. No houses are proposed here. The surrounding area is comprised of medium and larger detached blocks of flats and it is considered that the principle of a flat block would be acceptable and the most suitable form of accommodation in this location.

44 Core Strategy Policy CS21 seek to ensure a balanced distribution of residential development across Bournemouth, and ensure that the best use is made of appropriate sites if and when they become available for redevelopment. The site sits in the Urban area of Bournemouth within the District Centre of Westbourne and on a Key Transport Route. There have been public comments that only affordable housing should be provided on this site and that the building should be kept and reused. The Council can only assess what has been proposed within the application.

Appropriateness of Development Scale

45 The site would be capable of hosting a development of houses, or a lower number of flats with or without car parking spaces. However, the NPPF has been clear for a number of years in its support for the sensible and efficient reuse of urban/brownfield land to deliver higher numbers of homes in sustainably located urban areas. Paragraph 128 for example states that development should make an efficient use of land, taking into account housing need, viability, infrastructure and sustainable locations as well as maintaining an area's character and setting.

46 Providing homes in house form on this site, respecting neighbouring daylight and addressing the forward building line in a respectful way would limit the number of dwelling houses that could be comfortably arranged to just two or three. Clearly there is a disadvantage to that approach in that it would not make the best use of an urban location, and push pressure onto less connected sites and propagate a reliance on private cars. Given the sustainable location of the site, Core Strategy Policy CS21 supports a higher density than that derived from spaced-out low-intensity houses on this site and the principle of this number of flats in this form is supported, subject to its impact on other factors assessed elsewhere in this report. While no 'houses' are proposed, officers have negotiated an increase in the number of 2 bedroom / family sized units within the development to provide some larger units near the town centre.

47 Policy CS21 states that urban intensification will be permitted in areas well served by sustainable modes of travel. Paragraphs 120/124 of the NPPF echo this support. The site would sit on/adjacent to a road served by buses and fall within the 400m zone of a District Centre. This would satisfy the qualifying requirements for 'Area B' of Policy CS21, which is defined as land being 'within 400m of a district centre'. Thus the relevant policy against which the proposal must be assessed is CS21 which states that proposals for residential development within Area B will be expected to:

- i. reflect the housing size demands of the Borough as identified in the SHMA (Strategic Housing Market Assessment);
- ii. be of good design;
- iii. contribute positively to the character and function of the neighbourhood;
- iv. maintain and enhance the quality of the street scene;
- v. respect residents' amenities; and
- vi. ensure a positive contribution to achieving a sustainable community.

- 48 Bullet point (i) refers to the SHMA which seeks to provide homes with at least 2no. bedrooms, rather than developments with just 1 bed units. The development is centrally located on a busy main road, adjacent to the commercial services of the district centre where intensification is supported, so a balance needs to be struck with making an efficient use of land and meeting the requirements of the SHMA. In this location the principle of a more efficient use of the land is supported.
- 49 On floors 1-4, 4no. flats would provide 3 bedspaces in 2no bedrooms. Bunk beds in the single room could increase capacity to 4 bedspaces. Those four flats all have single balconies. On the top floor the remaining 3no. 2-bedroom flats all have 2no. double bedrooms and 2 balconies. All units satisfy the minimum internal space standards on plan. The creation of 7no. 2-bedroom units here, in the manner configured on plans, alongside 33 1-bedroom flats would provide some scope for small families to live centrally, satisfying points (i) and (iii) of policy CS21.
- 50 With reference to points (ii) and (iv) design and appearance are considered in 'Impact on Character' which follows later in this report and concludes that the visual impact is likely to be acceptable on balance, though an objection from the Heritage team is noted. With regards to point (v); The position, scale and proportions of the building are such that impacts on neighbouring amenity have been sufficiently addressed (see 'Residential Amenity (Neighbours)' below), satisfying this point. Regarding point (vi): The new dwellings would benefit the local community by making better use of the large plot to deliver 40 new homes in an accessible and sustainable location, in the existing district centre on a bus route and within 100m of local shops and services, all of which would aid the local economy. From a policy perspective the principle of the proposed development fully meets the aims of Policy CS21.
- 51 Some of the previous policies from the 2002 District Wide Local Plan were saved after the adoption of the Core Strategy in 2012. Policy 6.10 was one of the saved policies. It is now 22 years old and although relevant, its aims have generally been replicated and superseded by Core Strategy policies which have served the LPA's decision making and appeal defences over the last 12 years. In this case, Policy 6.10 supplements Policy CS21 as it specifically refers to flats, rather than just 'urban intensification'.
- 52 Policy 6.10 states: "*Flats will be permitted in the built up area provided the development:*
i. respects or enhances the character and appearance of the area particularly as regards materials, landscaping, scale and massing of development; retains, enhances or creates urban spaces, views or landmarks and other townscape features which make a material contribution to the character of the area;
ii. respects or enhances the character or appearance of open spaces either publicly or privately owned which contribute to the character and appearance of the area;
iii. Takes account of important trees, ridge lines and other landscape features; and
iv. Respects the living conditions of the occupiers of buildings in the vicinity."
- 53 With regards to point (i), the relevant 'Character' assessment in the next section of this report, concludes the design to be suitable in this location on balance, subject to conditions to secure quality materials. The existing building can be lost as it has not been decreed a non-designated heritage asset. With reference to other parts of this report where the issues are discussed, the proposal satisfies points (ii), (iii) and (iv) of 6.10.
- Density*
- 54 Core Strategy Policy CS21 is clear that where the site falls within the defined Area B (within 400m of a district centre) there are no explicit restrictions on density (unlike policy CS22 relative to areas outside Areas A,B & C. There is no policy requirement for either

density or scale to match the locality, relying instead on broader criteria expressed in bullet points 2,3, and 4 of Policy CS21 as addressed earlier in this section.

Conclusions of Principle

- 55 So, with regards to the principle of this development; because it would deliver new flatted housing in a sustainable location it would satisfy the general aims of Core Strategy Policy CS21, and saved District Wide Local Plan Policy 6.10 in principle, subject to considerations of character and amenity below. The NPPF sets out robust preference and strategic support for sustainably located development, an aim which this proposal satisfies. However, the heritage team record an objection to the design and scale of the building, meaning the proposal conflicts with elements of Core Strategy policy CS39 (Designated Heritage Assets).
- 56 Subject to site-specific impacts such as the impact on the character of the area and neighbouring residents assessed below, the principle of redevelopment of this site is supported.

Heritage & Character Impacts

Heritage Considerations

- 57 Core Strategy Policy CS6 requires good design principles for new buildings, regard for how spaces are treated, and enhancement of features that contribute to an area's character and local distinctiveness. Policy CS21 requires good design and for proposals to enhance the quality of the street scene. Policy CS41 is similar and relates to securing good design.
- 58 Core Strategy Policy CS39 and paragraphs 201, 205-208 of the NPPF deal with impact on Designated Heritage Assets (DHA) such as conservation areas and statutorily listed buildings. Policy CS40 seeks to identify, safeguard and enhance Local Heritage Assets.
- 59 The existing building is not considered to comprise a local heritage asset and there is no conflict with policy CS40.
- 60 The site does not fall within the boundary of or directly abut the drawn edge of the *Westbourne Conservation Area* Conservation Area. The closest part of the site sits between 25.5m and 30m from the closest north eastern part of the Conservation Area. The north eastern extent of the CA encompasses the a) West Cliff Baptist Church, School & Hall, Grade II (HE Listing ID [1329394](#)), and b) The Grand Cinema, Grade II (HE Listing ID [1385095](#)). There exists a quantum of intervisibility between these two buildings and the site, though views of either or both listed building(s) and the site in the same vista are hard to achieve given the tree cover and presence / scale of the adjacent West Mansions.
- 61 The Heritage Officer considered the proposal and returned "*fundamental concerns over the height, scale, mass, appearance and detailing of the building, footprint and plot coverage.*" The applicant did not initially submit a Heritage Assessment but has since done so. Despite the submission of a Heritage Statement justifying the proposal in the context of the surroundings, the Heritage Officer returned an updated view that the proposal "*would result in an incongruous and dominating scheme that fails to pick up the defining characteristics of the Westbourne Conservation Area or enhance its significance and would have a negative impact upon the setting of the adjacent listed West Cliff Baptist Church & former Grand Cinema.*" From an urban design perspective they consider the proposal to constitute '*overdevelopment of the site*'. The main points raised include:

- The latest Heritage Statement was submitted after the application was registered and has been written to fit with the scheme proposed not inform its design with the constraints. It does not give any narrative as to how the form of the building has been designed to fit into this context or sit comfortably within it.
 - The new building will be too tall and set further forward on the site.
 - The new building does not have any reference to Westbourne.
 - Materials finish is out of keeping.
 - Disagree that the listed church and cinema buildings will not be read in easterly views along Poole Road towards the application site.
 - Concern about loss of original front wall.
- 62 Paragraph 205 of the NPPF states that 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.”*
- Impact on Listed Building Assets:*
- 63 The Heritage officer view is that the impact of the proposal on the setting of the two listed buildings is harmful, at the level of ‘less than substantial’ in the context of the NPPF but towards the upper end of that scale, mainly due to the perceived imposing scale and dominance which will be excessive and read in views of the relevant listed buildings, affecting their setting.
- 64 It is considered that the buildings will be visible from the Church, but not the Cinema site, and that views of the site in the same vista as either listed building will not be possible other than from some distance away, at which point the impact and proximity of the buildings is diminished by the distance.
- 65 The Conservation Area was designated in 1993 and the Church listing was made in May 1994. While the Church listing entry describes both the interior and exterior it does not specifically refer to the grounds, boundaries or setting other than to say: *“On the west side of the north end there is a linking range, containing rooms and a staircase to the gallery, attached to a large hall or schoolroom to the west on a N-S axis.”* The Church was listed despite the surrounding blocks.
- 66 Historic Ordnance survey maps contained within applicants Heritage Statement show that the centre of Westbourne had been a village until around 1871, and that by 1889, the Church had been built and the run of grand detached villas constructed along both sides of Poole Road. In the early years of the 1900s, the village was developed with denser, higher commercial parades with flats above, expanding the function outwards, Into the 1920s the cinema was erected. The Church was positioned at the edge of the village, adjacent to fields that were contemporaneously developed with the large Victorian Villas – the occupants of whom it would serve and the children of which its connected school(room) would educate. The benefits of situation on the main Poole Road, were that public omnibuses served the site; electrical and gas lighting would have been installed or projected along its course for the opulent Villas, enabling the Church to go benefit from electric light; the road most likely would also have been an early candidate for surfacing in asphalt or cobbles and raised footpaths provided to protect the congregation from mud and carriage traffic if they walked rather than took an omnibus or carriage.
- 67 The setting in 1871 was one of village periphery, changing within 20 years to peripheral to the expanded commercial centre, surrounded by grand houses. By the 1940s the existing congregation would have seen the 4 and 5 storey West Mansions building opposite and by 1960s the congregations would have been aware of construction all

along Poole Road as demolition of the Villas flatted redevelopment commenced. The primary purposes of this church were to preach religion to adults and educate children. The setting has changed and evolved throughout its life. It is considered that neither the historic purpose, nor the setting of the listed church would be negatively impacted by the scale, mass, siting or appearance of the proposal, the closest part of which would be some 25m+ from the church boundary wall, and 30-35m from the main entrance, and on the opposite side of the road.

- 68 The Cinema listing was made in October 2000, and while the listing entry describes the 1920s building as “having an unspoilt façade, unaltered plan and much surviving internal decoration” it does not specifically refer to any adjacent buildings or the streetscene setting. The purpose of listing is predominantly on historic importance grounds, as it is stated that the site is “an early ‘super cinema’ from the 1920s”. The site has been in use for Bingo since 1977 and the references to the exterior are descriptive. The façade is described as: *“Neo-classical two-storey five-bay rendered principal facade, rising to a third storey over the centre bay. The entrance is in the centre bay, the others being filled by shop units. A canopy runs the length of the facade, the central section rising in segmental form. In the four outer bays of the first floor there are triple-light windows with plate-glass sashes. The central bay breaks forward and has three sets of smaller paired windows, again with sashes containing plate-glass. The entire first floor has channelled rustication. Full entablature with panels of cruciform ornament in the parapet. The attic storey has three sets of similarly glazed paired windows and is surmounted by a broken pediment flanked by funerary urns with, at the summit, a plinth supporting a figurative sculpture in female form. There is original lettering in the pediment: THE GRAND CINEMA; further old lettering below the attic windows: GRAND. Three steps up to entrance.”*
- 69 The cinema’s position in this parade was most likely chosen to benefit from easy omnibus access in a central commercial location and to sit close to corporation electricity supplies along the main road - to power the cinematic projection and lighting. The primary purpose of the building’s exterior in 1920s interwar Britain was to draw people in using the grand opulent architecture of the time, then have them sit in the dark and be exported elsewhere. It is the Officer’s opinion that neither the historic purpose, nor the setting of the listed cinema would be negatively impacted by the scale or appearance of the proposal, which would be over 30m from the closest part, of 40m+ from the entrance steps.
- Impact on the Conservation Area Asset:*
- 70 The Heritage officer view is that the impact of the proposal on the character and setting of the Conservation Area is harmful, at the level of ‘less than substantial’ in the context of the NPPF. The Conservation Area was designated in 1993 and does not benefit from an appraisal. However, a summary statement was included in the expired Bournemouth District Wide Local Plan (2002) stating *“This area was laid out in the 1860s as a gracious, low density residential area. Since then it has been heavily redeveloped, at a much higher density. To the north is a very popular, compact shopping area, of the late Victorian to Edwardian period, with two main shopping roads linked by a ‘listed’ arcade. Projecting south from here are three residential roads with modest, contemporary houses in the centre section and grander houses in the south, around Alum Chine. The area forms a strong neighbourhood, with a cross section of period development under threat from unsympathetic redevelopment”*
- 71 The view of the officer is influenced by the fact that the site sits wholly outside of the CA and that because of the substantial tree cover at each side of the site, will spend at least 7-8 months significantly screened from long and short distance views into the conservation area from points east along Poole Road. Screening would reduce in the winter months and is not relied on completely, but will soften views. The scale, height

and forward position of West Mansions also largely blocks the view of the site, and the majority of the proposal from vantage points within the Conservation Area. The top two proposed floors will be visible from points on the pavement opposite the former cinema, looking outwards east along Poole Road, but the streetscape here is busy and the church and cinema in the foreground of those views would still appear taller to the onlooker until both buildings are behind or out of shot and the onlooker has walked east towards the CA boundary, leaving the designated Conservation Area behind them.

- 72 A Conservation Area is defined by the character, form and shape of buildings within its designated map boundaries, not those from outside. The invisible boundary was selected because the buildings and townscape character outside it were determined to not be of a sufficient quality or similarity to warrant their inclusion. A conservation area of course has a hinterland that surrounds it, but so too does a commercial centre and both blocks of flats and taller commercial buildings are not unusual in this location, nor further along Poole Road. Just 300m to the east at 19-21 and 23 Poole Road sit large seven and five storey flatted blocks. 100m from the site sits an estate of late 1960s 3 and 4 storey flats sunken into the ground with monopitch roofs that raise this to 4 and 5 storeys within the site. There are four storey flatted developments at 35 and 39 Poole Road, the buildings set on land 0.5m to 1m higher than the roadway.
- 73 Looking into the CA along Poole Road, from outside, in the middle distance sits the corner parade opposite the Westbourne Pub at the junction with Seamoor Rd. This comprises a substantial 4 storey Victorian commercial parade that turns the corner and draws the eye. Along with the (5 storey high equivalent) listed Baptist Church on the corner of Grosvenor Rd, and the 4 and 5 storey West Mansions block opposite, it is a fair assessment to say that the Poole Road gateway into the Conservation Area from the east already features buildings of substantial height and road frontage width. It could be said that there is a change in character marked by the application site where buildings to the east are set further back in their plot with a lower density and more tree planting, marking a gateway to the higher density street fronting terraces of the conservation area. The proposal would bring the site more into the setting of the conservation area, extending the perceived gateway demarcation further east. The proposed building sits forward on the site with the front fins projecting forward of the adjacent block of flats to the west meaning it will be more imposing in the street scene. This is likely to result in a some harm, but at a relatively low level. The proposal here seeks to reduce the impact of the development height by setting a third of the proposed width back from the road frontage and retaining existing trees. The top two floors will project above the West Mansions building from a viewpoint on Poole Rd within the conservation area, looking east, but the townscape character is set by high quality frontage architecture and detail not the skyline as you look outwards.
- 74 The front elevation has also been recently slightly further amended since Heritage Team made their most recent comments. This does not overcome their overall objections, but the changes reduce the height of the front elevation balcony frame by one storey, having the visual effect of pushing the top two floors of the building further back into the site. The horizontal brickwork over the frontage balconies, in its revised, lower position also makes visual reference to the height of the adjacent West Mansions, diminishing the impact of the overall height of the proposal to a degree. Factoring in that the site does not involve the loss of any building having a heritage value or positive contribution in the streetscene, the development is considered to have an acceptable impact on local streetscene and character.
- 75 Planning officers are satisfied that the impacts there will be are not significant to any of the Designated Heritage Assets (DHAs) identified. A low level of harm has been identified to the setting which is weighed in the balance in respect of the benefits. Conversely, the Heritage officer remains in objection to the proposal, arguing greater

harm to the DHAs. A potential conflict with policy CS39, and therefore paragraph 205 of the 2023 NPPF must therefore be recorded. The primary aim of the NPPF is to ensure the *conservation of the DHA. The more important the asset to be conserved, the greater the weight should be. Thus, as three DHA's are impacted, regardless of the degree of impact, the NPPF is clear that great weight must be apportioned to the impact.* Paragraph 205 explains that potential harm can comprise 'substantial harm', 'total loss' or 'less than substantial harm' to an assets 'significance'. In this case the level of harm suggested by the Heritage Officer is 'less than substantial', as there is no direct impact or loss to the fabric of the listed buildings and conservation area but it relates more to the impact on the setting.

- 76 Having assessed the objection from the heritage officer, and considered the merits of the case and arguments put forward in the applicant's Heritage Statement, it is clear that no physical harms would be made to the fabric of either of the two Grade II listed buildings. Similarly clear is that the proposed development is not really capable of having a visual impact on views of the streetscene/listed building setting without considerable visual separation. Therefore, the proposal would have no discernible impact on the setting of either listed building. Thirdly, the historic reasons for listing both buildings would not be harmed by the redevelopment of this plot for housing as it already has a mixed history involving residential and commercial and the redeployment of the site for contemporary residential flats would be an evolutionary stage in the site's ongoing development at the edge of this connected commercial centre.
- 77 Similarly, in respect of the conservation area (CA), paragraphs 71-74 above set out that despite the heritage officer objection, there is little to evidence the argument that the proposal would bring significant harm to the character and historic quality of the conservation area. There would be an impact, comprising the long-range view looking outwards (east) from the conservation area which would include the top two floors of the proposal. The application site and adjacent West Mansions building were excluded from inclusion in the CA and the proposal would be relatively hidden from view when reversing the vista from outside the CA looking inwards (west). A full range of positive views in different directions exist within the CA, unharmed by the proposed building, and therefore its impact is considered to comprise a low level of 'less than substantial harm' to the character, identity or heritage significance of the Conservation Area as a whole.

Degree of Impact/Harm

- 78 There is disagreement between Planning and Heritage officers. Planning officers consider that the development would not lead to substantial harm or total loss of significance of any of the DHA's and have only a low level of 'less than substantial harm'. Heritage officers state that the proposed development would result in a building that adversely affects the significance of the Conservation Area and fails to remain subservient within the setting of the nearby Listed Buildings – still at the level of 'less than substantial harm', but at a much higher level whereby the balance is more heavily weighted towards heritage impact.
- 79 Paragraph 208 of the NPPF states that "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*".
- 80 The public benefits of the proposal are considered to be significant and are summarised in the next paragraph and in the planning balance section at the end of this report.

Public Benefits of Proposal (Heritage)

- 81 Paragraphs 158-159 of this report details the public benefits of the proposal tested against planning policy. Summarising them here, the scheme would deliver 40 much

needed new homes, making better use of the site than the 16 flats that could be delivered through Prior Approval conversion. The location is indisputably sustainable, and the proposal is car-free encouraging sustainable modes of transport for residents by making car ownership an awkward fourth travel choice after foot, bike and bus and requiring a private garage or inconvenient off-site parking space away from the site. The majority of the flats would have internal space that exceeds minimum space standards, supplemented by communal and private balcony or rooftop garden space, with satisfactory stacking and natural daylight. Impacts on neighbouring amenity would not be harmful and can be satisfactorily regulated by way of conditions. Thus, with regard for the tests of NPPF paragraph 207, the weight attached to the identified harm is outweighed by the identified public benefits.

82 NPPF Paragraph 208 explains *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”* With reference to the preceding paragraph of this report and the later Planning Balance section, sufficient public benefits are considered to exist to warrant the permitting of the identified ‘less than substantial harm’ on the three specific DHA’s.

83 With regard for local policy CS39, and NPPF paragraph 208, sufficient public benefits are considered to exist to outweigh the ‘less than substantial harm’ and these are detailed in the Planning Balance at the end of this report.

Streetscene and Character Impacts

84 There is some crossover of this section with the preceding assessment of the Conservation Area character. Whilst that deals with the general heritage dimension, this section deals with urban design, streetscene, scale and grain of the proposal, assessed against Core Strategy Policy CS41.

Position relative to Building Lines

85 The position of the front building line and depth into the site of the rear building line would have sufficient regard for the existing local pattern. The existing building position is relative to the long since vanished building line established in the era of the Victorian Villas. The adjacent development comprising West Mansions (built in the 1940s) and the terrace containing the cinema (built in the 1920s) bring development right up to the back edge of the public footway. The footway outside West Mansions is 2.4m wider than it is outside the application site and the building is set back only 1.5m from its boundary wall. Comparatively however, imagining a line extending from the relative pavement width outside the application site, the 4-storey part of West Mansions is set back 4m from this line and the 5 storey part 8m. The development proposes a building set back between 3.8m and 14.8m from the back edge of the footway outside the site. The closest part would be 13m wide and the furthers part would be 5.7m wide. Either side of the central closest/projecting part there would be gaps of 8m to the side boundaries of the site, extending to 8.3m to the side elevation of West Mansions and 15.5 to the rear elevation of 2 Pine Tree Glen. This would enable the site to reflect the forward position of the westward buildings whilst also incorporating some gaps between the adjacent sites to diminish the impact of the width and height of the building.

Scale & Form & Height

86 There would be some balcony overhangs and vertical fins on the frontage, but these help break up the elevation and add some distinct identity to the proposal, differentiating it from the blander flat fronted components of the West Mansions building. When viewed from opposite the site, the main frame of the proposed building would not stand out as unduly different to the height of the West Mansions building. The top floor would be set

back and its visual impact diminished accordingly. The stepping forwards and backwards of the proposal would also have the effect of emulating the staggering and stepping up and down of the West Mansions building. The March 2024 amendment to lower the horizontal brickwork over the frontage balconies by one storey not only makes visual reference to the height of the adjacent West Mansions, but also lightens the quantum of built form on the top two floors of the frontage. The amendments assist in diminishing the impact of the overall height of the proposal by breaking it up into smaller segments, without losing the balcony framing that affords the frontage its identity.

- 87 Established trees along the highway and on surrounding plots mean that long range views of the site frontage are for a large part of the year obscured by mature and evergreen trees. Components of the building, particularly the top floor will be visible in glimpses through or over the trees, but the bulk of the building will sit behind West Mansions when looking out from the Conservation Area, and behind evergreen trees when looking into the CA. The scale of the building would only really be visible within the streetscene when passing the site and looking towards it or approaching along Grosvenor Rd towards Poole Road where it would appear off to the right at the junction. The full vista of this view would encompass the Cinema parade, the Church and both West Mansions and the site, where bolder, long frontaged and tall buildings already exist.

Appearance

- 88 The grain of the street, the range of materials and the eras of buildings on Poole Road as it runs eastwards outside of the conservation area boundary are such that they would offer a suitable host site for the proposed building in terms of street scene. The streetscene along Poole Road has no uniformity. At some point in the 1960s, the character of the area outside the urban centre began to tilt away from Victoriana with the replacement of several villas with planned estates and larger flatted blocks on both sides of the road. It is clear that this continued well in to the 1980s and 1990s and likely contributed to the designation of the commercial centre as a conservation area in 1993. However, as the journey outwards, away from the Conservation Area is peppered with varied styles of flatted developments, ranging from mediocre modernist and post-modernist architecture, the introduction of the building style and appearance proposed here would not stand out as unduly prominent and would settle into the varied pattern of development along this stretch of road. The proposal would clearly be different in its design but the alternative of recreating a faux Victorian pastiche would risk misleading future historians as to contemporary architectural trends and deny the area any chance at embracing modern architectural building designs. The site remains clearly outside the conservation area, and is not technically on the boundary with it. The key to assessing the proposal lies within a consideration of how its scale and proportions are complemented or diminished by its component parts. The recent amendments to reduce the rectangular emphasis on the projecting frame around the balconies has the effect of reducing the perceived height of this component and help emphasise the horizontal height relationship with the West Mansions building next door.
- 89 The two wings of the building would be set back sufficiently from the forward part of the frontage, and in from both side boundaries by sufficient distances so as to not undermine the pattern of gaps between developed sites along local block faces. The impacts of the rear parts of the building that are not easily visible from the public realm, including proposed windows and balconies on neighbour amenity are addressed in the 'Neighbouring Amenity' section of this report.
- 90 The loss of the frontage perimeter wall, and its replacement with one that would match the materials within the proposed building is supported. The wall has been modified for highways traffic twice and also to accommodate Fire Hydrant access and tree root position., The existing 'original' Victorian boundary wall has no counterpoint reference on

sites either side of this plot and insistence on its retention would serve only to retain a feature that would then appear disjointed with the new development proposed for the site.

- 91 The modern and contemporary design reflects the ongoing evolution of brickwork finished residential development. It does not seek to replicate the more lightweight glass and metal architecture popular along the clifftops and near water. There is sufficient identity and visual interest in the street frontage resulting from the projections, recesses, balconies, window alignment, and framing proposed. The indicative material palette and colour choices add further interest and identity to the building exterior. The computer generated images associated with the application indicate a relatively grey style of brick which would not be appropriate but a good quality buff multi brick or perhaps a red brick would be more appropriate, giving some historic reference to the site and location while remaining of contemporary design. It is considered that to blindly force the full pastiche replication of the architecture of the 1900s era, on a contemporary (policy compliant) scale and form would be a substantial misstep and not always the right solution.
- 92 In the format proposed the scale, form, height, layout and appearance proposed are considered acceptable in this location on balance and would satisfy the character and density aims of Policies CS21 and CS41 (Core Strategy) and saved policy 6.10 by securing a permutation of the best possible redevelopment of the site, whilst sufficiently respecting the character of the surrounding area. The potential for the site to host a development of the scale and form proposed is also assessed against its impact on neighbouring amenity, privacy, outlook and sunlight / daylight / shadowing in the next part of this report. The conclusions to that section are that there would not be a significant enough impact upon such amenities to warrant a refusal on their own.
- 93 Paragraph 123 of the NPPF sets out that *“planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”* The aim of the policy is explained as to encourage development that *“makes as much use as possible of previously developed or ‘brownfield’ land”*. This development is considered to do exactly this in a satisfactory manner.

Residential Amenity – Neighbouring Residents

Facing flats within West Mansions (to west)

- 94 With regard for paragraph 9, earlier, the windows within the recessed eastern elevation of West Mansions, with the external staircase, light bathrooms and w.c.'s. In the north and south facing return walls leading into the recess, sit larger windows facing the staircase, and each lighting a bedroom. These bedroom windows are secondary windows to these oblong bedrooms, the principle window of which looks either north to the rear, or south over the Poole Road.
- 95 With reference to the interface distances set out in the table within paragraph 6 of this report, there are only oblique views over the application site and no impacts in terms of privacy or overlooking. Although the rear part of the proposal would be 2m from the windowless flank of West Mansions (as opposed to the current 5m), the front part of the proposal would be staggered so as to be nearly 11m away from the forward part of West Mansions. Whilst the proposal is higher than the existing, the shifting away of its footprint from the boundary with West Mansions, combined with the secondary nature of the windows within the recess would mean no unacceptable shadowing, outlook or daylighting impacts would result from the proposal. The building finish is proposed as a light grey brick, likely to permit more reflection of light than a darker redbrick finish.

- 96 Subject to conditions requiring the use of obscure glazing to a flank living room window within flats 10, 18, 26 and 32 facing West Mansions, the proposal would therefore respect the amenities of neighbouring residents within the neighbouring building as required by policies CS21, CS41 and 6.10.
- Facing flats within 2 Pine Tree Glen (to east)*
- 97 Converted into six flats following the grant of planning permission in 1999. When alterations were permitted in 2005 to the rear elevation windows/doors, the delegated report noted that *“The garden is surrounded by an 8ft high fence and a bank of tall fir trees at the rear which prevents any overlooking from the flats behind. As such there will be no detrimental impact on the amenities of neighbouring residents.”* Some 19 years later, some thinning and pruning appears to have taken place but the fencing and line of tall fir trees remain an evergreen barrier between the sites, limiting the scope for views between the existing flats.
- 98 With reference to the table in para 6 of this report, there exists an interface distance of between 16.2m and 19.9m between the closest and furthest parts of the existing flats/office and no.2. At its closest, the proposal would increase the horizontal gap between elevations to 17m on floors 1-4 and 18m at 5th floor. The furthest distances would remain at 19.9m over the lower floors but increase to 20.9m at 5th floor. Some 1m deep balconies are proposed to the elevation facing Pine Tree Glen, giving an interface distance from these fair-weather amenity spaces to the rear facing elevation of no.2 Pine Tree Glen of approximately 16m. There are existing windows at ground, first floor and within the side mansard roof of the second floor that already face the rear of 2 Pine Tree Glen, at shorter distances than the ones proposed.
- 99 Therefore, it is the balanced view that the proposed distances, coupled with the interruption of the view by the evergreen trees and fencing would offer a reasonable degree of privacy for occupants of Pine Tree Glen and vice versa. The interface distances between the facing elevations of both properties are acceptable and there would be no need for the imposition of conditions requiring obscure glazing in the elevations facing eastwards. The matter is revisited in the Future Occupants Assessment.
- 100 The proposal would bring the building line of the whole structure on the site substantially forward of the historic position relative to no.2, but it would also better reflect the general position of the adjacent West Mansions building line along Poole Road. The stepped back position of 2 Pine Tree Glen reflects its corner position and views from the open space to the south of no.2 would not be substantially harmed by the proposal for the same reasons relating to the evergreen trees and because this garden space receives the predominant share of its sunlight from the east and south, with only very late afternoon sunlight coming from this western/northwestern direction. The same would be true of the windows lighting habitable rooms in that southern facing elevation, with outlook of garden, trees and glimpses of Poole Road beyond.
- 9a Westbourne Close [House] (north, west side)*
- 101 The dwelling at no.9a sits nestled in very tightly to the rear boundary of the application site. No.9a was given outline planning permission as a flat above three garages in 1990, with reserved matters approved in 1992. Upon approval only the first floor was residential but subsequent to it being built an application to convert the eastern integrated garage closest to the boundary with no.9 to additional residential floorspace was approved in 2002. The works appear to have been enacted as there are now only two garages on site and what was garage door is now a domestic window adjacent to the front door. This window lights the ground floor living space and there appear to be no windows on the ground floor to the rear of the premises. The three windows to the first-floor rear (south of the flat) are complemented by three windows to the frontage (north).

The existing building has a two-storey rear projection within 5.57m of the nearest rear first floor window to no.9a. The proposal would replicate this two storey rear projection, but angle the new rear wall away from the nearest window in the rear elevation of no.9a. The windows in this rear wall, at both ground and first that light flats within the block would be high level oblong (above head height) and fitted with obscure glazing to address privacy issues. The top of the rear extension would be laid out as communal garden for residents of the development, with a fenced area set in from the rear and sides to create a private space with no lateral view other than skyward. Although the windows are high level. conditioning them to remain obscure glazed would address any latent overlooking concerns.

102 To the side of the proposal, a wing would extend outwards towards West Mansions, over all floor levels, curtailing the existing long distance view from the flat within no.9a down the side of the existing building down to 13m and 15m (higher up). However, there is no right to a view and a retained outlook of the quantum proposed is sufficient to satisfy the general facing elevation offset distances set out within the Residential Development Design Guide SPD.

103 The new building would be imposing in terms of height, as indicated on the elevation drawings with the dashed outline of the existing building. However the main bulk is set a bit further back with facing windows limited. There would be some shading and visual impact to this property but having regard to the existing context this would not be considered materially harmful. There would be no significant impacts on the quantum of daylight received by the occupants of 9a, nor any loss of outlook or undue harms to privacy. The proposal would therefore respect the amenities of neighbouring residents within no. 9a as required by policies CS21, CS41 and 6.10.

9 Westbourne Close [flats] (north, east side)

104 The layout of the proposed flattened block has been configured to minimise windows and openings on the northern elevation facing no 9. No.9 itself has an L-shape layout, and it is understood that the building has been subdivided into two flats. The first-floor windows are understood to serve bedrooms but the boundary between the site and no 9 is heavily obscured by mature trees. The trees comprise a Group (G3) of Cherry Laurel trees, approx. 9m in height and a 14m (approx.) high Sycamore (T7). These trees are to be retained.

105 The flank and rear of Tayfield house already has windows at first and second floor, and the extant permission to convert the existing building into flats (7-2021-7-l) used these windows to light rear facing bedroom and lounge windows at first and second floor level. This proposal deleted the existing buildings and, at first and second floor level proposes only high-level obscured windows in the northern elevation – avoiding overlooking. The same is true for the windows in the upper floors of the main rear elevation facing north. Interface distances, even if the trees were to be removed by the residents at no 9, who's land they sit on, the interface distances range between 10.5m and 12.4m at two storey height and between 15.9m, 16.7m and 21.2m between the closest parts of no.9 and the upper floors of the proposal. Subject to conditions to secure obscure glazing, there would be no impacts so significant so as to warrant a refusal on amenity grounds.

106 The replacement development would be set in/back further from the rear boundary (shared with no.9) at second floor level when compared to the existing building (marked in a pink dashed line on the east elevation and north elevation drawings). The second-floor rooftop area within this setback would be used to provide a communal garden area for future occupants. To avoid overlooking no.9, it is proposed to erect privacy screening and planting around the edge of the roof garden. This will be 1.8m high and can be secured by condition. Neighbours have objected, saying the planting will not grow without sunlight but the landscaping scheme will be ornamental rather than turfed or

tree'd. Thus, the outward views from the roof garden would be upwards towards the tree canopy of the mature trees which are being retained along the rear boundary – not windows. Subject to conditions to secure obscure screening to the rooftop garden, impacts on adjacent residential amenity would be limited and not so significant so as to warrant a policy conflict and refusal on amenity grounds.

- 107 As with the impact on number 9 above the development would be taller and to an extent more imposing. However, having regard to the existing context and subject to the above conditions in respect of obscure glazing and rooftop garden screening the LPA is satisfied that there would be no material harm to the amenity, privacy, daylight or outlook to the occupiers of no. 9 resulting from this development. The proposal would therefore respect the amenities of neighbouring residents within no.9 as required by policies CS21, CS41 and 6.10.

Other neighbouring dwellings

- 108 All other neighbouring properties, are sited at substantial distance from the proposal far in excess of 21m. On this basis, it is not considered that any significant adverse impact in residential amenity would be caused.

Noise

- 109 The Environmental Health (Noise) Officer consider noise from demolition and construction works have the potential to be intrusive or disruptive to local residents. To offset this a condition requiring the submission and approval of, and subsequent adherence to a Construction Environment Management Plan (CEMP) is needed, along with a condition limiting the hours of construction.
- 110 The area is residential in nature and the proposal is for residential units. While the development would have a greater intensity of use than the existing flats on the site, it is located in a busy central location, adjacent to other flats on a busy road, rather than a quiet residential side street. Thus, the impact of additional comings and goings would not be so alien as to be unreasonable. The aural impacts from the domestic properties on adjacent dwellings are likely to be appropriate for the urban setting. Even the rooftop garden would be appropriate as its size reflects the uses are likely to restrict sports and other similar exertive activity. The conclusion remains that neither the proposed units or outdoor roof garden would prejudice existing neighbouring amenity so much as to warrant refusal of the scheme.
- 111 Construction will bring disruption, but conditions could regulate hours of construction, and the construction process. Overall, it is considered that the combination of the building height, interface distances, window positions and set-ins from adjacent plots would result in development that does not oppress or be overbearing to those neighbouring units, having an acceptable level of impact on privacy, outlook, daylight, sunlight and satisfying with policies CS21, CS41 and 6.10.

Infrastructure & Services

- 112 Neighbours have commented that infrastructure and services will be placed under increased pressure as a result of additional residents moving into the area, with facilities such as dentists and doctors already considered 'overwhelmed' by the objectors making the comments. It is not for the planning system to fund and deliver other aspects of society currently paid for by other taxation and budgetary means unless specifically set out in local policies or to be accrued via the Community Infrastructure Levy. The NHS is funded via central Government and it is normally beyond the control of local authorities to secure contributions to fund improvements to provision. However, the NHS have calculated a contribution in this case for local primary care services resulting from the additional demand from new residents. The estimated cost of creating an additional clinical room (plus increased ancillary space (i.e. corridors, amending waiting areas, etc)

to serve the wider area is in the region of £100,000. Based on the number of patients this proposal will likely generate, the NHS have calculated that this development would need to contribute £5,944.00. The applicant has agreed to this figure and the sum is included in a s106 agreement alongside the Heathlands payments discussed later in this report.

Residential Amenity – Future Residents

Location

- 113 The site sits within walking distance of local shops and services so that it would be well situated for foot journeys to those commercial places. Buses serve nearby roads, making the site a very sustainable urban location for future residents.

Dwelling Mix

- 114 Policy CS21 of the Core strategy seeks that new development reflects the housing size demands of the Borough as identified in the SHMA. The scheme would deliver 7no. 2-bedroom units and 33no. 1-bedroom units. Paragraph 42 of this report details the number and split of bedspaces in these units, 3no. of the 2-bedroom flats having 4 bedspaces, and 4no. of them having 3 bedspaces. In this central location, which is not ideal for family accommodation (see next paragraph), the quantum and configuration of family sized units is considered acceptable, satisfying points (i) and (iii) of policy CS21. The provision of both single and two bedroom units offers a dwelling mix which would assist in diversifying the housing stock to meet local needs, and help reduce the need for private vehicular trips and pollution, whilst also boosting the local economy.

Internal Space

- 115 Of the 40 flats proposed, 30 satisfy or exceed the minimum floorspace standards as set of by the Governments Technical Housing Standards 2015. The standards do not currently form part of the adopted development plan in this area. They nevertheless stand as aspirational guidance and as one component of assessing habitability. If the space falls some way below it can be an indication that living standards will be poor.

- 116 Table 2 – Flat sizes

Flat No.	Bedrooms	Bed Spaces	Needs	Provides	Flat No.	Bedrooms	Bed Spaces	Needs	Provides
1	1	2	50	39.2*	21	1	1	39	40.3*
2	1	2	50	41.7*	22	1	1	39	39.9**
3	1	2	50	52.6	23	1	1	39	44.2*
4	1	1	39	40.4~	24	1	1	39	40.4*
5	1	2	50	45.9~	25	2	3	61	62*
6	1	1	39	39.2~~	26	1	1	39	39
7	1	1	39	41.7~	27	1	2	50	45.9*
8	1	1	39	39.2*	28	1	1	39	40.3*
9	1	2	50	41.7*	29	1	1	39	39.9**
10	1	2	50	39.0**	30	1	1	39	44.2*
11	2	3	61	62*	31	1	1	39	40.4*
12	1	1	39	40.4*	32	1	1	39	39
13	1	2	50	45.9*	33	2	3	61	62*
14	1	2	50	40.3*	34	1	2	50	45.9*
15	1	1	39	39.9**	35	1	1	39	40.3*
16	1	1	39	44.2*	36	1	1	39	39.9**
17	1	1	39	40.4*	37	1	1	39	44.2*
18	1	1	39	39	38	2	4	70	81.6**
19	2	3	61	62*	39	2	4	70	71.5**
20	1	2	50	45.9*	40	2	4	70	76.9**

*/~ small balcony / GF Terrace; **/~ larger balcony or roof terrace / GF terrace

- 117 Of the 10 units that fall below the threshold, 5no. flats are short by approx. 4sqm; 2 are short by 8sqm; 1 is short by 10sqm and 2 are short by 11sqm. One of these 11sqm

deficient units would have a 14sqm private balcony terrace, unlike other units that only have 1.5-2sqm balconies. The balance of units is considered to be acceptable, providing a range of unit sizes with only five examples of significant shortfall (8-11sqm), but each of those having balconies of reasonable size to help mitigate for the shortfalls.

- 118 Room uses / flat layouts are stacked well between floors. Primary outlook from units would be to the street frontage via the setbacks from the frontage allowing the rear flats forward views from the side wings. Similarly, the internal stacking arrangements (room uses) for the flats would be well arranged over floors with limited scope for transference of noise between units and reducing the likelihood of potential complaints and poor living standards within. Internal circulation space is good with each flat accessible off central lobbies with lift /staircase access and separate secure ground and lower ground floor cycle parking, ground level bin storage and conveniently located and naturally surveilled entrance doors. The combination of these attributes would make for a sensible living arrangement within the scheme, an attribute welcomed by the LPA.
- 119 There should in all developments be adequate amenity space to serve future residents. The ground floor flats have direct rear access onto the two private rear garden areas, with other residents needing to exit the buildings and head down the path between the two buildings to access the private communal space to the rear. Outdoor clothes drying will be possible on the balconies – which 32 of the 40 flats have, reducing the need for all flats to rely on conventional central heating or tumble driers.
- 120 In conclusion, it is considered that the proposals would provide satisfactory positive living conditions and amenity for future residents, meeting the anticipated habitability needs of future residents and beneficial to their wellbeing and general amenity. The proposals would therefore comply with policies CS21, CS41 and 6.10.

Outlook/Privacy

- 121 Primary outlook from units would be to the street frontage. As discussed earlier in this report privacy and overlooking conflicts have been designed out of the scheme either by omitting windows, or incorporating only high level or obscured glazing, or privacy screens to some to the rooftop garden. Subject to these conditions, there would be no privacy concerns relative to future residents of the proposed dwellings and this aspect would satisfy the aims of Policy CS41.

Noise

- 122 Environmental Health (Noise) have expressed concerns that noise from the adjacent road could prove to be intrusive or disruptive to future residents within the block if sufficient acoustic insulation is not installed to adequately protect them. However, it is considered that a pre-commencement noise survey, secured by condition together with any required mitigation for example to include upgraded glazing specifications would be able to overcome this concern. Subject to this condition being satisfactorily discharged, the scheme would satisfy the component parts of Policy CS41.

Refuse/Recycling

- 123 Bin stores would be provided at ground floor level, in a revised more accessible location for residents, off the main lobby, behind 2no. fire doors. Collection-wise, the distance is beyond the 10 metre pull distance required for Council collection so will require a private collection to be secured by condition. Whilst bin store size and number of bins have both been increased, there also remains an undersupply of bin storage against standards. Adopted Standards require 9,600L of recycling storage whilst the development would deliver 6,600L; and 7,200L for general waste but provides 5,500L. The majority of flats in the development are single bedroom flats, whereas the capacity calculation estimate is based on average household size across the borough. The Waste Team raise no objection to the proposed capacity subject to conditions requiring the submission,

approval and implementation of a private waste management plan to govern collection frequency. Subject to the condition, this aspect would satisfy the aims of Policy CS41.

Highway Safety, Capacity & Flow

124 Core Strategy Policy CS6 seeks to deliver sustainable communities. Policy CS16 sets out parking standards, as amended by the recently approved BCP Parking Standards SPD (Jan 2021). Policy CS17 encourages greener vehicle technologies and Policy CS18 advocates support for development that increases opportunities for cycling and walking. In Jan 2021 the LPA adopted the BCP Parking Standards SPD (Parking SPD) which reflect paragraph 111 of the NPPF. It is against this guidance that the proposal has been assessed. Revisions to the Highway Code in 2022 re-ordered the hierarchy of highway user priority, placing more vulnerable users at the top and motorised users at the bottom. The assessment made below follows this approach.

125 The Highways team initially objected due to a lack of parking for operational servicing, waste collection, and concerns over the siting of the cycle parking below ground. These objections were overcome in full through amendments to plans.

Pedestrian Access

126 The main pedestrian access will be taken from Poole Road, connecting to a lobby door and the stairway/ramp to the lower ground cycle store. A secondary path to the west will serve the ground floor cycle store, which connects internally to the main lobby. The pedestrian route crosses the delivery bay/turning area where service vehicles will attend the site, making use of the existing dropped kerb and wall opening. The ground would be level and the pedestrian route can be demarcated through surface material treatment, secured by condition.

Cycle Access & Parking

127 A cycle store is now provided at ground level accessed via the pedestrian footpath that is 2.24m wide. 7 Sheffield stands are provided and the plans are annotated to include electric charging points for E bikes. Below ground level provides an additional 25 Sheffield stands are to be provided resulting in 32 Sheffield stands. Due to the internal alterations the number of units has reduced to 40. The level of cycle parking and the layout is considered acceptable. The bike wheel ramp to assist with cycles located at lower ground level is supported on balance due to the provision of 7 Sheffield stands at ground level which will give future residents a choice where to park their cycles. Highways are satisfied that the quantum of spaces and locations of the bike parking are now suitable and comfortably accessible externally/internally to fully satisfy the Parking Standards SPD.

Vehicular Deliveries (Access)

128 The amended site plan now shows the retention of one vehicular access to the east that will be used by delivery / service vehicles. This is welcomed by the LHA and overcomes previous concerns regarding lack of on-site delivery or waste collection vehicle space. A condition should be added to close off the redundant (western) vehicular access and reinstate the dropped kerb. A turning head has been provided within the site to allow sufficient space to turn a delivery vehicle and therefore enter and exit the site in a forward gear. It is recommended that a condition be added, requiring the erection of a sign to remind delivery drivers to turn and exit the site in a forward gear.

Servicing (Waste)

129 Following discussions with the Waste & Recycling team, the waste binstore has been repositioned closer to the public highway. This will reduce the drag distance and the

stopping duration on the highway. Paths in excess of 2m width are provided to the highway boundary of the site, enabling servicing in accordance with standing advice. On balance, the LHA will accept collection from Poole Road subject to collections being made off-peak. A condition regarding a waste management plan for private collection should be included with the permission to ensure that the waste collection details are agreed before first occupancy. The off-peak collection will assist with keeping Poole Road traffic flowing during rush hours.

Car Parking

- 130 In this location, the Parking Standards SPD permits car free development owing to its sustainable location within a local centre. The absence of parking complies with the Adopted SPD and Core Strategy policies CS6 and CS16.

Construction Phase

- 131 Highways Officers have not raised any issues and the matter can be adequately addressed through the application of a condition requiring a Construction Environment Management.

Highways Conclusion

- 132 The Local Highway Authority (LHA) has considered the amended proposal and raise no highways objections subject to imposition of conditions to address/secure the matters raised. The highway and vehicular impacts of the proposal would be acceptable, having regard for paragraph 111 of the NPPF. Subject to the conditions to address points and secure delivery of facilities, the proposed access and egress arrangements for vehicles, cycles and pedestrians, and general servicing would satisfy the highway user safety and the sustainable development aims of Core Strategy Policies CS6, CS16, CS17, CS18 and the BCP Parking Standards SPD.

Landscaping and Trees

- 133 With regards to the manner in which the new building will be visually linked to the street, sufficient space is shown around the site frontage and boundaries to accommodate landscaping. The Landscaping team have assessed the proposals along with the submitted arboricultural information. The 6 trees being lost as a result of this proposal are all low quality trees which can be replaced on site. The arboricultural method statement details 6 new trees of suitable species in suitable locations. Alongside this, planting on the site frontage (in place of the current surfaced car park) will improve the visual amenity of the site when viewed from the street. The pruning proposed for other flora is minor and not of harm. The Protection measures detailed for retained trees is suitable.
- 134 Retention of hard surfacing is proposed as tree protection but two areas need excavation with caution to avoid tree harm. These areas are very small and tree harm is unlikely if conditions govern this precaution. Services and SUDS information will be required before commencement of development and any excavation and routing of utilities must not be harmful to retained trees. A height restriction barrier is proposed which will be essential to avoid tree harm. Specialist surfaced footpaths are proposed to avoid tree root harm.
- 135 The Tree officer raised no objections to the proposals subject to conditions to ensure:
- Compliance with the arboricultural method statement and tree protection plan;
 - Submission of a detailed soft landscaping scheme that includes the detailed tree planting information specified within the submitted arboricultural method statement;
 - Submission of a 5 year soft landscaping maintenance scheme;
 - Submission of a scheme of specialist surfacing from an engineer or systems supplier for the two footpaths within root protection areas; and

- Submission of a scheme for below ground utility services routing and SUDS that do not cause harm to retained trees.
- 136 Generally, sufficient space exists to deliver a satisfactory soft landscaping scheme and the service/access routes needed for the development to function. How they will be planted out or finished remains for assessment at condition discharge stage.
- 137 Conditions would also be needed in respect of the communal roof terrace screening, along with specifications for any planting proposed at roof level, and any necessary boundary fencing, or fixed paths or infrastructure. The design and layout of which should be such that it does not impede the servicing of the bins by way of 2m wide pathways clear through the site to kerbside dropped kerbs.
- 138 Overall, it is considered that the proposed scale, layout and access arrangements are sufficiently balanced so as to permit conditions to control landscaping, suitably worded so that those conditions don't conflict with access and servicing. Thus, the balanced conclusion is that the proposal has the capacity to accord with design and street scene elements of Policy 4.25 of the Bournemouth District Wide Local Plan and Policy CS41 of the Core Strategy.

Land Contamination

- 139 Environmental Health returned no concerns or comments in respect of this matter. Matters such as asbestos within the existing buildings are regulated by separate legislation to land contamination and are not controllable by planning condition. Subject to the application of a watching brief informative, the scheme is capable of satisfying related planning policies and NPPF requirements.

Flood Risk and Drainage

- 140 The site is located within current day Flood Zone 1 and has a very low risk (less than 0.1% annual probability) of surface water flooding. There are no known Wessex Water assets within the proposed site boundary. The land is previously developed with a drainage system connected to the sewer network. However, Wessex Water state that no surface water runoff, land drainage or ground water will be accepted into the foul sewer either directly or indirectly as part of the redevelopment. The inland Flood Risk Management (iFRM) team have responded as the relevant Lead Local Flood Authority (LLFA) as follows:

"The proposal represents major development and therefore requires our ongoing involvement as a technical consultee.

The site falls within the Environment Agency Flood Zone 1 (low risk from rivers and sea). Relevant mapping indicates no theoretical risk of flooding on the site from other sources, although there is some localised surface water risk in Poole Road, adjoining the site and areas east of the site.

British Geological Survey (BSG) mapping indicates that the site sits on bedrock of Branksome sand formation and superficial deposits of river terrace sand and gravel. BGS derived mapping indicates that the subsurface is likely to be suitable for infiltration (subject to infiltration testing).

The NPPF (para 175) requires that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. NPPG (para 059) requires a sustainable drainage strategy is to be submitted in support of the application. An indicative drainage plan such has been submitted (ref 9442/107 Rev A

17/4/23). The applicant's Flood Risk Assessment (FRA) includes minimal drainage information. Para 3.4 of the FRA recognises that there is uncertainty about existing drainage arrangements on the site and that details of existing drainage should be confirmed. The drainage plan proposes a soakaway subject to further ground condition investigation and states that alternative solutions such as an attenuation tank may be required.

Whilst infiltration is in principle the preferred approach in accordance with the SuDS hierarchy; as no ground condition investigation or soakaway testing has been undertaken, there can be no certainty at this point, that the soakaway is deliverable and viable. Should infiltration prove unviable, any surface water discharge from the site should be into the surface water sewer, not the combined sewer and would be subject to agreement of discharge rates and volumes.

The site is considered to be at relatively low risk and therefore the LLFA has no objection in principle on flood risk and surface water drainage grounds, subject to the attachment of the pre-commencement planning conditions in respect of detailed design and maintenance requirements to any grant of permission.

- 141 Subject to the application of the precommencement condition the proposals would satisfy policy CS4 of the Core Strategy.

Climate Change Mitigation

- 142 BCP and the Government have declared a climate emergency. Policy CS2 seeks to secure the use of green technology in new developments, and applies to schemes of more than 10. As 40 dwellings are proposed, plans shown a number of flat roof areas at the top of the development capable of hosting photovoltaic solar panels and / or porous green roofs to assist with the staged control of water run-off. The applicant has agreed to the application of a condition to secure details of PV panels and their installation prior to first occupation, subject to permitted development criteria.
- 143 Such infrastructure is already a common sight locally but the flat roof of the building will assist in minimising the impacts on the adjacent conservation area. Similarly, the car free nature of the scheme is a significant benefit. Policy compliant cycle parking is provided, in a convenient and safe position, with easy access for residents. Whilst these elements would ensure the proposal complies with Policy CS2 aspirations, a condition would need to ensure the elements are delivered.
- 144 No sustainability details are given in respect of any construction materials. Permeable paving products made from recycled materials could be utilised on any hard surface landscaping to aid the natural return of rainwater runoff to the ground. No outdoor clothes drying space is set out and the LPA strongly advise that tenancy agreements should not preclude this functionality on balconies. This would assist in helping the units not rely solely on tumble dryers and radiators for clothes drying, reducing the reliance on those utilities and lowering the carbon footprint of occupancy.
- 145 The loss of the extant building is noted. The applicant opted to not engage in pre-application enquiries and has not offered a carbon footprint analysis of demolition / rebuild versus retention/extension so the LPA cannot form a view on this aspect of the proposals' sustainability. However, the opportunity to deliver a similar quantum of housing units as proposed here would likely be stymied by the retention of the dated low-density structures, placing pressure on less sustainably located sites.

Ecology & Biodiversity

- 146 Government Circular 06/2005 states that *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted.”* Without knowledge of whether or not protected species are present, the LPA would not be able to comply with NPPF 2023 paragraph 174. In respect of Protected European Species, the LPA also has a statutory duty under the Habitat Regulations 2017.
- 147 A survey report has been submitted by the applicant to address this issue. No protected species were found on the site. A number of enhancements are proposed including bat tubes, swift bricks, bee tubes and suitable tree and vegetation planting to support bat foraging and other wildlife. The Ecology Officer comments that the Biodiversity recommendations as given in section ‘5, Ecological mitigation & biodiversity enhancement strategy’ and ‘Appendix 6’ of Ecological Assessment Report for the site are satisfactory. A condition to secure the implementation on site the scheme would be needed.
- 148 Due to the grassland on this and neighbouring sites it is considered possible that hedgehogs would utilise the site for foraging and commuting. Hedgehogs may be adversely impacted in the short-term by the construction process, through entrapment in trenches/excavations, and in the long-term through loss of foraging opportunities and access into the site by unbroken fence lines. Thus, to ensure the long-term viability of the local hedgehog population, a mitigation and compensation strategy should be controlled by conditions. Subject to suitable conditions, the development would not substantially harm the natural habitats of any protected species.
- 149 Subject to these conditions the proposal has the capacity to satisfy the aims of local policies CS30 and CS41; and to comply with the NPPF net gains for biodiversity. Furthermore, the conditions would fulfil the relevant Council duties under the Habitats Regulations.

Heathland Mitigation

- 150 The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwellings resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 2017.
- 151 The Dorset Heathlands Planning Framework SPD 2020 sets out an approach to the mitigation of the harmful effects of residential development in South East Dorset on Dorset’s lowland heaths. This requires that all new residential development between 400m – 5km from protected Heathlands shall be subject to a financial contribution towards heathland mitigation measures in the borough. The proposed development would result in the formation of 40no. dwellings (40@ £331 = £13,240). A capital contribution is therefore required and in this instance is £13,240 plus a 5% administration fee. A signed s106 legal agreement has been completed and sealed, to provide this contribution and the NHS monies discussed earlier.

Affordable Housing

- 152 Policy AH1 of the Affordable Housing DPD 2009 seeks to secure the delivery of affordable housing from general market housing schemes. This applies to major developments of 10 or more units so the policy applies to this application. Provision of an appropriate affordable housing contribution is a significant benefit to a scheme and carries significant weight where provided. Government guidance sets out a developer

profit margin of 15-20% to be a reasonable expectation. The applicant states that they are unable to offer any onsite AH or offsite contribution as to do so would be unviable.

- 153 The application is supported by a Viability Assessment (VA) which has been assessed by the District Valuer (DV). The District Valuer has undertaken an independent review of this and confirms that the proposal represents the only viable option. Whilst the proposal fails to provide the benefits associated with an affordable housing contribution it has provided sufficient information to establish its 'unviability' as presented in this application. The LPA has not historically applied a review mechanism proviso as a condition as there is no associated policy requirement to do so in the Bournemouth Area. Thus, the conclusions of the Viability Assessment are accepted without the need to apply a review proviso. Policy AH1 satisfied.

Community Infrastructure Levy

- 154 The site/development is liable for Community Infrastructure Levy contributions for any net increases in floor space.

Self-build and Custom Housebuilding Act 2015

- 155 The scheme is not considered to be suitable for self-build / custom housebuilding. It is a large scheme on but solely involving a development of flats.

Planning Balance/Conclusion

- 156 The planning balance set out in Paragraph 11 of the NPPF should always be considered whether there is conflict with a specific local policy or not.

The harm

- 157 As identified in the report above there is some harm identified to the setting of the Westbourne Conservation Area due to the scale of the proposed building, forward siting and proximity to the conservation area boundary. The forward siting brings the site more into the setting than the existing building where, due to the set back building line, there is currently a natural break between the different character areas of Poole Road. This means there is some minor conflict with the elements of relevant policies which deal with character and heritage such as CS21, CS39, and CS41 of the Core Strategy and 4.4 and 6.10 of the District Wide Local Plan.

The matter is summarised in the Heritage Section of this report. Sufficient public benefits are considered to exist to outweigh the 'less than substantial harm' as per paragraph 208 of the NPPF, and these are detailed paragraph 158 below.

The benefits

- 158 Given the shortfall of number of homes delivered in the Bournemouth area, the balance is tilted in favour of sustainable development to grant planning permission except where the benefits are significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal. The proposed scheme would contribute to the need for new housing, delivering 40 new homes, making better use of the site than the 16 flats that could be delivered through Prior Approval conversion on the site. The development would make the best use of previously developed land and assist in delivering local housing targets in a sustainable manner and location, and also in a car-free format encouraging sustainable modes of travel for residents by discouraging car ownership in accordance with the aims of the Parking Standards SPD and the NPPF. The majority of the flats would have internal space that exceeds minimum space standards, supplemented by communal and private balcony or rooftop garden space and communal cycle storage spaces, generally satisfying policies.

Impacts on neighbouring amenity would not be harmful and can be satisfactorily regulated by way of conditions.

- 159 The development would also invoke short and long term economic benefits in the form of construction jobs and by way of 40 additional households able to contribute to the local economy. The development would make better use of the site and would also reduce the amount of hard surfacing on the site, assisting biodiversity and SUD infiltration.
- 160 Local residents have raised concerns that too many units are proposed and that the height, degree of activity, disturbance, overlooking and lack of car parking on site will substantially harm their amenity, diminishing their privacy, quality of life and adding to parking pressure. These concerns have been addressed in this report and the LPA concludes there is no likelihood of harm sufficient to justify a refusal on.
- 161 It remains that the aims of policy CS21 *require* proposed redevelopment of this sustainably located site to deliver an increased number of dwellings, so long as the scale, form and general appearance of the proposal do not harm the character of the locality. It is recognised that there are similar blocks of flats nearby. The proposal would deliver new housing within an attractive building and well laid out site.
- 162 Policy CS21 also requires that new development “respects residents’ amenities”. Despite neighbour objections, the scheme has been amended and conditioned to secure a design that has been assessed and does not result in loss of privacy, outlook; or cause unacceptable shadowing or daylight impacts, to any habitable room in neighbouring dwellings. Where impacts exist, interface distances exceed minimums and/or conditions such as obscure glazing or screens can adequately mitigate for residual impacts. Highways Officers do not consider there to be any highways safety issues resulting from the proposed parking or access arrangements.
- 163 Sufficient mitigations have been proposed to address biodiversity impacts and adequately protect protected species using the site, and these can be adequately secured by condition, satisfying polices and Habitat Regulations.

Conclusion

- 164 It is acknowledged that the proposals are contrary to CS39 (Heritage) and elements of other policies that relate to this, but as stated the low level of harm is outweighed by the benefits and overall and on balance it is considered that the scheme would be acceptable. The proposal would deliver 40 dwellings in a sustainable location, compliant in most areas with local policies. Chapter 5 of the NPPF sets out the National aims to help deliver a sufficient supply of homes. Paragraph 62 of the NPPF discusses the need for a mixture of dwelling sizes, types and tenures to meet the needs of different groups in the community. Paragraph 63 refers back to this as ‘*the objective of creating mixed and balanced communities*’. The proposal would diversify the mix of dwelling sizes, types and tenures and assist in delivering a mixed and balanced community.
- 165 So, factoring in the constraints of the site, neighbouring amenity and the need to balance Core Strategy policy aims against each other and the main aims of the NPPF - the proposed unit mix and density represents an appropriate provision achievable on this site; in a building having an acceptable scale, height, mass, and interface relationship with adjacent and surrounding buildings and street scene; and no severe impact on highway capacity or flow. The balance is not about how much weight is apportioned to the Heritage Officer comments as the assessment of those in this report has concluded the harm is less than substantial. Clearly the NPPF attaches great weight to the preservation of designated heritage assets, but in this instance the harm is considered to be ‘less than substantial’. The test is therefore ‘heritage harm’ vs ‘pubic benefits and the

conclusions of this assessment report are that the benefits outweigh the less than substantial heritage harm identified. All other matters can be addressed by condition. The benefits of the proposals and would align with Chapter 11 of the NPPF

- 166 With regard for the 'tilted balance' set out in paragraph 11(d) of the NPPF, and footnote no.7 and having considered the appropriate development plan policies and other material considerations and proposed conditions, it is considered that the tilted balance is triggered and there are insufficient grounds for refusing permission. This is because:
- a) the proposal would accord with the majority of Development Plan policy;
 - b) the level of heritage impact associated with the proposal are disputed. The scheme remains outside the designated conservation area and would appear in only limited street views that include the nearest listed building. As such it has only a low level of heritage harm, and that impact is outweighed by the socio-economic and environmental benefits of the scheme. There is thus sufficient justification for non-compliance with Policy CS39;
 - c) the conditions securing biodiversity mitigations would sufficiently overcome any reason for refusing the proposal under paragraph 11(d)(i) of the NPPF so that (d)(i) does not apply; and
 - d) that Paragraph 11(d)(ii) does apply here, but the tilted balance is such that, with regard for part (b) above, there are no harms that significantly or demonstrably outweigh the benefits of the scheme.
- 167 In conclusion, the proposals would deliver benefits comprising provision of new housing and the economic, social and environmental objectives of sustainable development. With regards to the NPPF, the harms, where identified do not significantly and demonstrably outweigh these benefits.
- 168 In accordance with s38(6) of the Planning And Compulsory Purchase Act 2004 (as amended), it is considered that the proposal 'would accord with the local development plan policies when they are read as a whole'. The Development Plan Policies considered in reaching this decision are set out throughout this report. Regard has also been had to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in respect of the impact on listed buildings and other heritage assets. Regard has been had to the NPPF test of the level of harm against the public benefits in this case.

Recommendation

- 169 **Grant permission for the reasons set out in this report, subject to:**
- (a) a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below:
The completion of a Section 106 agreement to secure the required financial contributions of
 - i) £13,240.00 (+ 5% fee) towards Heathland Mitigation;
 - ii) £5,944 towards NHS Trust Infrastructure Provision

and

- (b) **the following conditions:**

Conditions:

- a) **3 year commencement time limit**
- 1 **Approved Plan Numbers**

Subject to any details approved as part of the discharge of conditions process, the development shall only be carried out in accordance with the following approved plans/details:

9442/100: Rev B – Red Line Site Outline

9442/100: Rev B – Block Plan Proposed

9442/101: Rev B – Floor Plans Proposed LG GF FF

9442/102: Rev C – Floor Plans Proposed 2F 3 F 4 F

9442/103: Rev C – Floor Plans Proposed 5F

9442/104: Rev E – Elevations Proposed

9442/105: Rev B – Street scene

9442/107: Rev B – Drainage (Indicative Suds)

GH2237 Rev 1B. Tree Protection Plan dated 12.11.2023

GH2231 v 1, dated 03.05.2023 Arb Method Statement & Tree Constraints Plan

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

Pre-commencement Requirement

2 Surface Water Drainage (SuDS)

Notwithstanding the indicative details shown on drawing no. 9442/107: Rev B no development shall take place, excluding demolition and site clearance works, until a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), has first been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be based upon the hydrological & hydrogeological context of the development and in particular include the following:

- a) A surface water drainage strategy report/statement produced in accordance with national and local policies, including supporting information and agreements in principle, if appropriate.
- b) Drainage layout plan showing the contributing impermeable catchment areas, drainage assets, the location of SuDS features, conveyance paths, surface water point(s) of discharge, storage and treatment areas.
- c) consideration of infiltration, or viable alternatives
- d) a management and maintenance plan for the lifetime of the development that secures the operation of the approved [surface water] drainage scheme throughout this time; and
- e) A timetable for implementation of the approved drainage scheme and clarification of how drainage is to be managed during construction.

Part (d) should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall only be carried out in accordance with the details approved and prior to the first occupation of any of the units hereby approved, or in accordance with a timetable as may be approved by way of part (e) of this condition when it is being discharged. Once approved, the mechanisms and drainage mitigations shall at all times be retained and managed and maintained in accordance with them.

Reason: To provide satisfactory drainage for the development and to prevent localised flooding in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

3 Ground Levels

No part of the development hereby permitted shall be commenced unless the following information has first been submitted to and approved in writing by the local planning authority:

- (a) a full site survey that shows the datum used to calibrate the site levels, levels along all site boundaries, levels across the site at intervals of 5 metres and floor levels of any adjoining buildings; and
- (b) full details of the proposed finished site levels and floor levels of all buildings and hard landscaped surfaces.

The development shall only be constructed in accordance with the approved details and the approved finished site levels, floor levels and hard landscaped surfaces shall thereafter at all times be retained.

Reason: To ensure that the development relates satisfactorily to its surroundings in the interests of visual amenity and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5 CEMP Construction environment management plan

No development shall take place, including demolition and site clearance works, until a construction management plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall provide for:

- 24 hour emergency contact number;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Locations for loading/unloading and storage of plant, waste and construction materials;
- A Construction Logistics Plan that identifies the steps that will be taken to minimise the impacts of deliveries and waste transport vehicles.
- Method of preventing mud being carried onto the highway;
- Method of suppressing dust and other airborne emissions created by demolition and construction work;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Environment Management Plan to staff, visitors and neighbouring residents and businesses;

Once approved the demolition and construction phases of the application hereby approved shall be undertaken in accordance with the approved development Construction Management Plan throughout the demolition and construction period.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in the interest of highway safety in accordance with Policies CS38, CS41 and CS14 of the Bournemouth Local Plan: Core Strategy (October 2012).

6 Tree Protection (Site preparation)

No part of the development hereby permitted shall be commenced, including any site clearance, the digging of any trenches and the bringing on to the application site of

any equipment, materials and machinery for use in connection with the implementation of the development save as is necessary for the purposes of this condition, unless all height and lateral barriers and ground protection for any trees on adjoining land have first been provided in accordance with the details contained in the approved Tree Protection Plan (dwg no. GH2237 Rev B dated 12.11.2023) and the approved Arboricultural Method Statement (ref. GH2237, dated 03.05.2023 and authored by Gwydion's Tree Consultancy) (hereafter "the Approved Tree Protection Measures"). The Approved Tree Protection Measures shall thereafter be retained until both the development has been substantially completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site, unless an alternative time is provided for in the Approved Tree Protection Measures.

Within the areas secured by the Approved Tree Protection Measures, until such time as the Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars

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).

7 Tree Protection (foundation digging)

No trenches nor excavation work, including the installation and routing of utility ducting/piping/cabling across the site, shall take place until the both the following submissions have been made to, and approval in writing by the Local Planning Authority:

- a) a scheme for below ground utility services routing and SUDS that do not cause harm to retained trees; and
- b) a scheme of specialist surfacing from an engineer or systems supplier in respect of the 2no. footpaths within root protection areas shown on approved drawings;

The approved details shall thereafter be installed in accordance with the approved information.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars

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).

During Construction

4 Noise Survey (Future Resident Amenity)

Prior to the commencement of and work above damp proof course level, a noise survey for proposed residential properties that are adjacent to/facing Poole Road shall have been submitted to and approved, in writing, by the Local Planning Authority. The survey shall have been undertaken by a competent person, shall include periods for daytime as 0700-2300 hours and night-time as 2300-0700 hours,

and identify appropriate noise mitigation measures. All residential units shall thereafter be designed so as not to exceed the noise criteria based on current figures by the World Health Authority Community Noise Guideline Values/BS8233 “good” conditions given below:

- Dwellings indoors in daytime: 35 dB LAeq,16 hours
- Outdoor living area in daytime: 55 dB LAeq,16 hours
- Inside bedrooms at night-time: 30 dB LAeq,8 hours (45 dB LMax)
- Outside bedrooms at night-time: 45 dB LAeq,8 hours (60 dB LMax)

Such detail and appropriate consequential noise mitigation measures as shall have been agreed, in writing, by the Local Planning Authority shall be implemented prior to occupation of any building on the site and shall be maintained as agreed thereafter.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise where there is insufficient information within the submitted application.

8 Construction Hours / Delivery & Dispatch of Materials

During the construction period(s) relative to the erection of this development hereby approved, no site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of:

08.00 and 18.00hrs Monday to Friday and 08.00 to 13.00hrs Saturday and at no time on Sundays, Bank or Public Holidays.

Planks or similar shall be left in foundation trenching overnight and at weekends to form ramped routes that permit the escape of hedgehogs and other animals during construction work.

Reason: To ensure satisfactory control of the construction process, to maintain the free flow of the public network, and to avoid harm to neighbouring amenity and wildlife crossing the site in accordance with Policies CS41 and CS30 of the Bournemouth Local Plan: Core Strategy (October 2012).

9 (Reporting of Unexpected) Contamination

In the event that any contamination, which has not previously been reported to the local planning authority as part of the planning application to which this permission relates, is found during the implementation of the development hereby permitted then this shall be reported without any unreasonable delay (and in any event within [2] working days) to the local planning authority and furthermore no work on any part of the application site shall be carried out at any time after the contamination has been found save as provided for in this condition (or as otherwise agreed in writing by the local planning authority) unless a risk assessment has been carried out, submitted to and approved in writing by the local planning authority and either:

(a) the local planning authority has confirmed in writing that work can recommence without any further action; or

(b)

(i) a detailed remediation scheme(s) in relating to that identified contamination which include:

- an appraisal of remediation options;
- identification of the preferred option(s);
- the proposed remediation objectives and remediation criteria;
- a description and programme of the works to be undertaken; and

- a verification plan which sets out the measures that will be undertaken to confirm that the approved remediation scheme has achieved its objectives and remediation criteria;
has been submitted to and approved in writing by the local planning authority and thereafter fully implemented in accordance with the approved scheme(s); and
- (ii) a verification report(s) which identify the results of the verification plan and confirms whether all the contamination objectives and remediation criteria set out in the relevant approved remediation scheme(s) have been met has been submitted to and approved in writing by the local planning authority; and
- (iii) there has been submitted to and approved in writing by the local planning authority a verification report which confirms that all the objectives and remediation criteria of the approved remediation scheme to which it relates have been met.

All schemes, reports and other documents required for the purposes of this condition shall include the qualifications and experience of the person(s) who produced them sufficient to demonstrate their competence.

Reason: To ensure that the development is carried out safely in the public interest and in accordance with best practice and with Policy 3.20 of the Bournemouth District Wide Local Plan (February 2002).

Within set time of commencement

10 Exterior Finish Materials and Means of Enclosure

Prior to the erection of any above ground superstructure, details of the proposed finish exterior materials to be applied to a) glazing and doors, b) walls, c) balcony, roof terrace, cycle parking ramp, and communal roof garden area balustrading and screening; d) roof areas, including any colour finish and texture shall be submitted to and approved in writing by the Local Planning Authority. The submission shall include scaled annotated elevations and in the case of the proposed 1.8m high privacy screening to the rooftop garden, shall also include 1:50 scale section drawings showing the screening relative to nos. 9 and 9a Westbourne Close. The development shall then be completed in accordance with the approved material palette prior to the first occupation of any of the dwellings hereby approved.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

11 Hard Landscaping

Within 4 months of the date of commencement of the development, full details including manufacturer, product type, colour finish, texture of :

- i) hard landscaping surface materials;

shall be submitted to the Local Planning Authority in writing for approval. No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. The development shall then be completed in accordance with the approved material palette.

Hard landscaping surface materials and means of enclosure shall include details of demarcation for pathways, service/delivery bay, collection-day bin-dwell space, as well as finish surface materials for pathways, roadway, private patio surfaces outside ground floor units.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

12 Soft Landscaping & Maintenance

Within 4 months of the date of commencement of the development, full details of

- i) soft landscaping/planting scheme;
- ii) 5 year maintenance and management schedule

shall be submitted to the Local Planning Authority in writing for approval. No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. The development shall then be completed in accordance with the approved material palette.

Soft Landscaping details shall include:

(a) suitable planting scheme; (b) existing trees, hedges and shrubs to be retained; (c) written specifications (including cultivation and other operations associated with plant and grass establishment); (d) detailed tree planting information specified within the submitted arboricultural method statement; (e) schedules of plants noting species, plant sizes and proposed numbers/densities; and (f) a programme and timetable of implementation.

5-year Maintenance and management scheme shall:

Cover the first 5 year period post completion of the development;

No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority.

All aspects of the approved soft landscape scheme shall be implemented in full in accordance with the timetable agreed within part (i)(f) of this condition or before before the development hereby approved is first occupied, if no period is specified.

Any trees or plant species which die within the first 5 years post completion date of the development shall be replaced with a suitable substitute of similar height and age at the date of original planting.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13 Climate Change Mitigation

No part of the development hereby permitted shall be commenced unless measures to secure that a minimum of 10% of the predicted future energy use of the development including any associated communal parts hereby permitted will be from on-site renewable sources have first been submitted to and approved in writing by the local

planning authority. Such details shall include identification of responsibility and arrangements for the future maintenance of such measures.

No part of the development hereby permitted shall be occupied unless all the approved measures relating to the development have first been fully carried out as approved and thereafter such measures shall at all times be retained and maintained in accordance with the approved details.

Reason: To ensure a satisfactory visual relationship with the new and surrounding development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

14 Servicing & Waste Management Plan

No part of the development hereby permitted shall be constructed above damp proof course level unless a servicing and waste management plan ("Servicing and Waste Management Plan") has first been submitted to and approved in writing by the local planning authority. The Servicing and Waste Management Plan shall in particular include:

- (a) details of a management company to be set up;
- (b) the employment of a private contractor to collect the refuse;
- (c) measures to be taken if no private contractor is available at any time in the future, to arrange the collection and disposal of bulky goods arising from vacating or new residents, by a licensed waste carrier so that unimpeded access is always available for residents.
- (d) details of how the building is to be serviced and the waste collected from the approved bin stores and moved to the collection day dwell space;
- (e) sufficient arrangements to prevent any bins or waste from being stored within the bin collection point other than on the collection day the bins are due to be collected, commencing 12 hours before collection is due and returned to basement bin store within 6 hours; and
- (f) details of collections times, ideally scheduled to occur during periods of local off-peak traffic only.

No part of the development shall be occupied or otherwise brought into use unless the approved bin storage system and all related equipment have been fully provided as approved and are operational and thereafter the approved Servicing and Waste Management Plan condition shall at all times be accorded with.

Any changes to the proposed arrangements that would result in reduced frequency of collections or alterations to the timing of the collections so that they occur within peak traffic times, will need to seek the discharge of this condition once more.

Reason: To ensure that the business meets its duty under Environmental Protection Act 1990 (section 34) to have suitable commercial waste agreement in place, guidance relating to capacity is based on Waste management in buildings — Code of practice BS 5906:2005, also the safe servicing and collection of refuse from the site so as not to impact the efficiency of the local highway network nor the safety of its users and in the interests of preserving visual amenities, meeting the needs of intended occupiers and highway safety and in accordance with Policy CS41 adopted October 2012

15 Redundant Dropped kerbs expunged

Within 4 months of the commencement of development plans and a written specification shall be submitted to the Local Planning Authority for approval setting out the intended reconfiguration of the public footway outside the site to:

- Remove the dropped kerb crossover across the western part of the frontage footway which is redundant and to reinstate standard footway; and

Once approved in writing, the works shall be undertaken in agreement with the Local Highways Authority, at the applicant's expense. No part of the development shall be occupied or otherwise brought into use unless the approved details have been fully carried out as approved.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway in accordance with adopted policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012) and Adopted BCP Parking Standards SPD (Jan 2021).

16 Delivery Bay and Turning Area:

Prior to the first occupation of any of the residential units hereby approved the area shown on the hereby approved plans for the turning of vehicles and temporary delivery unloading bay within the site shall be marked out and made available for these purposes. Thereafter, these areas must be maintained, kept free from obstruction and made available only for the purposes specified. The spaces shall at no time be used as parking space other than for the purposes specified.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon.

Prior to first Occupation of any unit (and retained for lifetime of development)

17 Cycle Parking Provision

Prior to the first occupation of any of the dwellings hereby approved the cycle parking facilities and bike wheeling ramp shown on the approved plans must have been constructed fully in accordance with those details, including the provision of electrical power point within the cycle store as annotated on the site plan. Thereafter, the 2no. cycle stores and any visitor stands, shall thereafter be retained, maintained in full working order and kept available for the residents/visitors of the development for the lifetime of the development.

Reason: To ensure the proper construction of the cycle storage facilities and to encourage the use of sustainable transport modes in accordance with Policy CS17 of the Bournemouth Local Plan Core Strategy (October 2012).

18 Pedestrian inter-visibility splays

Prior to occupation of any of the dwellings hereby permitted the pedestrian visibility splays within the site and at the vehicular access along the boundary as shown on the approved plan shall be maintained clear of all obstructions over 0.6m in height above ground level and no fence, wall or other obstruction to visibility over 0.6m in height shall be erected within the area of the splay at any time. The roadway within the site shall be finished in bonded porous material.

Reason: In the interests of highway safety and in accordance with policies CS16 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

19 Roof garden screening

Prior to the first occupation of any of the units hereby approved, the privacy screening approved by way of the materials condition on this decision notice shall be installed and shall be permanently retained as such.

Reason: To protect the amenity and privacy of adjacent residents within nos. 9 and 9a Westbourne Close, in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

20 Obscure Glazing (ground floor windows) Flats 3, 4, 5, 6 & 7

Prior to the first occupation of Flat nos. 4, 5, 6, and 7 on the ground floor (as marked on the approved floor plans), the portions of the windows below the middle transom bar shall to each room within each dwelling shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard, where 0 is clear and 5 is opaque) and shall be permanently retained as such.

Prior to the first occupation of Flat no.3 on the ground floor (as marked on the approved floor plans), the portion of the bedroom window below the middle transom bar shall be fitted with obscure glazing to Pilkington level 3 (or similar) as above and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents from passing pedestrians in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

21 Obscure Glazing (western facing living room windows) Flats 10, 18, 26 and 32

Prior to the first occupation of units 10, 18, 26 and 32 on the respective first, second, third and fourth floors (as marked on the approved floor plans), the western facing corner window to the living/kitchen room in each dwelling shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard, where 0 is clear and 5 is opaque) and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents from passing pedestrians in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

22 Obscure Glazing (north facing High Level windows) Flats 1, 2, 8 & 9

Prior to the first occupation of units 1, 2, 8 & 9 on the respective ground and first floors (as marked on the approved floor plans), the high-level windows within the angled rear walls of all four dwellings shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard, where 0 is clear and 5 is opaque) and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents from passing pedestrians in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

23 Obscure Glazing (north facing High Level windows) Flats 19, 25 and 33, & Communal Landings

Prior to the first occupation of units 19, 25 and 33 on the respective second, third and fourth floors (as marked on the approved floor plans), any part of the glazing of within northern facing high-level window to the shower/bathroom in each dwelling; and/or

any part of the glazing within the high level window adjacent to these bathroom windows and lighting the communal landing on each floor that sits below 1 point 1.7m above finished floor level shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard, where 0 is clear and 5 is opaque) and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents from passing pedestrians in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

24 Biodiversity Enhancement Mitigation

Prior to occupation of any of the dwellings hereby permitted, all of the Biodiversity recommendations as given in section 5. Ecological mitigation & biodiversity enhancement strategy and Appendix 6 of 'Ecological Assessment Report Tayfield House, 38 Poole Road, Bournemouth, Dorset, BH4 9DW' dated 13.11.2023) and Authored by ABR Ecology Ltd shall be implemented in full. Thereafter those mitigations and enhancements shall at all times be retained and maintained in such a condition as to enable them to continue to fully function for their intended purpose(s).

Reason: To ensure the development contributes to and enhances the natural and local environment by minimising impacts on and providing net gains for biodiversity in accordance with Policy CS30 of the Adopted Core Strategy (2012) and the aims of the National Planning Policy Framework (2023)

Always Relevant

25 No Gates

Notwithstanding the provisions of Part 2, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and re-enacting that order with or without modification no (pedestrian or vehicular) entrance gates site shall be provided to the application site without the further specific grant of planning permission.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway and in accordance with policies CS16 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

Informative Notes

Ecology

Bats

Bats remain a European protected species. If bats are found during demolition, all work shall cease and if possible, part of structure that was removed and exposed bats, shall put back into place. Within the 24 hours that follow discovery, a bat ecologist shall be engaged to address situation and Natural England informed in writing.

Bird nesting months

To safeguard the active nests of all wild birds which in England are protected under the Wildlife & Countryside Act 1981, all work to trees and/or hedgerows on the site shall be carried out outside of the bird nesting season which runs from March to August inclusive.

Trees

This decision does not grant any form of consent for the removal, felling or other lesser works to the Trees outside the ownership of the red line. The necessary permissions from the Council and any other land-owners should be obtained before any such works are considered.

Highways

No Storage of Materials on Footway/Highway

The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

Surface Water/Loose Material

The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

Footway Reinstatement

The redundant vehicle crossing serving this proposal (that is, the area of highway land between the nearside carriageway edge and the site's road boundary) must be constructed and reinstated to the specification of the Highway Authority in order to comply with Section 184 of the Highways Act 1980. The applicant should contact BCP Highways by email at highways.highways@bcpcouncil.gov.uk, or in writing at BCP Highways, Town Hall Annexe, St Stephens Road, Bournemouth, BH2 6EA, before the commencement of any works on or adjacent to the public highway.

Deliveries and Turning

The Highways Authority advise the operator of the building to erect low level notice(s) visible to delivery drivers entering the site reminding them to only enter and exit in forward gear, and that the delivery bay and turning area should not be blocked other than when in use.

Contamination

Building Fabric (Asbestos)

The grant of planning permission does not remove the separate legal requirements for the safe removal and disposal of any asbestos within the existing buildings during demolition which are subject to separate Environmental Health legislation and related controls outside the planning system.

Climate Change Mitigation

Roof faces are capable of hosting PV solar panel arrays, connected to internal storage batteries serving the development. Green roofs (planting such as sedum) should also be considered on flat roof sections to assist in reducing speed of rainwater runoff the SUDS system has to handle. Grey water recovery systems can also complement on site efforts to counter climate change and are best designed in rather than retrofitted.

Where expanses of flat roofs are proposed with no planting or PV equipment, white colour finishes should be used on horizontal surfaces to assist in reducing the localised temperature within the building and on the site. Sustainably sourced construction materials should also be considered. Internal lighting within communal bin and cycle parking stores should be powered from renewable sources and operated by PIR to avoid wastage when not needed.

Permeable paving products made from recycled materials should be utilised on any hard surface landscaping proposed. No outdoor clothes drying space is set out, but space exists on balconies/terraces and the LPA encourages the use of flexible and lenient tenancy and leasehold agreements that do not preclude this functionality as it would prevent the flats from being reliant upon tumble dryers and radiators in perpetuity.

Statement required by National Planning Policy Framework

In accordance with paragraph 38 of the revised NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by: offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance the applicant did seek pre-application advice, but the submission was amended following feedback from statutory consultees and the planning service and is recommended for approval.

Background Documents

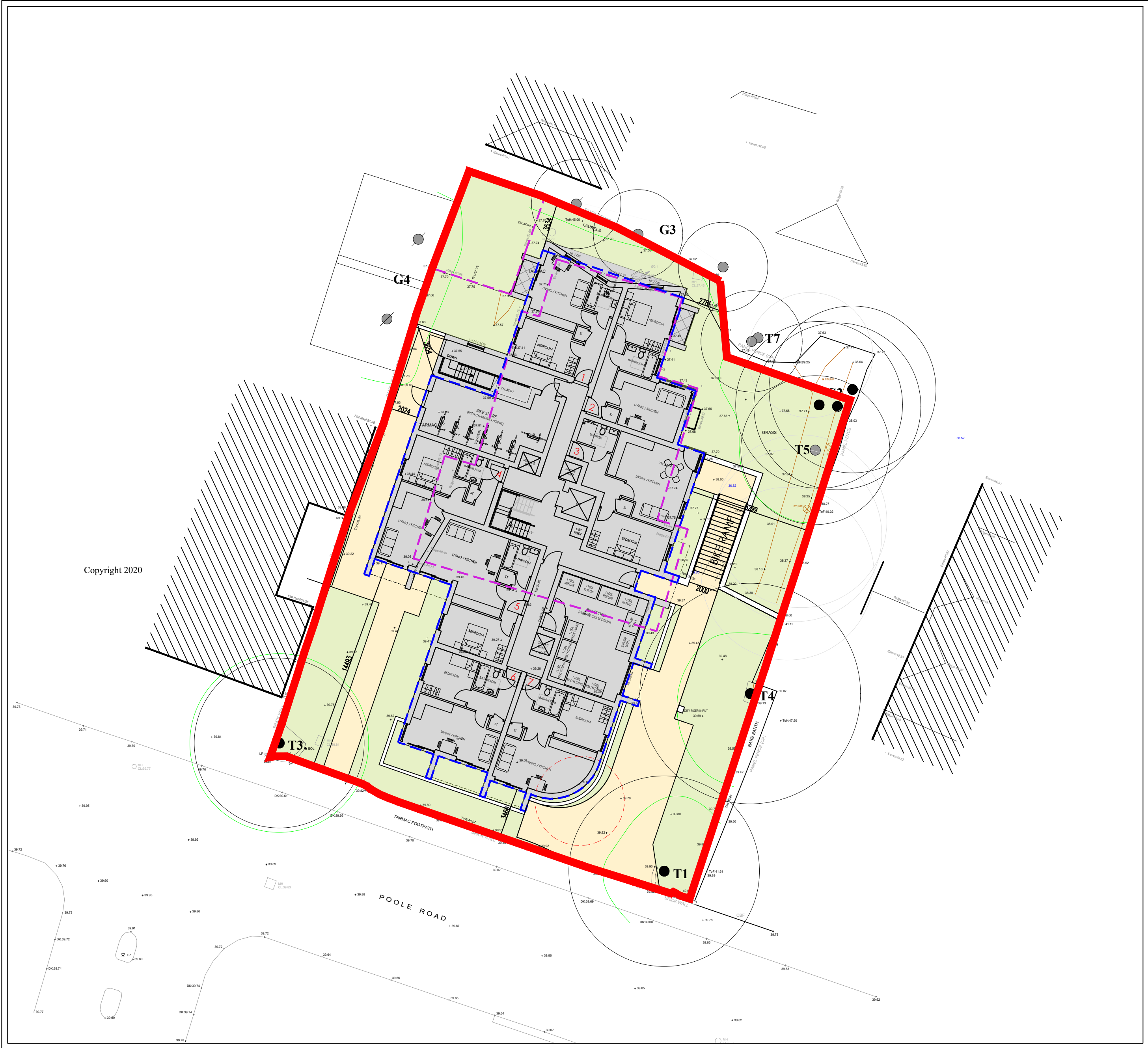
For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

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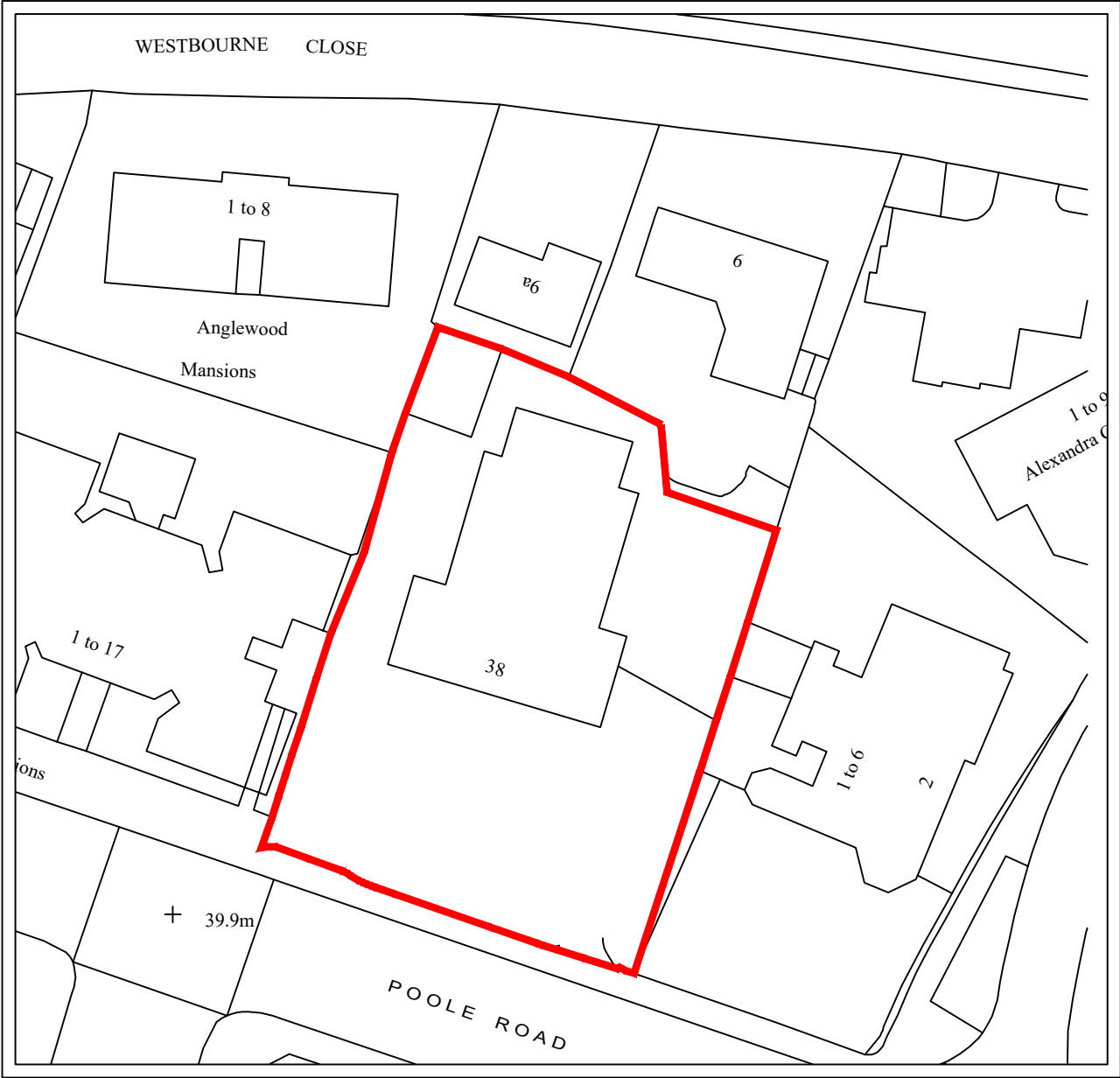
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25m @ 1:500

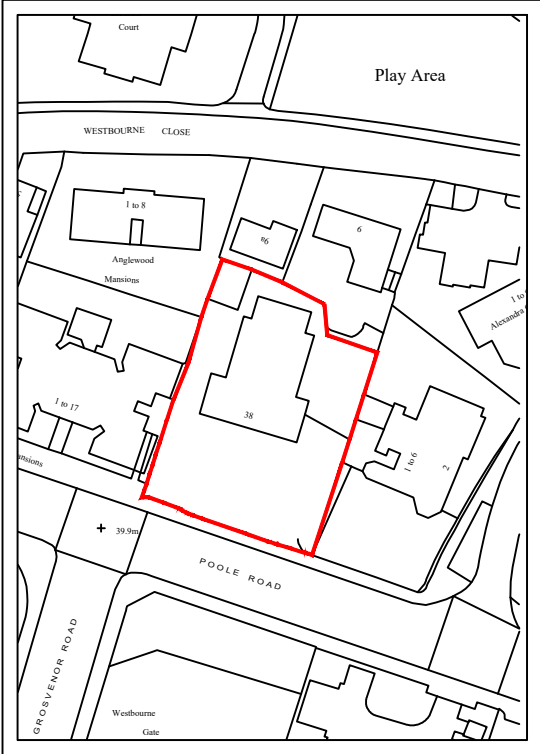
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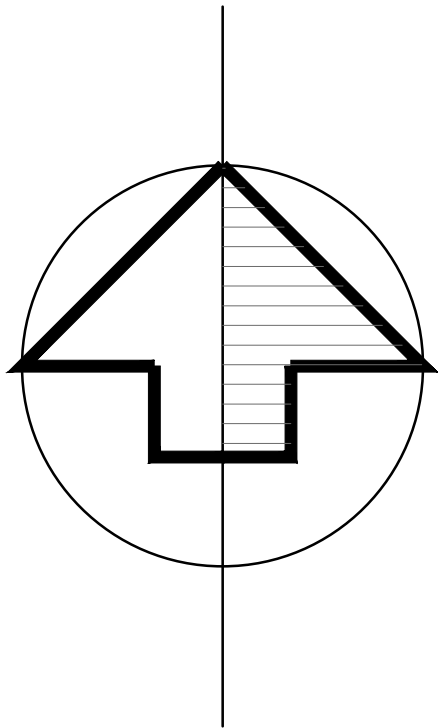
SITE PLAN
SCALE 1:200
BASED ON TOPO INFORMATION



BLOCK PLAN
SCALE 1:500
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 100007080



LOCATION PLAN
SCALE 1:1250
BASED ON O.S INFORMATION
O.S LICENCE NUMBER 100007080



NOTES

rev-19-05-22

1. The contents of this drawing are copyright.

2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.

3. Do not scale. Figured dimensions only to be used.

4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.

5. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.

6. Start design to be independently checked by steel fabricator for regs, compliance and sizing, prior to construction ordering. Dimensions to be checked before fabrication.

7. MacLennan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.

8. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.

9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.

10. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.

11. All Cladding & building attachments externally to be all A1 fire rated.

12. We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 building regulations, BS 5959 for fire or BS 5834 and anything in its way form in the drawings above. All design details relating to fire safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.

13. EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.

14. Part 8 & fire safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & fire safety. Please note that subject to a fire consultant's confirmation/output the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

SITE PLAN

EXISTING BUILDING TO BE DEMOLISHED

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

NEW LEVELS

PREVIOUS 5 STOREY SCHEME

DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Hazards

The design team have highlighted unusual and significant risks only that may not be obvious to a competent contractor. They are to assist with risk reduction only and are not necessarily comprehensive. It is assumed that all works will be carried out by a competent contractor following good site management, site practice procedures, to an approved method statement (where appropriate) and in accordance with HSE guidance.

The proposed works are designed on a well established method of construction which can be carried out by a competent contractor. However, should the contractor find any area of concern he must inform the designer in order that appropriate action can be taken.

For significant hazards specific to this project see the following:

GENERAL NOTES:

- Principal Contractor to provide method statements for the safe working practice for: demolition, excavations, cutting of materials, support of adjacent structures, protecting personnel, neighbours & the public, working at height including crash bags & fall restraint systems.
- Principal Contractor to ensure Temporary Works Designer and Coordinator appointed for all propping works for structural alterations of existing building, including temporary guardrail and edge protection around voids and stairwells.
- This Designers Risk Assessment should be passed on to the Appointed Principal Designers and or Principal Contractor carrying out the next phase of works on this site.

INFORMATION	CONSTRUCTION RISKS	MAINTENANCE RISKS	IN - USE RISKS	DEMOLITION RISKS
<p>CDM - PRE-CONSTRUCTION INFO FROM CLIENT</p> <p>CDM Information requested from client:</p> <ol style="list-style-type: none">Topographical Survey <p>Outstanding CDM information remains as residual risk, please request ARC appendix C for full list requested.</p> <p>DESIGN INFORMATION</p> <p>Further design info to be provided at subsequent stages of design / building regulations process</p>	<p>* WORKING AT HEIGHT</p> <p>CLOSE PROXIMITY TO TREES</p> <p>Any required remedial work to trees for example - low hanging branches or rotting and unstable branches, to be evaluated and undertaken prior to construction commencing</p> <p>TEMPORARY GUARDING</p> <p>To be installed during construction to prevent falling on existing uneven and stepped terrain</p> <p>ARBORICULTURAL METHOD STATEMENT</p> <p>There is an approved arboricultural method statement for this project that must be followed</p>	<p>ROOFLIGHT SPECIFICATION</p> <p>To be designed by specialist supplier to be structurally sound (where roof access is required), and to incorporate self cleaning glass</p> <p>UNKNOWN UNDERGROUND SERVICES</p> <p>Location and nature of all existing underground services to be ascertained and mitigation / plan of works to be devised by specialist prior to commencement.</p> <p>PLACEMENT OF SUDS</p> <p>When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan</p> <p>FLAT ROOF ACCESS</p> <p>Roof access for construction to be undertaken by specialist using specialist equipment. e.g. scaffolding, appropriately designed and installed man safe system by specialist designer.</p> <p>FLAT ROOF ACCESS</p> <p>Permanent roof balustrades at a distance from edges should be installed to prevent falling. Roof access for construction to be undertaken by specialist using specialist equipment, e.g. scaffolding, appropriately designed and installed man safe system by specialist designer where balustrades are not feasible.</p>	<p>*** SOLAR PANELS</p> <p>*** PLANT / SERVICE AREAS</p> <p>*** ACCESS TO AOV'S</p> <p>CHANGING LIGHT BULBS</p> <p>No lighting or electrical fixtures or fittings to be positioned above or close to double height space.</p> <p>or</p> <p>lighting or electrical fixture above double height space to be maintained by specialist contractor using safe method e.g. scaffolding or lowering light fitting.</p> <p>FLAT ROOF ACCESS</p> <p>Plant or apparatus on the roof to be kept to a minimum and positioned away from edges/ potential falls.</p> <p>Roof access for maintenance to be undertaken by specialist using specialist equipment, e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.</p> <p>CLEANING WINDOWS</p> <p>Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems.</p> <p>Sliding glazing to balcony's can be cleaned from balcony</p>	<p>EXTERNAL GUARDING</p> <p>To be designed at regs stage across site at different garden / external staircase levels to prevent falling</p> <p>SMOKE SHAFT MAINTENANCE</p> <p>Safety grills to be provided within smoke shaft at each vent for internal maintenance. Ensure free venting area is still maintained.</p> <p>GAS PRESENCE</p> <p>Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate.</p> <p>DEMOLITION RISKS</p> <p>REFURBISHMENT AND DEMOLITION SURVEY</p> <p>Hazardous material survey to undertaken prior to any on site works commencing - including stripping out.</p> <p>TREE REMOVAL</p> <p>Tree removal/trimming works to undertaken prior to any on building works commencing by approved arboricultural surgeon. Waste to be removed from site responsibly.</p>



BIKE WHEELING RAMP

SITE AREA = 0.28 ACRES / 0.115 HECTARES

64 X CYCLE SPACES

SCHEDULE OF ACCOMMODATION

40 TOTAL UNITS

TOTAL GIA @ 2550 SQM

B.	NEW GF & DELIVERY BAY ADDED	23.08.23	FG
A.	CLIENT AMENDMENT	17.04.23	FG

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
TAYFIELD HOUSE,
38 POOLE ROAD,
BOURNEMOUTH,
DORSET,
BH4 9DW.

SITE, BLOCK AND LOCATION PLAN

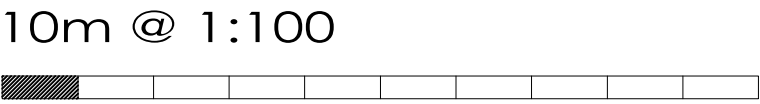
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date	MAY 2022	drawn	JA/FG
9442 / 100		A	B

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919
E-mail: enquires@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

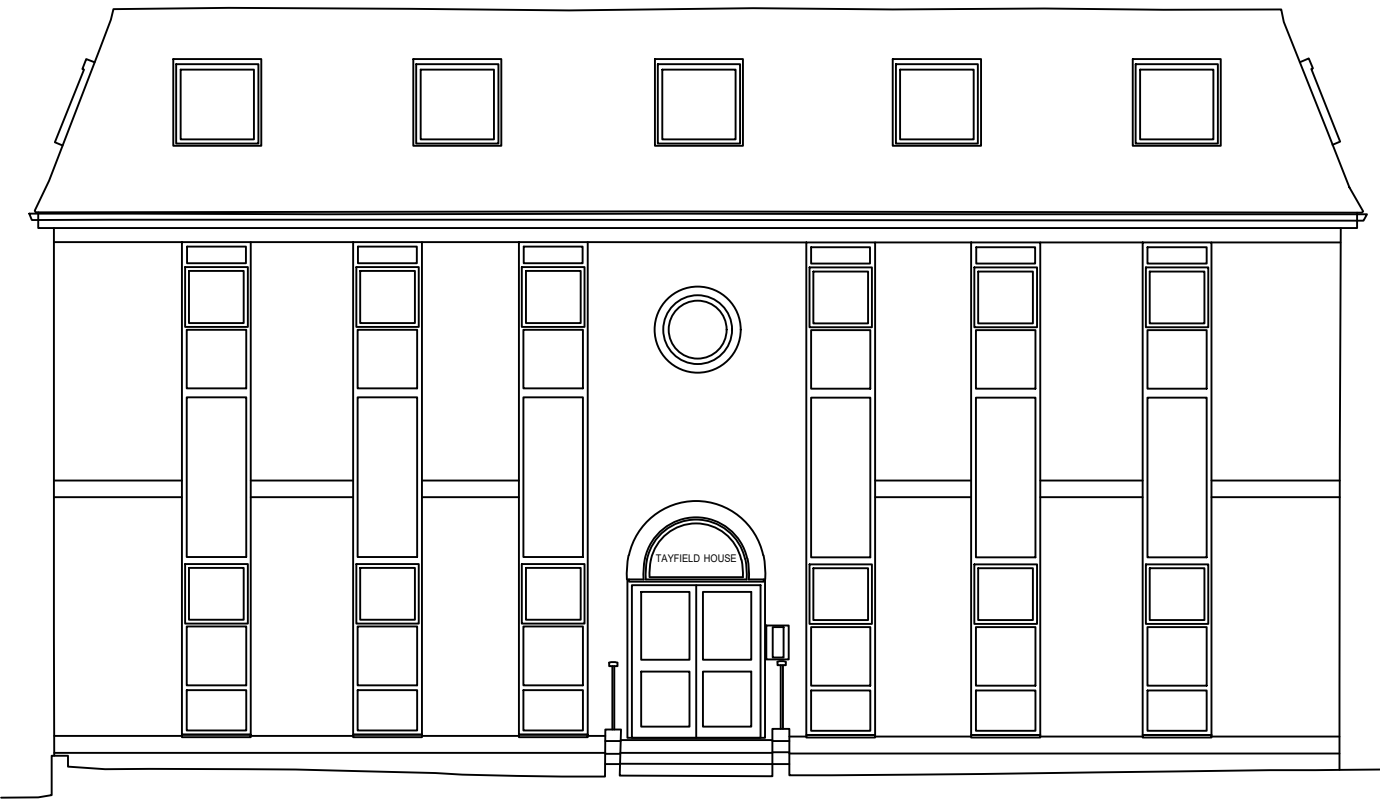




NORTH ELEVATION
SCALE 1:100



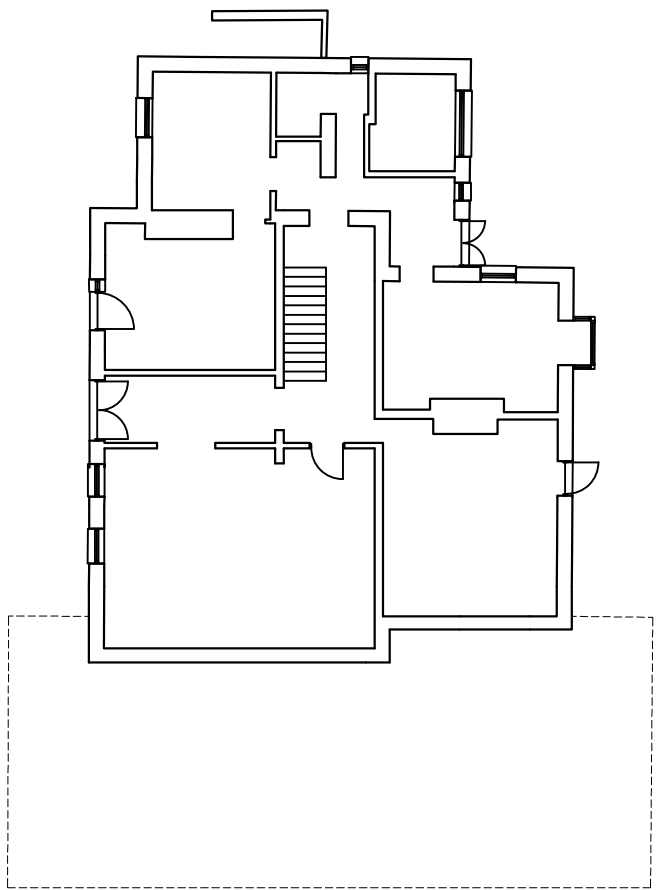
EAST ELEVATION
SCALE 1:100



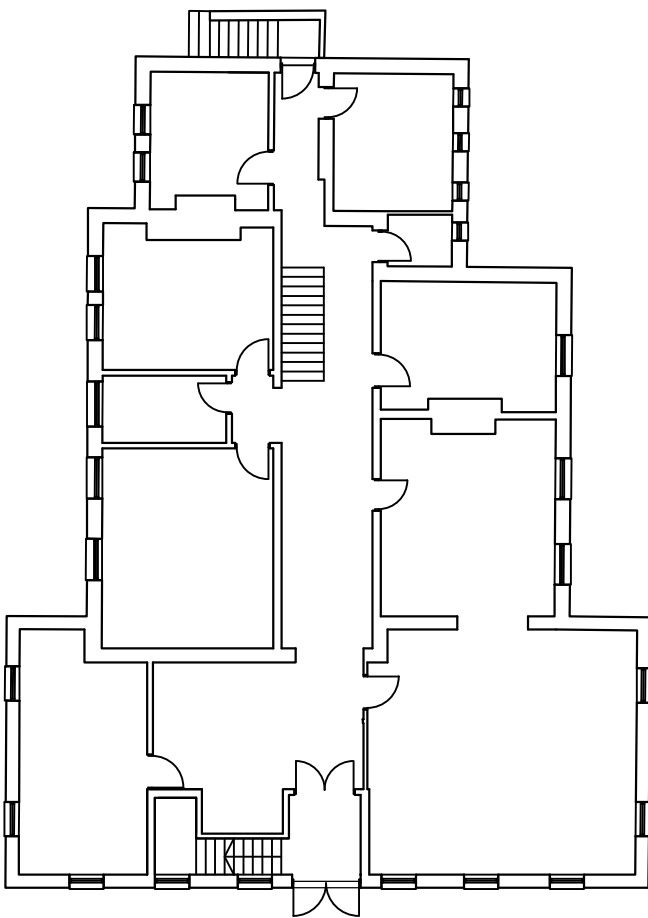
SOUTH ELEVATION
SCALE 1:100



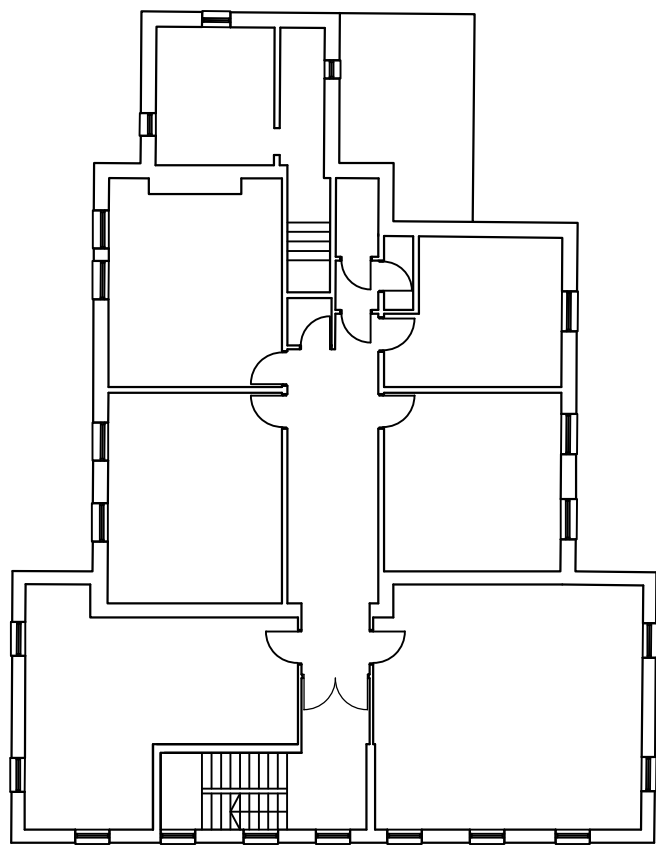
WEST ELEVATION
SCALE 1:100



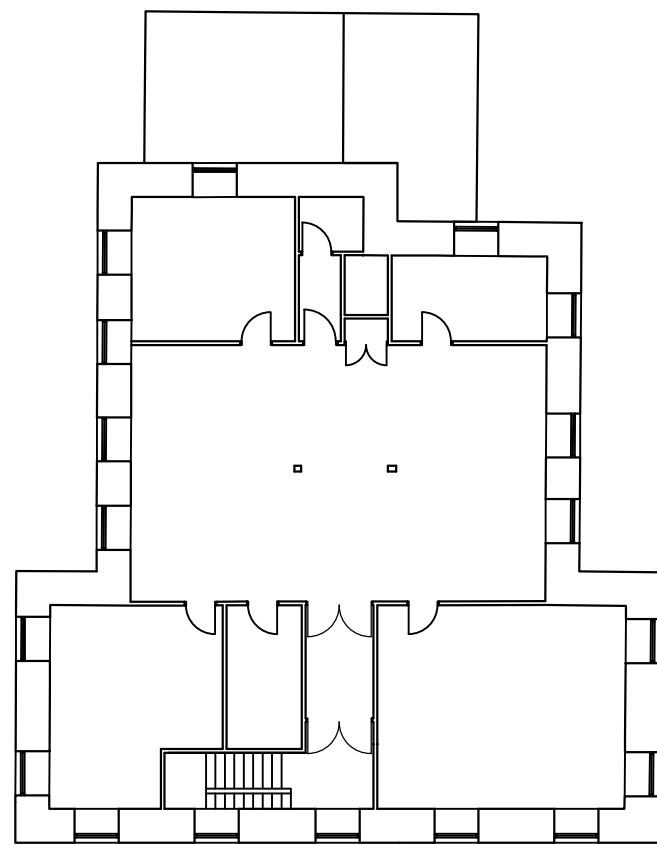
LOWER GROUND FLOOR PLAN
SCALE 1:200



GROUND FLOOR PLAN
SCALE 1:200



FIRST FLOOR PLAN
SCALE 1:200



UPPER FLOOR PLAN
SCALE 1:200

NOTES

rev-19-05-22

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 5. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
 6. Shop design to be independently checked by their fabricator for neg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
 7. Macderman waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
 8. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
 9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
 10. We do not take responsibility for meeting minimum space or setback in Government Technical housing standards - nationally described space standards document.
 11. All Cladding & building attachments externally to be all A1 fire rated.
- NOTE:** We do not take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part 8 building regulations, BS 9991 for fire or EWS1 and drawings in no way form a fire strategy/ report. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all respects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
- EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1s on buildings outside of the EWS1 standard criteria.
- Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction. 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of habitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

EXISTING AREA @ 857.3 SQM			
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No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
TAYFIELD HOUSE,
38 POOLE ROAD,
BOURNEMOUTH,
DORSET,
BH4 9DW.

EXISTING FLOOR PLANS & ELEVATIONS

scale	AS SHOWN @ A1	checked
date	MARCH 2023	drawn FG

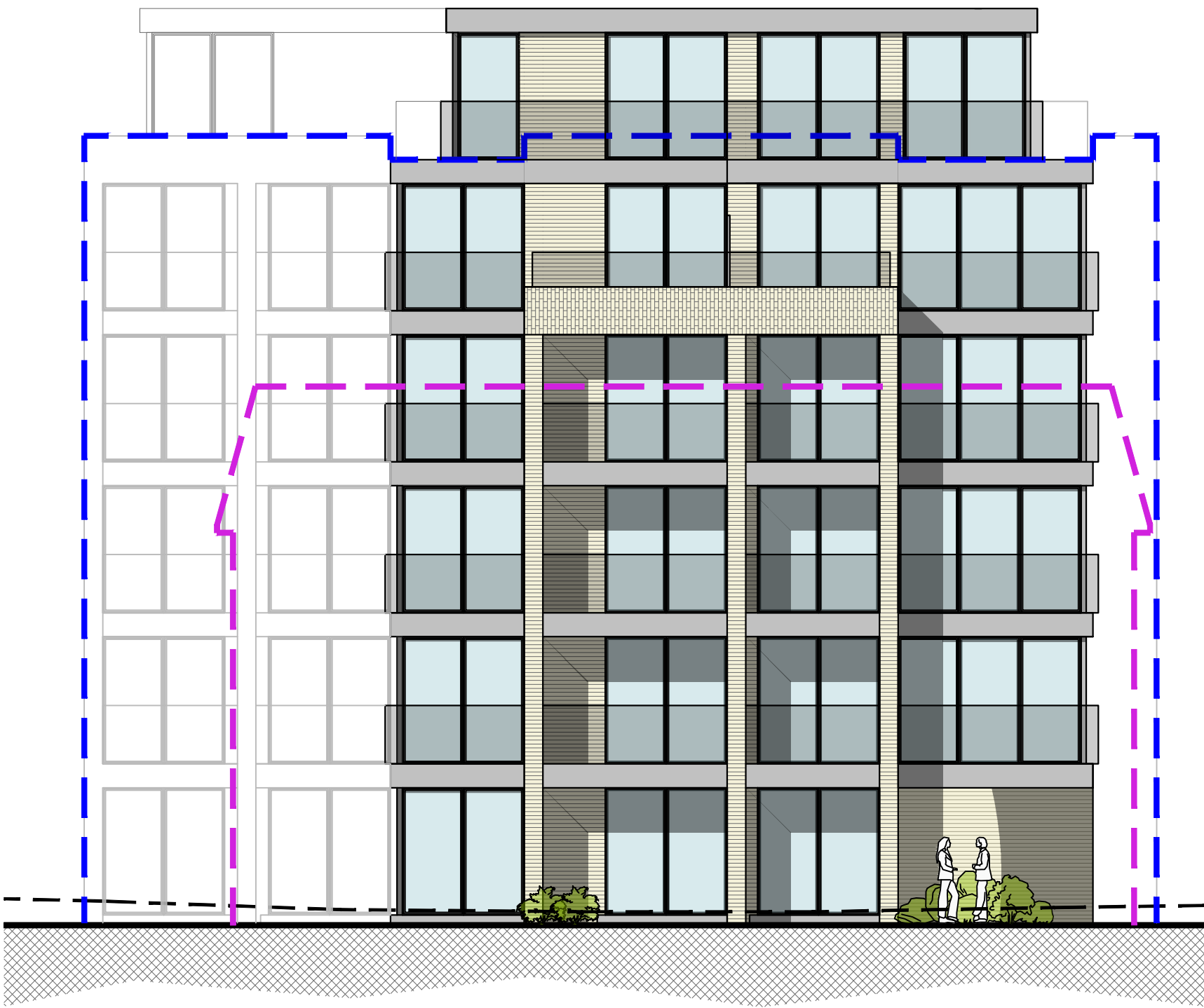
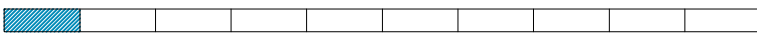
9442 / 106	
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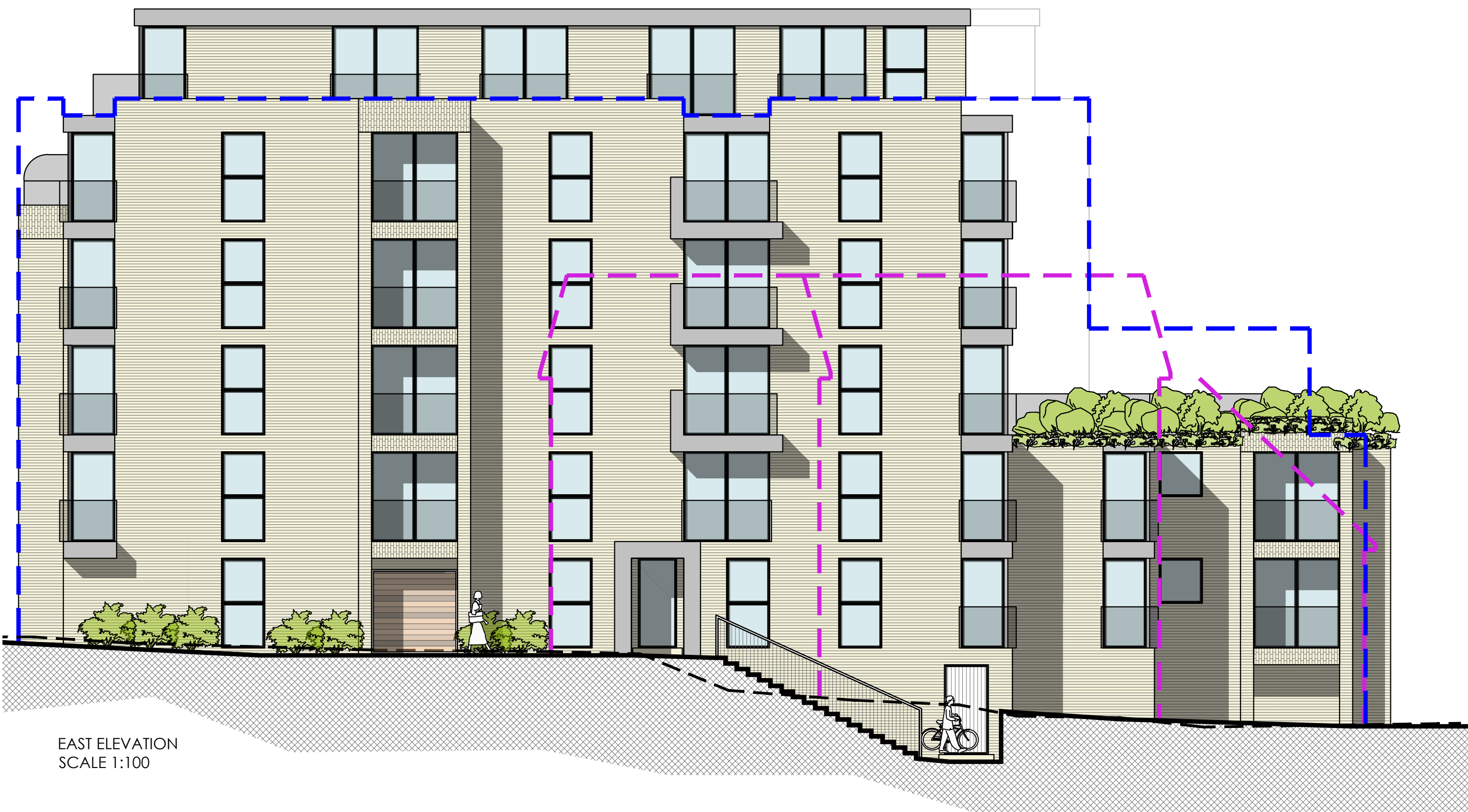
Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

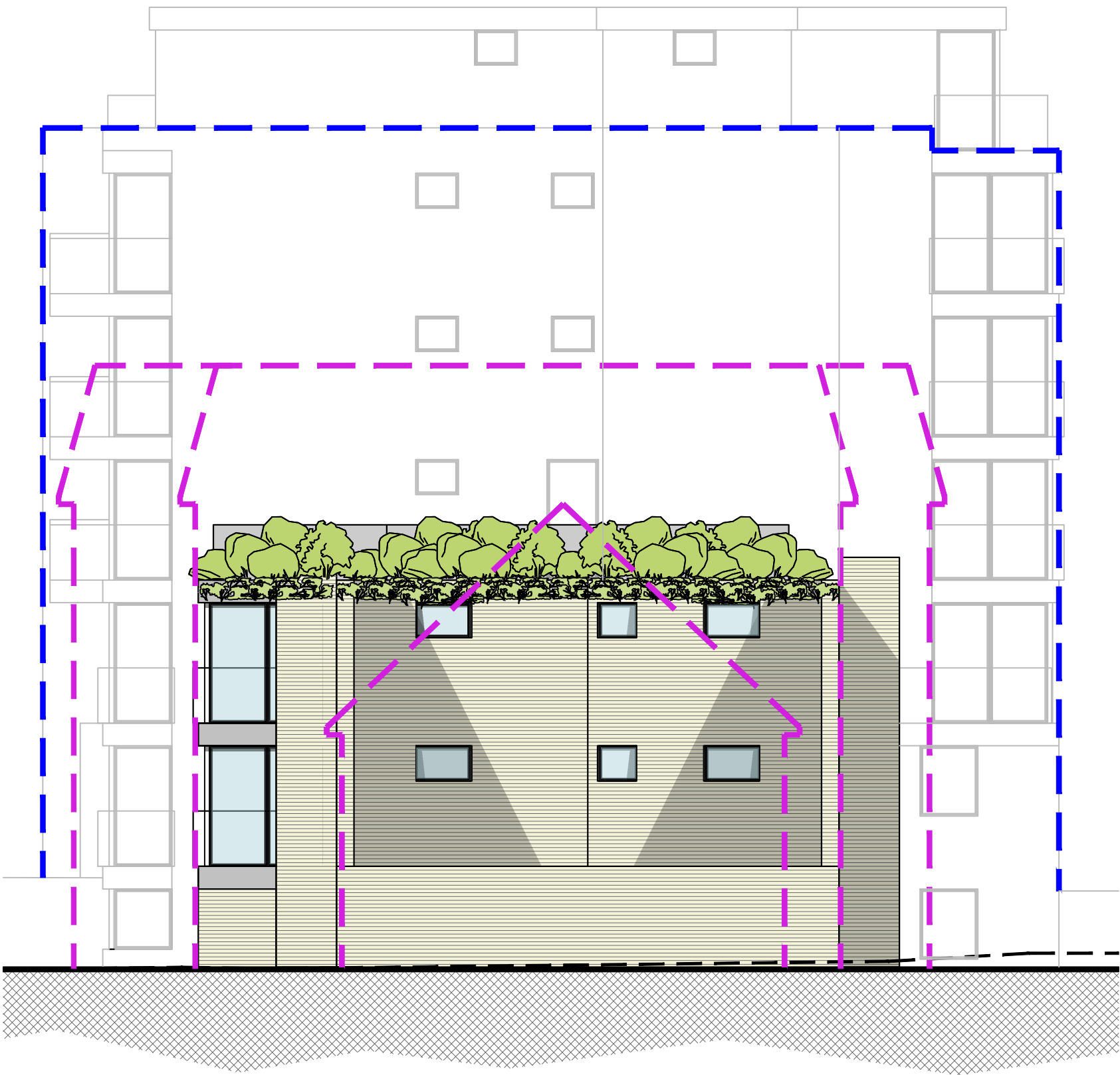




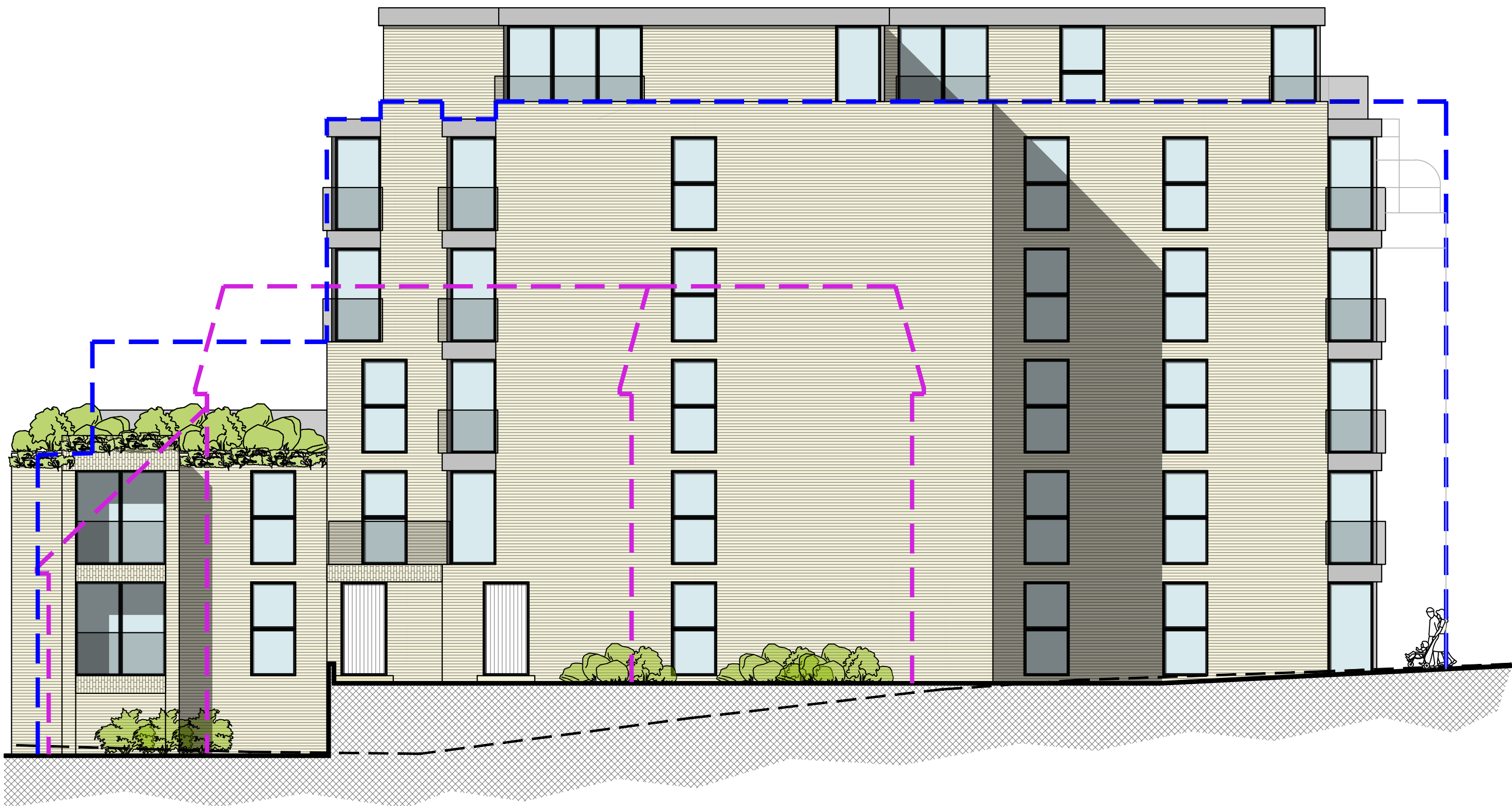
SOUTH ELEVATION
SCALE 1:100



EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100



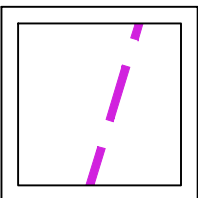
WEST ELEVATION
SCALE 1:100

NOTES

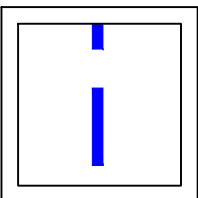
rev-19-05-22

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11. All Cladding & building attachments externally to be of A1 fire rated.
Note: We do NOT take any responsibility and do not carry any PI cover in relation to any matter relating to fire safety. Part 8 building regulations, BS 9991 for fire in EWS1 and drawings to be away from a fire strategy report. All design details relating to fire safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
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Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/output the following points may be required in some or all areas of the building. 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction. 3) Fixed shut fire safety glass 4) plain changes in relation to fire safety could result in loss of space floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND



EXISTING BUILDING TO BE DEMOLISHED



PREVIOUS 5 STOREY SCHEME

MATERIALS SCHEDULE:

- EXTERNAL WALLS:- . BUFF BRICK
- BALCONIES:- . GREY ALUMINUM
- WINDOWS & DOORS:- . GREY ALUMINUM
- ROOF:- . SINGLE PLY MEMBRANE

Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)

E.	AMENDED TO REFLECT FLOOR PLANS	12.03.24	JA
D.	AMENDED TO REFLECT FLOOR PLANS	11.03.24	JA
C.	AMENDED TO REFLECT FLOOR PLANS	04.09.23	FG
B.	AMENDED TO REFLECT FLOOR PLANS	23.08.23	FG
A.	CLIENT AMENDMENT	17.04.23	FG

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
TAYFIELD HOUSE,
38 POOLE ROAD,
BOURNEMOUTH,
DORSET,
BH4 9DW.

PROPOSED ELEVATIONS

scale	AS SHOWN @ A1	checked	
date	MARCH 2023	drawn	FG
		A	B
		C	D
		E	

9442 / 104

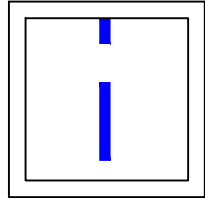
ARC Architecture Ltd.

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Christchurch, Dorset, BH23 1EP

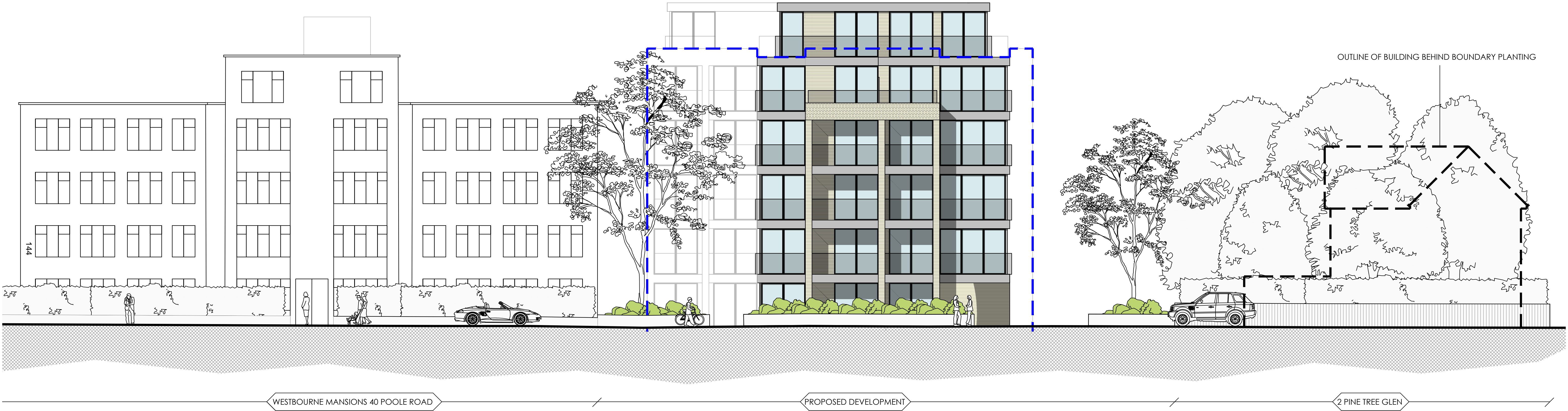
Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



10m @ 1:100



PREVIOUS 5 STOREY SCHEME



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rev-19-05-22

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 7. MacKerron waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs - AHC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
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- NOTE:** We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, Part B building regulations, B1 PPI for fire or EWS1 and drawings to any form of fire strategy report. All design/ details relating to fire safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes AHC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
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- Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultant's confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) pan changes in relation to fire safety could result in loss of usable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

OUTLINE OF BUILDING BEHIND BOUNDARY PLANTING

B	REVISED ELEVATION SHOWN	12.03.24	JA
A	REVISED ELEVATION SHOWN	11.03.24	JA

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
TAYFIELD HOUSE,
38 POOLE ROAD,
BOURNEMOUTH,
DORSET,
BH4 9DW.

INDICATIVE STREET SCENE

scale	AS SHOWN @ A1	checked
date	MARCH 2023	drawn FG
	A B	

9442 / 105

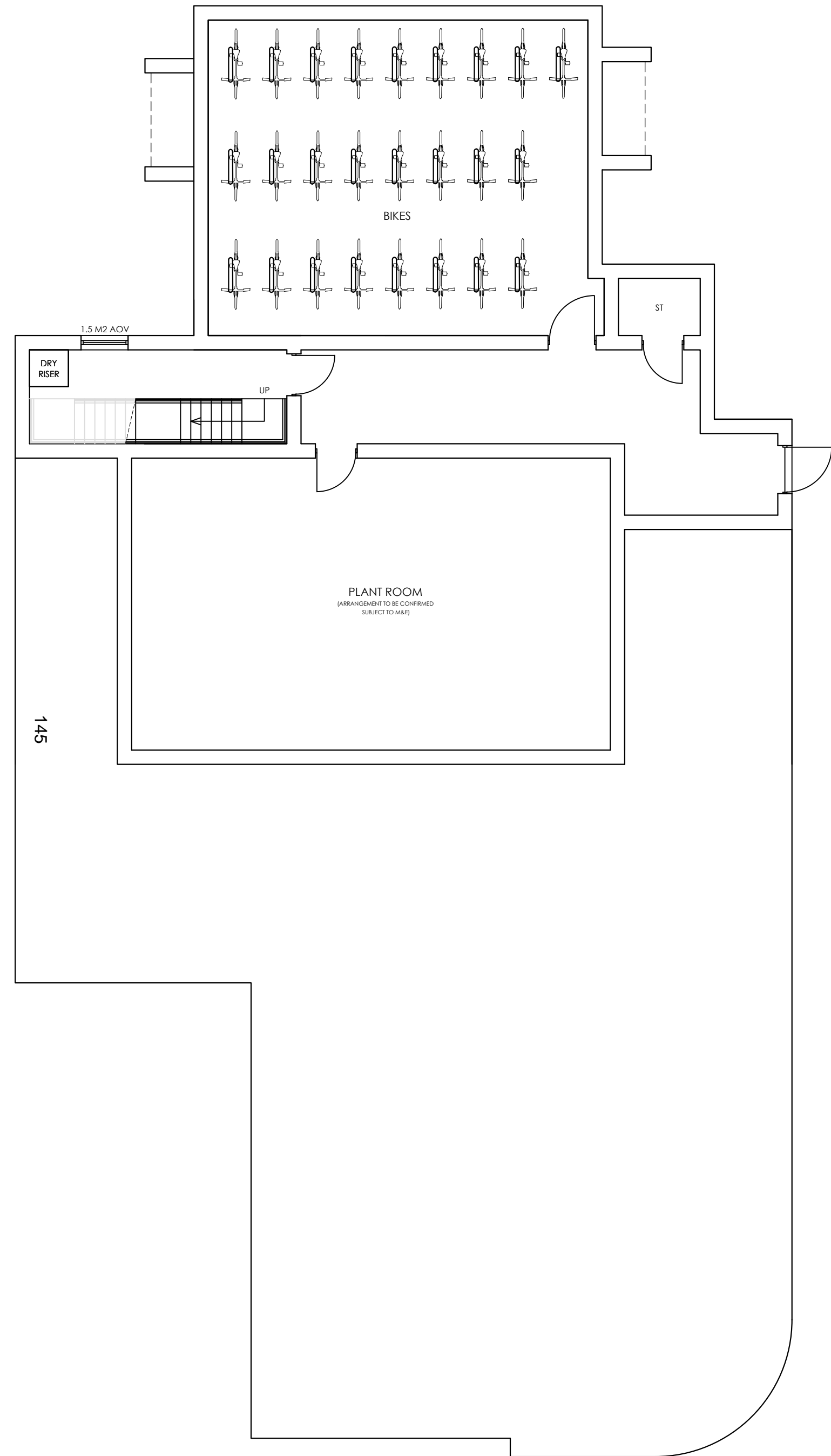
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Christchurch, Dorset, BH23 1EP

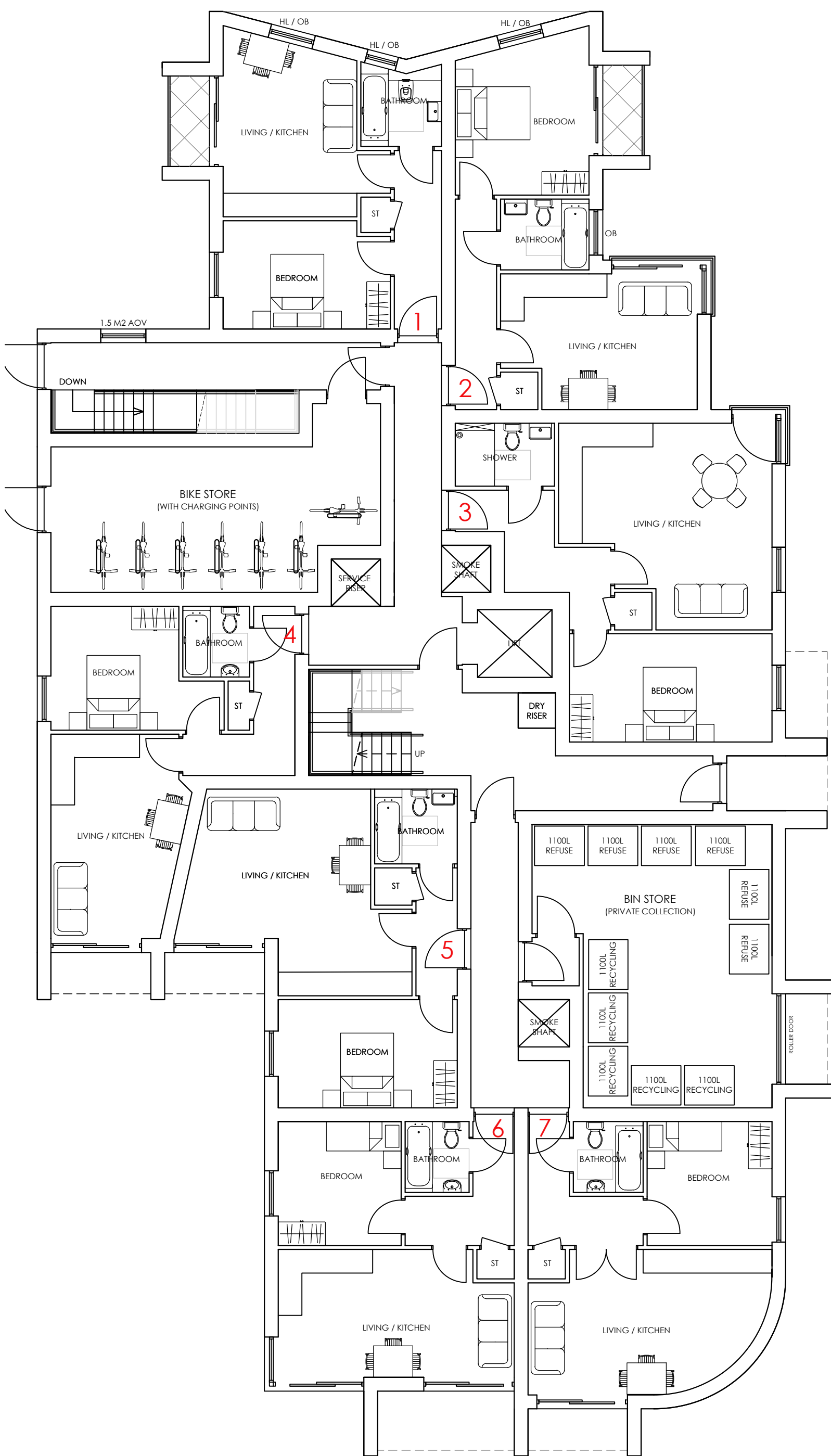
Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



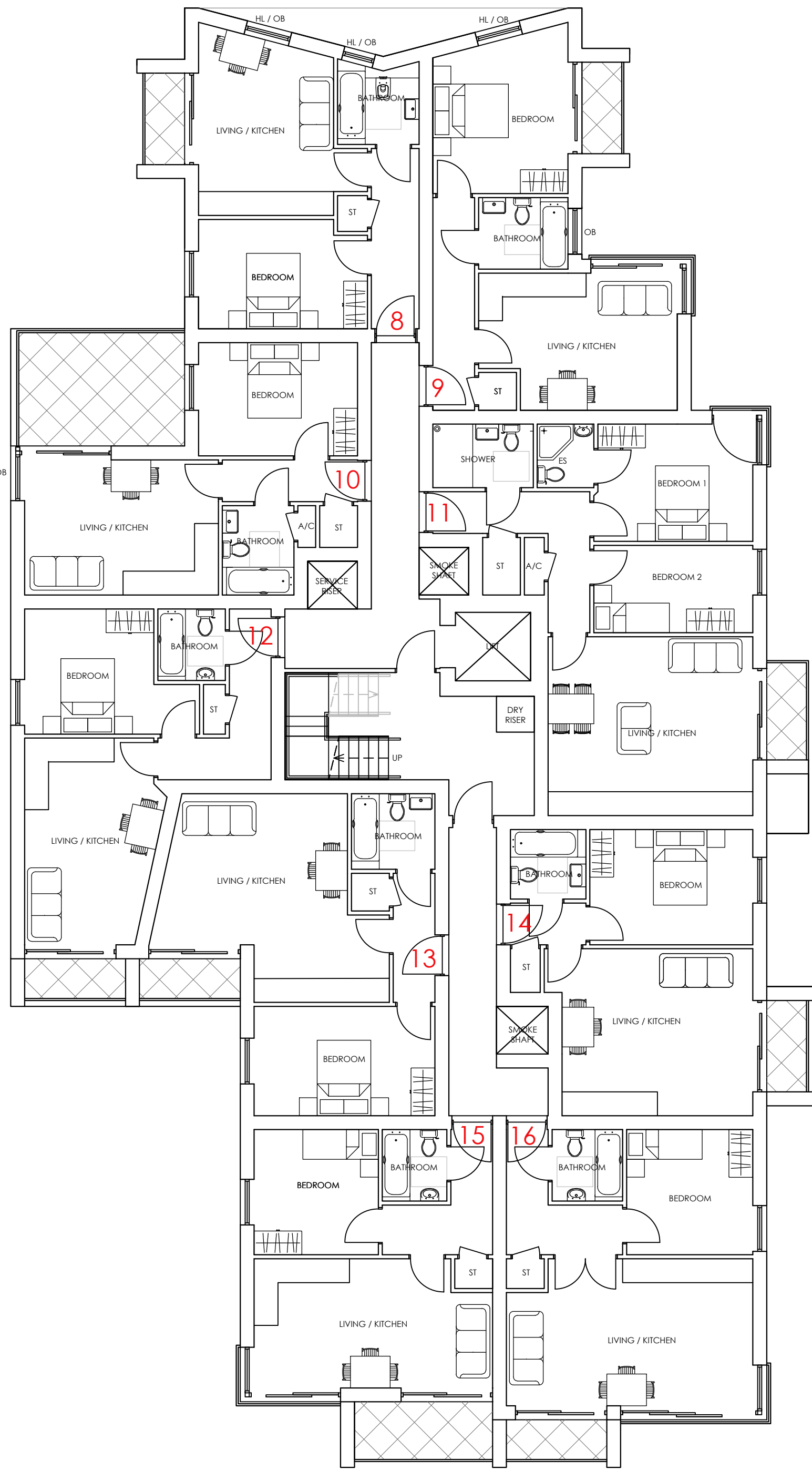
10m @ 1:100



LOWER GROUND FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100

NOTES

rev-19-05-22

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UNIT NO:	BEDS:	SQM	UNIT NO:	BEDS:	SQM
1	1	39.2	21	1	40.3
2	1	41.7	22	1	39.9
3	1	52.6	23	1	44.2
4	1	40.4	24	1	40.4
5	1	45.9	25	1	39.0
6	1	39.9	26	2	62.0
7	1	41.7	27	1	45.9
8	1	39.2	28	1	40.3
9	1	41.7	29	1	39.9
10	1	39.0	30	1	44.2
11	2	62.0	31	1	40.4
12	1	40.4	32	1	39.0
13	1	45.9	33	2	62.0
14	1	40.3	34	1	45.9
15	1	39.9	35	1	40.3
16	1	44.2	36	1	39.9
17	1	40.4	37	1	44.2
18	1	39.0	38	2	81.6
19	2	62.0	39	2	71.5
20	1	45.9	40	2	76.9
(ST) = STORE CUPBOARD (HL) = HIGH LEVEL GLAZING (OB) = OBSCURED GLAZING (SR) = SERVICE RISER			(ST) = STORE CUPBOARD (HL) = HIGH LEVEL GLAZING (OB) = OBSCURED GLAZING (SR) = SERVICE RISER		

B.	BIN STORE MOVED SCHEDULE UPDATED	23.08.23	FG
A.	CLIENT AMENDMENT	17.04.23	FG
No.	Revision.	date	by

PROPOSED DEVELOPMENT,
TAYFIELD HOUSE,
38 POOLE ROAD,
BOURNEMOUTH,
DORSET,
BH4 9DW.

PROPOSED FLOOR PLANS 1 OF 3

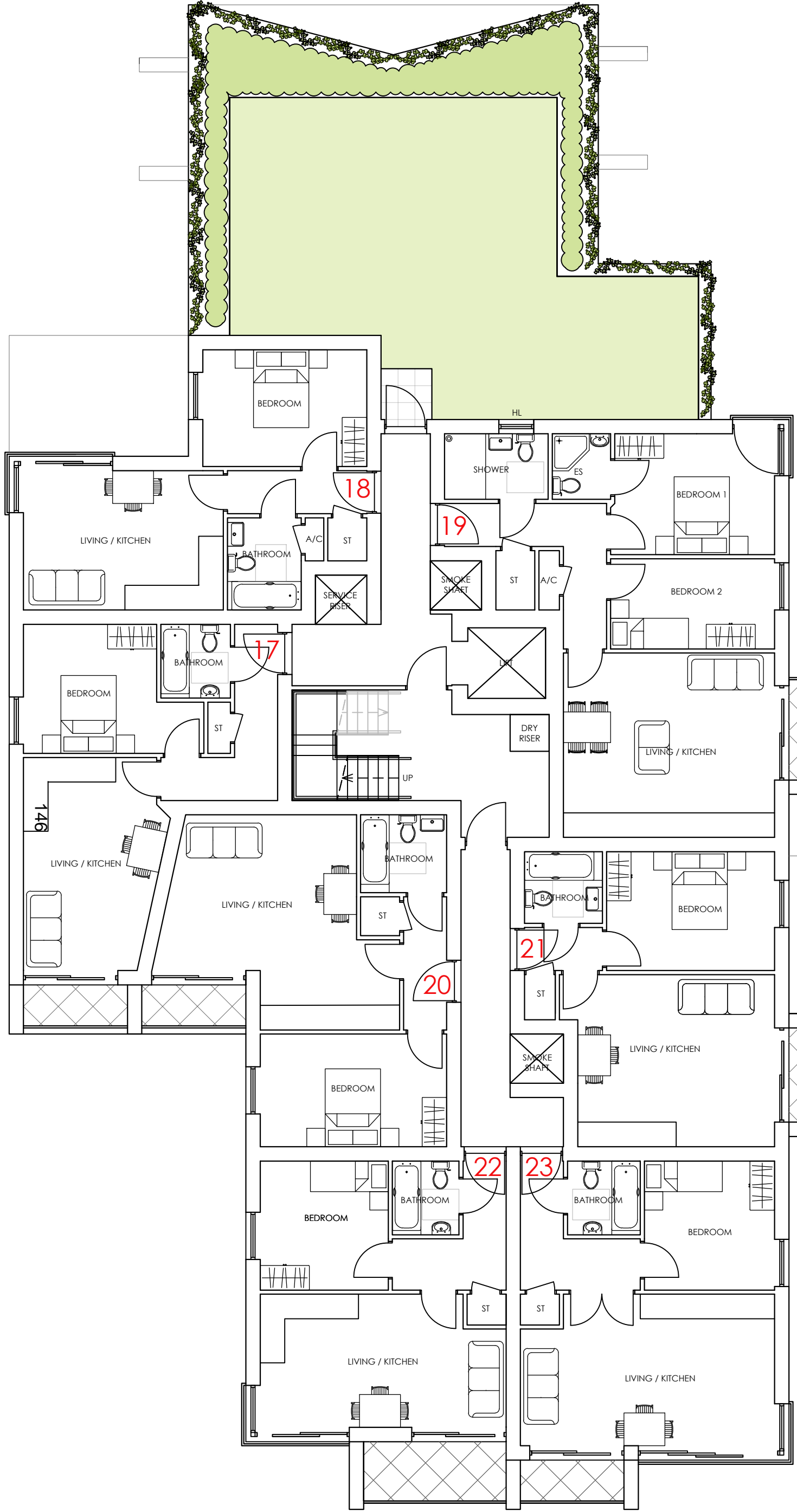
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date	MAY 2022	drawn	JA/FG
		A	B

9442 / 101
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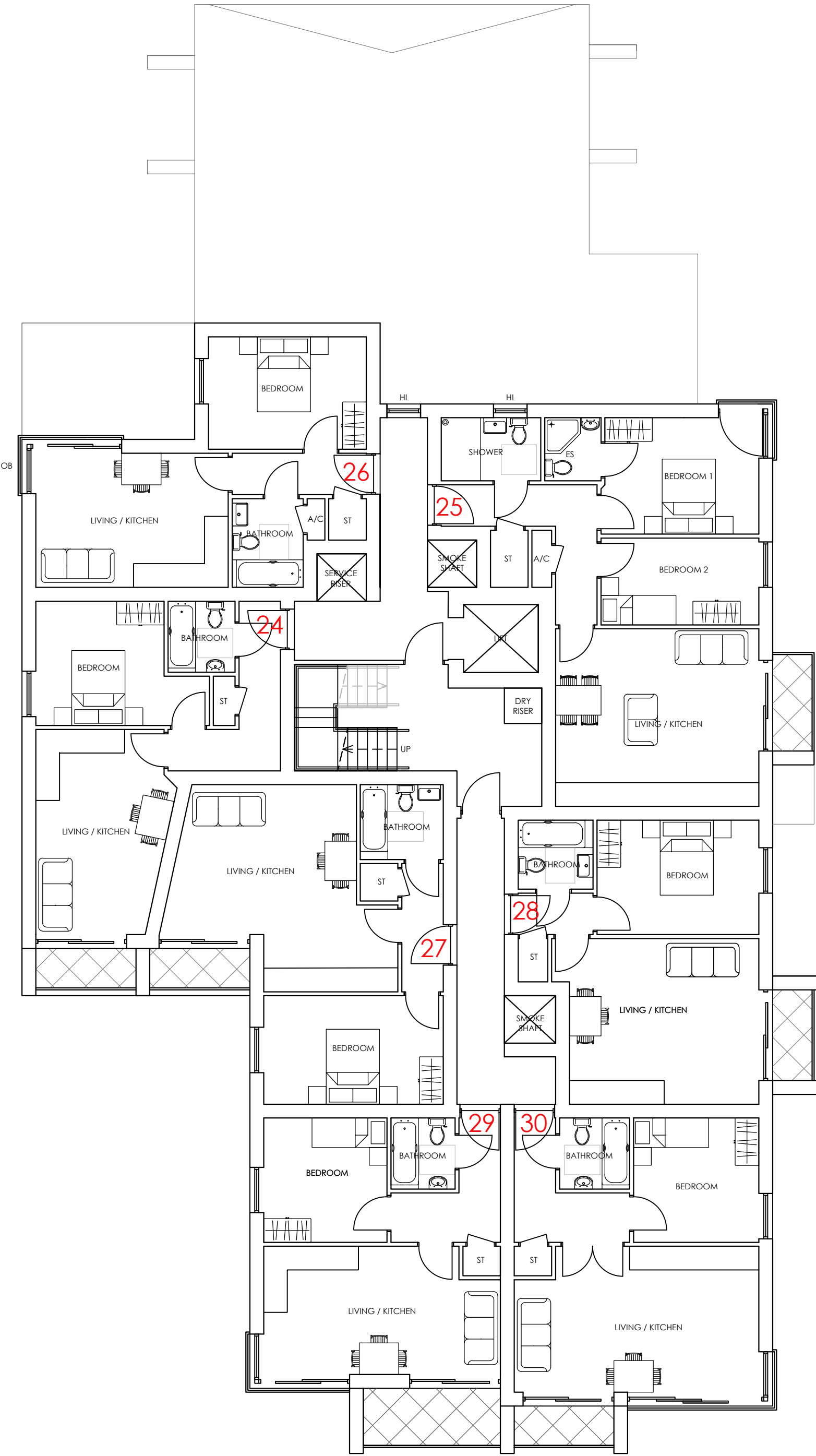
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Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



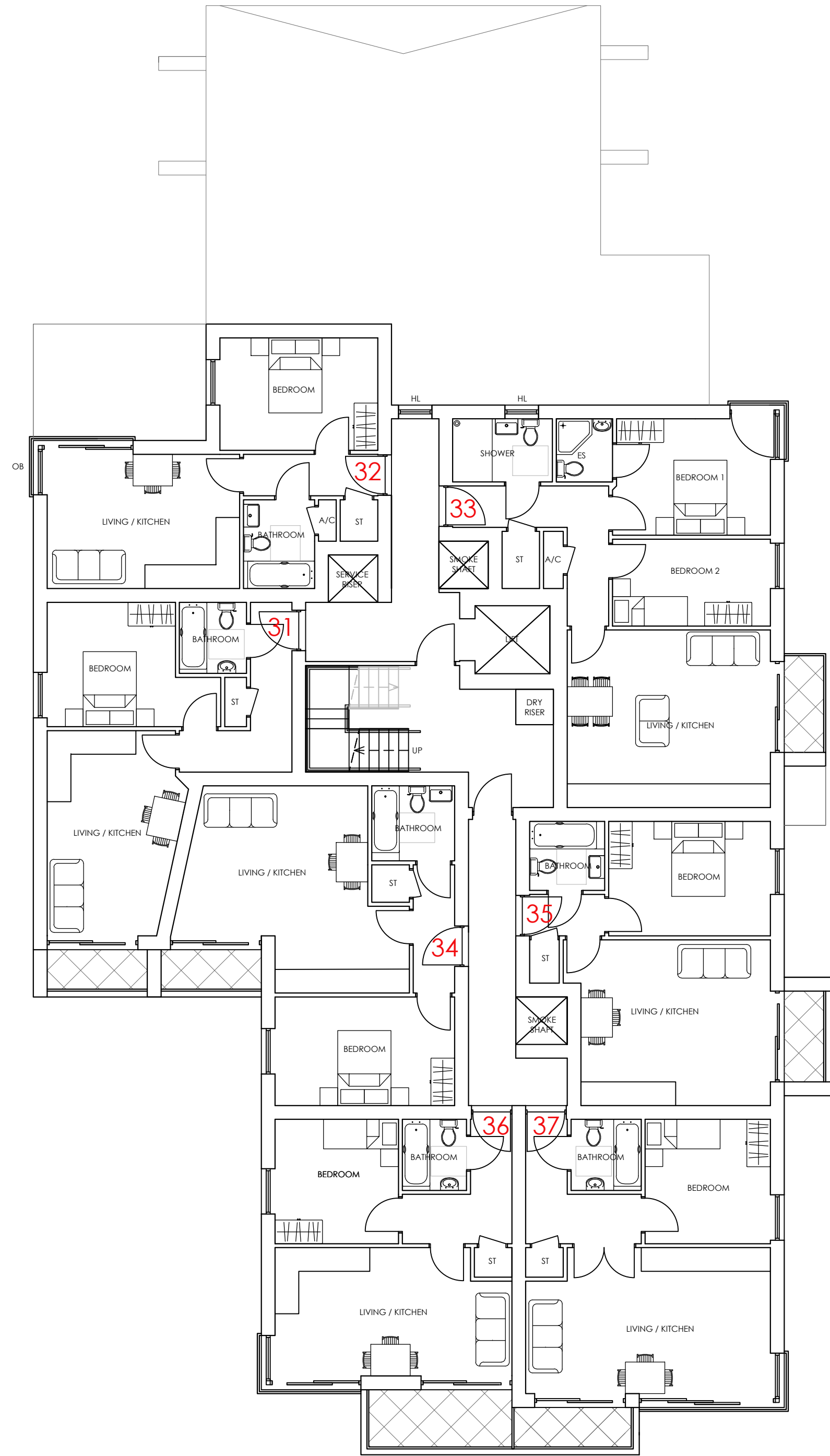
10m @ 1:100



SECOND FLOOR PLAN
SCALE 1:100



THIRD FLOOR PLAN
SCALE 1:100



FOURTH FLOOR PLAN
SCALE 1:100

NOTES

rev-19-05-22

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UNIT NO:	BEDS:	SQM
1	1	39.2
2	1	41.7
3	1	52.6
4	1	40.4
5	1	45.9
6	1	39.9
7	1	41.7
8	1	39.2
9	1	41.7
10	1	39.0
11	2	62.0
12	1	40.4
13	1	45.9
14	1	40.3
15	1	39.9
16	1	44.2
17	1	40.4
18	1	39.0
19	2	62.0
20	1	45.9
(ST) = STORE CUPBOARD (HL) = HIGH LEVEL GLAZING (OB) = OBSCURED GLAZING (SR) = SERVICE RISER		

UNIT NO:	BEDS:	SQM
21	1	40.3
22	1	39.9
23	1	44.2
24	1	40.4
25	1	39.0
26	2	62.0
27	1	45.9
28	1	40.3
29	1	39.9
30	1	44.2
31	1	40.4
32	1	39.0
33	2	62.0
34	1	45.9
35	1	40.3
36	1	39.9
37	1	44.2
38	2	81.6
39	2	71.5
40	2	76.9
(ST) = STORE CUPBOARD (HL) = HIGH LEVEL GLAZING (OB) = OBSCURED GLAZING (SR) = SERVICE RISER		

C.	MINOR AMENDMENTS	12.03.24	JA
B.	FOURTH FLOOR BALCONIES AMENDED	11.03.24	JA
A.	SCHEDULE UPDATED	23.08.23	FG

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
TAYFIELD HOUSE,
38 POOLE ROAD,
BOURNEMOUTH,
DORSET,
BH4 9DW.

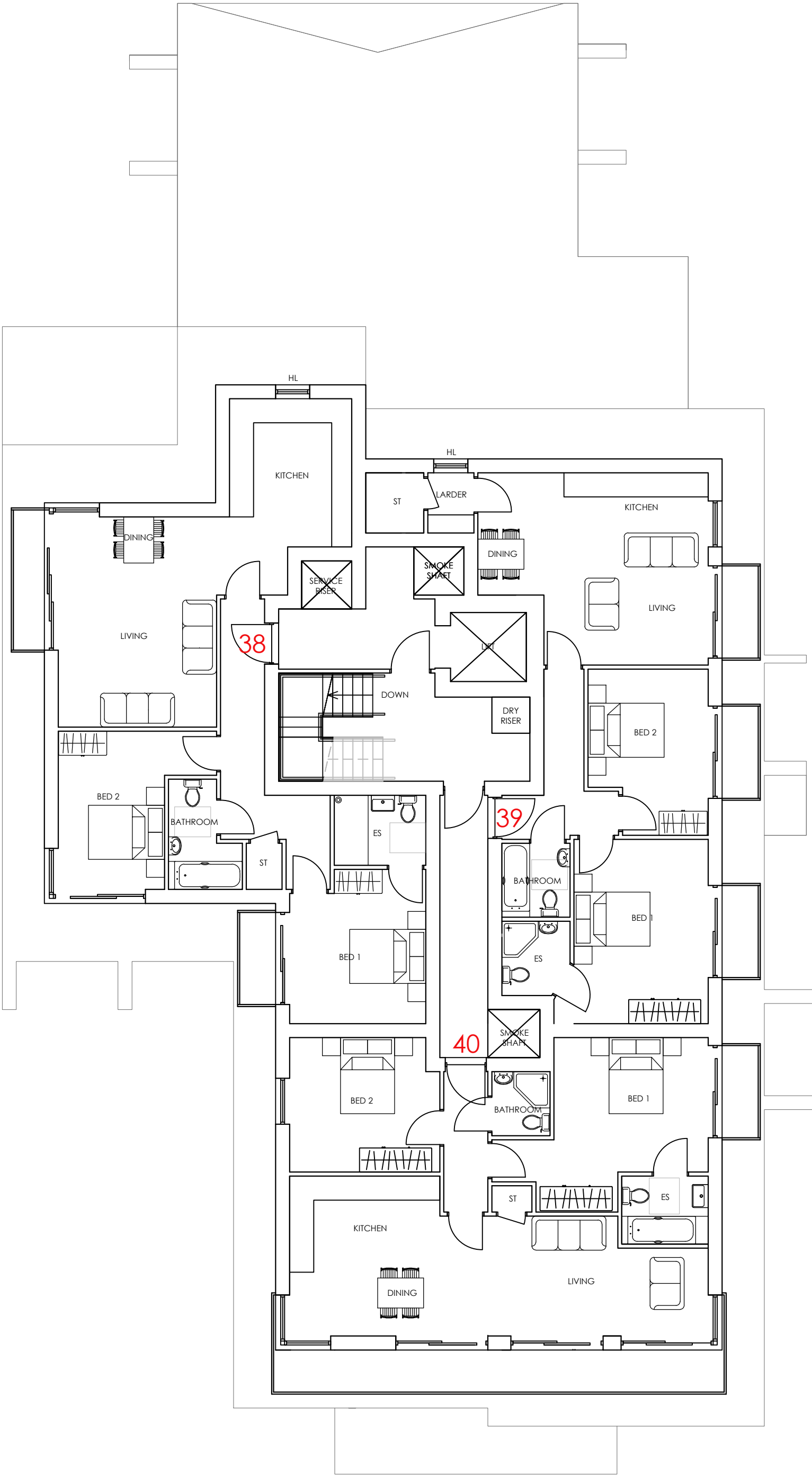
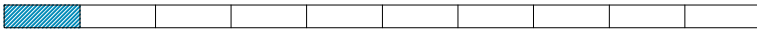
PROPOSED FLOOR PLANS 2 OF 3

scale	AS SHOWN @ A1	checked	
date	MAY 2022	drawn	JA /FG
9442 / 102		A	B
ARC Architecture Ltd.		C	

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

Tel: +44 (0) 1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk





FIFTH FLOOR PLAN
SCALE 1:100

NOTES

rev-19-05-22

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- NOTE:** We do NOT take any responsibility and do not carry any PI cover in relation to any matter relating to fire safety. Part 8 building regulations, BS 9991 for fire as EWS1 and drawings to be away from a fire strategy report. All design details relating to fire safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
- EWS1: an independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
- Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (Domestic or commercial) 2) Mechanical smoke extraction. 3) Fixed shut fire safety glass 4) pan changes in relation to fire safety could result in loss of space floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

UNIT NO:	BEDS:	SQM	UNIT NO:	BEDS:	SQM
1	1	39.2	21	1	40.3
2	1	41.7	22	1	39.9
3	1	52.6	23	1	44.2
4	1	40.4	24	1	40.4
5	1	45.9	25	1	39.0
6	1	39.9	26	2	62.0
7	1	41.7	27	1	45.9
8	1	39.2	28	1	40.3
9	1	41.7	29	1	39.9
10	1	39.0	30	1	44.2
11	2	62.0	31	1	40.4
12	1	40.4	32	1	39.0
13	1	45.9	33	2	62.0
14	1	40.3	34	1	45.9
15	1	39.9	35	1	40.3
16	1	44.2	36	1	39.9
17	1	40.4	37	1	44.2
18	1	39.0	38	2	81.6
19	2	62.0	39	2	71.5
20	1	45.9	40	2	76.9
(ST) = STORE CUPBOARD (HL) = HIGH LEVEL GLAZING (OB) = OBSCURED GLAZING (SR) = SERVICE RISER			(ST) = STORE CUPBOARD (HL) = HIGH LEVEL GLAZING (OB) = OBSCURED GLAZING (SR) = SERVICE RISER		

C.	MINOR AMENDMENT	12.03.24	JA
B.	BALCONIES AMENDED	11.03.24	JA
A.	SCHEDULE UPDATED	23.08.23	FG

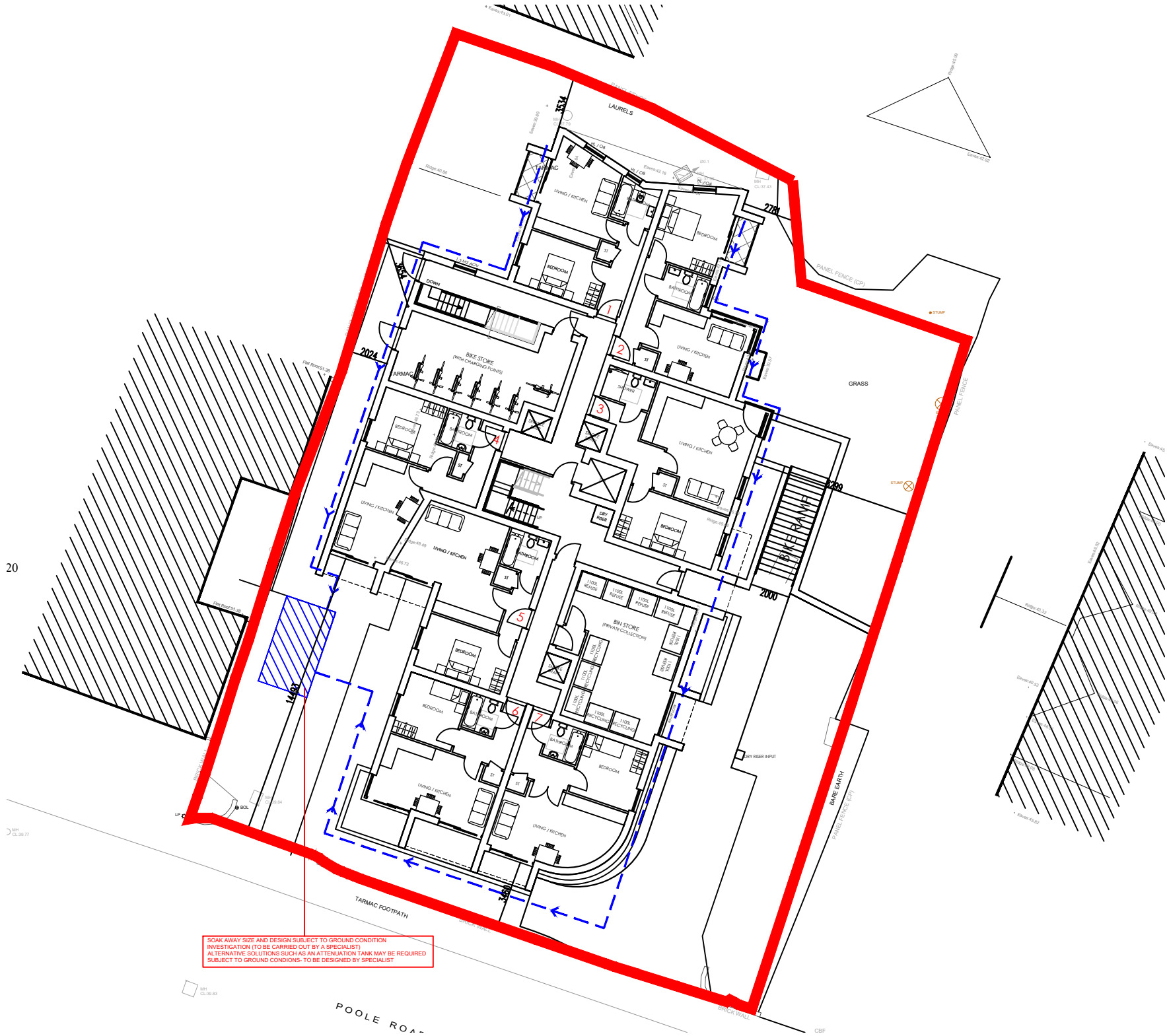
No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
TAYFIELD HOUSE,
38 POOLE ROAD,
BOURNEMOUTH,
DORSET,
BH4 9DW.

PROPOSED FLOOR PLANS 3 OF 3

scale	AS SHOWN @ A1	checked	
date	MAY 2022	drawn	JA /FG
9442 / 103		A	B C

ARC Architecture Ltd.



TYPICAL MAINTENANCE PLAN	
MAINTENANCE	WHEN TO BE CARRIED OUT
<ul style="list-style-type: none">INSPECTION OF INLETS & OUTLETSREMOVAL OF LITTERGRASS CUTTING	MONTHLY
<ul style="list-style-type: none">REMOVAL OF SILT AROUND COMPONENTSREMOVAL OF VEGETATION AROUND COMPONENTSSUCTION SWEEPING OF PERMEABLEPAVING	ANNUALLY

NOTES

rev-19-05-22

1. The contents of this drawing are copyright.

2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.

3. Do not scale. Figured dimensions only to be used.

4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.

5. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.

6. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.

7. Macderreen waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.

8. A design and risk assessment should form part of our drawing package, if you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.

9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.

10. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally specified space standards document.

11. All Cladding & building attachments externally to be at A1 fire rated.

12. We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to fire safety, Part B building regulations, BS 9991 for fire or EWS1 and drawings in no way form a fire strategy report.

13. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.

EW1: on independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EW1's on buildings outside of the EW1 standard criteria.

Part B & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part B & Fire safety. Please note that subject to a fire consultants confirmation/input the following points may be required in some or all areas of the building: 1) Sprinkler systems (domestic or commercial) 2) Mechanical smoke extraction 3) Fixed shut fire safety glass 4) plan changes in relation to fire safety could result in loss of viable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

B.	UPDATED TO REFLECT SITE PLAN	23.08.23	FG
A.	CLIENT AMENDMENT	17.04.23	FG

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
TAYFIELD HOUSE,
38 POOLE ROAD,
BOURNEMOUTH,
DORSET,
BH4 9DW.

DRAINAGE PLAN

scale 1:250 @ A3	checked
date MARCH 2023	drawn FG

9442 / 107	A B
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ARC Architecture Ltd.

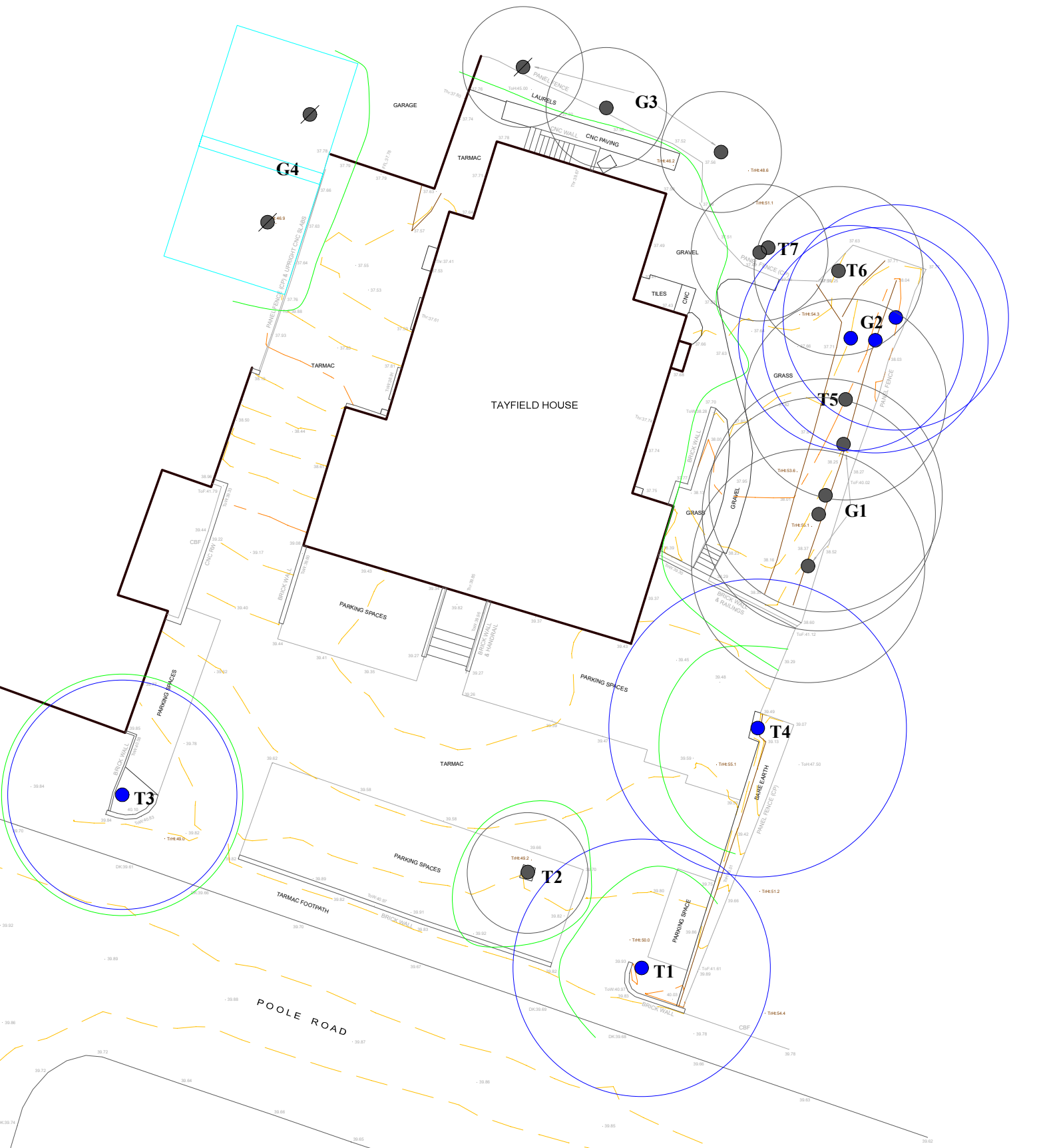
Chapel Studios, 14 Purewell,
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E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk

arc
ARCHITECTS

TREE CONSTRAINTS PLAN (EXISTING) GH2273a

Scale: 1:250



TREE PROTECTION PLAN (PROPOSED) GH2273b

Scale: 1:200



FIGURE 1

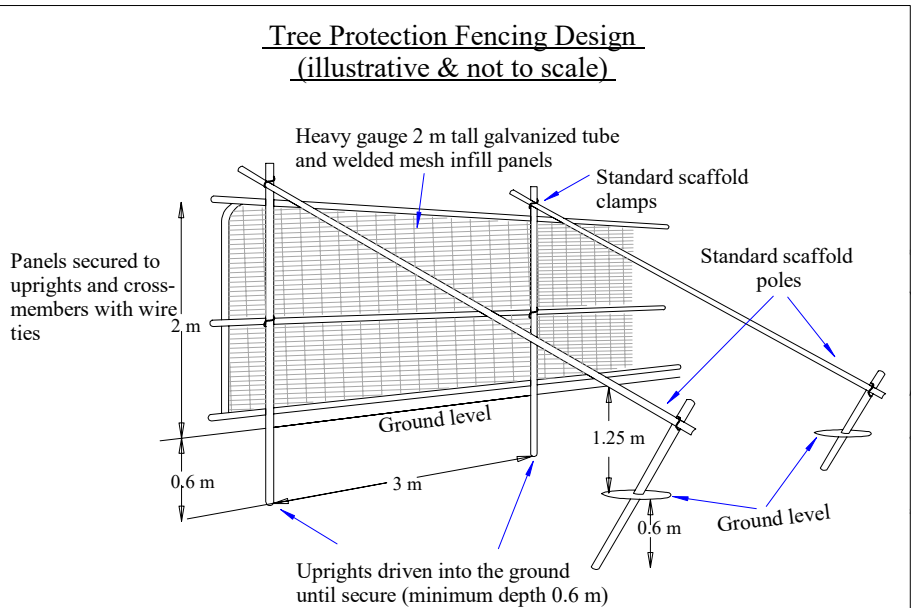


FIGURE 2

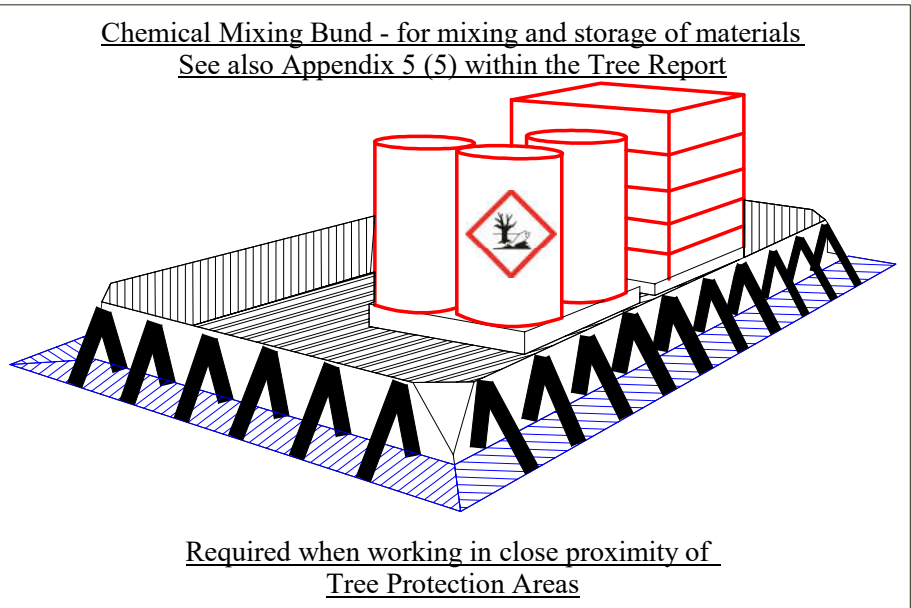


FIGURE 3



FIGURE 4

TREE PLANTING SCHEDULE: See also Appendix 5 (9 & 10) within Arboricultural Report GH2273

Tree No.	Species	HT	GIRTH @ 1 m	CH	Condition	-Recommendations
P1 x 2	Common Beech 'Dawyc' (Fagus sylvatica 'Dawyc')	<3 m	8 - 10 cm @ 1 m	1.75 - 200 m	-container grown 45 l or -rootball, size minimum 450 mm in diameter Notes -no stem movement in rootball -no root bulges within the rootball -tree in good form with no included branches, secondary crossing branches, defined central leader -contractors must ensure all plants are supplied to specified sizes; plants not supplied to heights specified or damaged, will be rejected	-formative prune, if not undertaken prior to purchase -irrigation is important and depends on several factors: <ul style="list-style-type: none">amount of rainfallpermeability of surfacingdaily temperaturemoisture-holding capacity of soilsize and species of tree plantednursery production system -if in doubt seek professional advice
P2 x 2	Sweet Gum (Liquidamber styraciflua 'Slender Silhouette')	<3 m	8 - 10 cm @ 1 m	1.75 - 200 m	-45 l container grown Notes -as above	-as above
P3 x 2	Incense cedar (Calocedrus decurrens)	2 - 2.5 m	N/A	0.0 m	-<45 l container grown Notes -as above	-as above

FIGURE 7

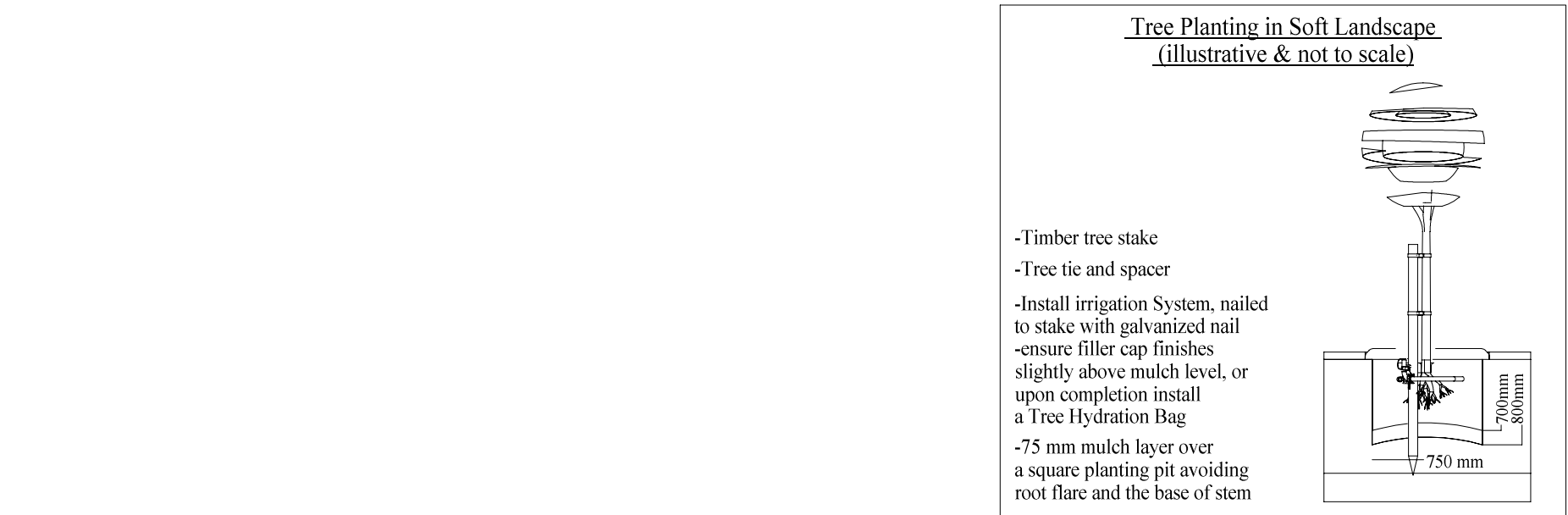


FIGURE 7

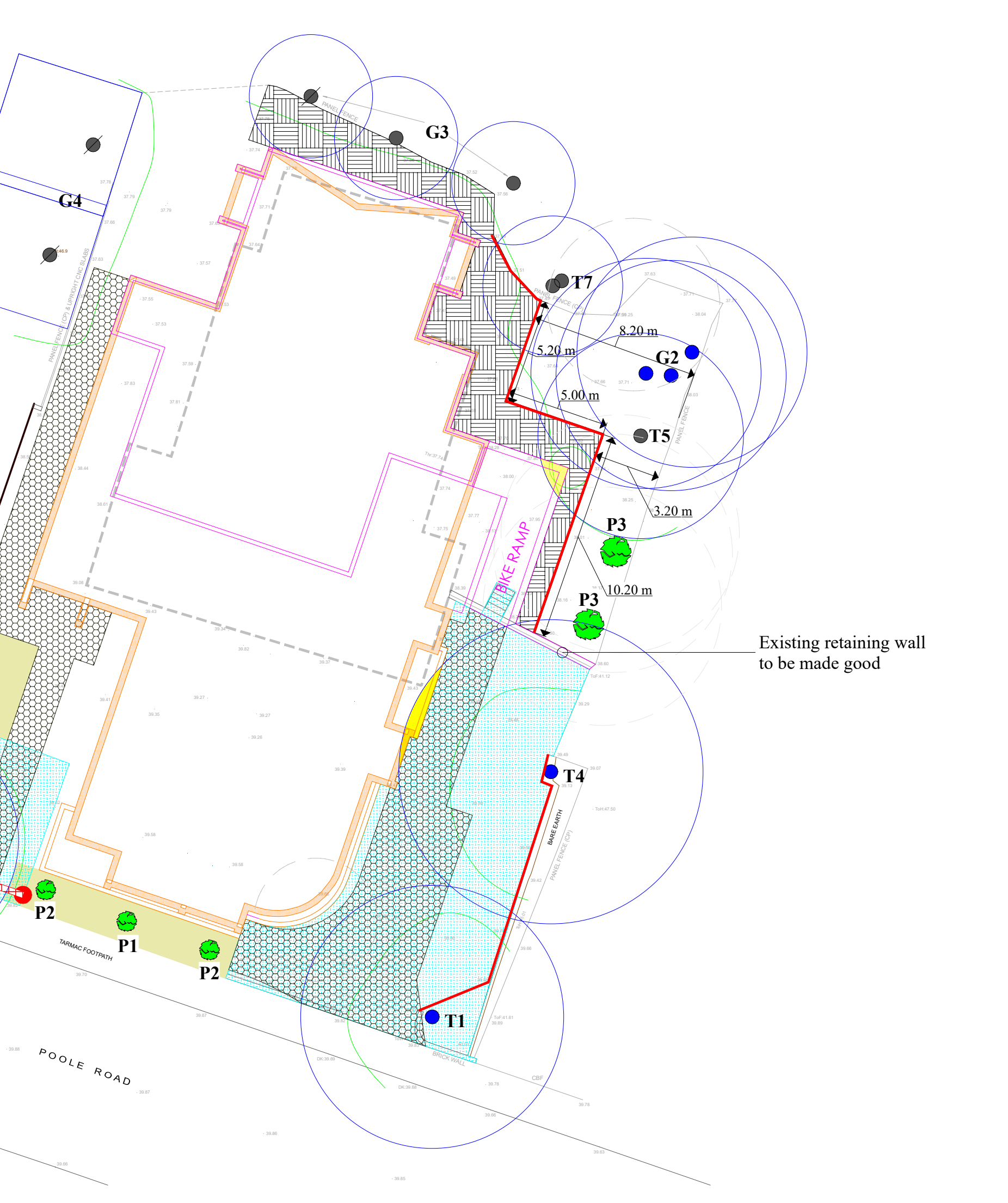


FIGURE 4

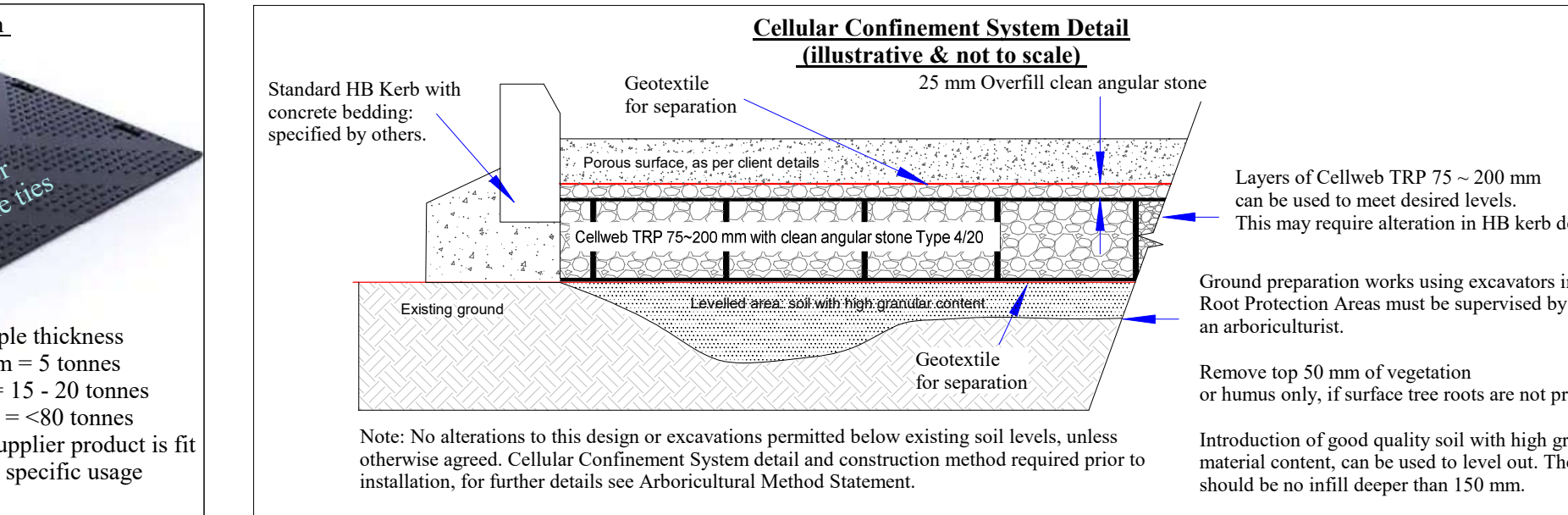


FIGURE 5

TREE CONSTRAINTS PLAN - LEGEND	
Tree Location & Number	● T1 & G1
Canopy Spread	—
Trees not detailed on plans provided	Ø
Adjusted Root Protection Area (see report GH2273, section 9.2)	□
British Standard 5837:2012 Tree Categories Key	
●	BS 5837:2012 Category B Tree Root Protection Area
●	BS 5837:2012 Category C Tree Root Protection Area

TREE PROTECTION PLAN - LEGEND	
Tree Location & Number	● T1 & G1
Trees not detailed on plans provided	Ø
Trees for Removal	○
Canopy Spread	—
Root Protection Area	○ □
Proposed Lower Ground Floor	—
Proposed Ground Floor	—
Tree Protection Fencing Demolition & Construction (see section 2)	—
Maximum Height Restrictor set at 4 m (see section 2)	—
Ground Protection (see section 2)	—
Handstanding retained as Ground Protection (see section 3a)	—
Excavation with caution within tree RPA (see section 3b)	—
Footpath Construction Cellular Confinement System (see section 3c)	—
Planting Areas soil amelioration (see section 3d)	—
Tree Planting (see Figures 6, 7 & report GH2273 Appendix 5 (9 & 10))	—
Location of surface water service routes, Soakaway Electricity, Gas, Broadband and Water, including Foul water (see section 4)	—

Site Address:	
Tayfield House 38 Poole Road Bournemouth, BH4 9DW	
Client:	
Harlequin Homes Ltd	
Document Titles:	
Tree Constraints Plan GH2273a Tree Protection Plan GH2273b Arboricultural Method Statement	
Rev.	02
Date:	12/07/2022
Drawing Ref:	GH2273a & GH2273b
IMPORTANT NOTICE	
This plan is based on the plans and/or site layout plans provided. All measurements must be checked with these plans and appropriate documents. All dimensions to be checked on site prior to commencement of work. Differences between drawings, specifications or structural engineer's details are to be referred immediately to Gwydion's Tree Consultancy. Work should only be undertaken from local authority approved drawings. For further information see associated report GH2273	
THIS PLAN SHOULD BE VIEWED IN COLOUR	
Tel: 01202 748967 office@gwydiontreeconsultancy.co.uk gwydiontreeconsultancy.co.uk	

Revisions:	
2)	-Minor footprint amendment -Minor change to Tree Protection & tree planting locations
1)	-Minor footprint amendment -Minor change to Tree Protection

Arboricultural Method Statement GH2273

1. Phased Development in relation to Tree Protection – in order of events A to N	
A.	A person with relevant experience, must design the details relating to the services and rainwater soakaways/holding tanks, or waste pumps (section 4), and Cellular Confinement System footpath (section 3c). These must include accurate locations of installation, including cross-sections, detailing levels of existing / proposed finished levels and construction method statements for each specific operation, which will be required prior to or at the pre-commencement meeting. Written approval of the design, in relation to trees, should be acquired from the developer's acting Arboricultural Consultant or the LPA Arboricultural Officer.
B.	Pre-development meeting to discuss Tree Protection, setting out & specific construction techniques
C.	tree work - see Tree Survey Schedule within Arboricultural Report GH2273
D.	installation of Tree Protection measures - see section 2
E.	Pre-commencement meeting, post installation of Tree Protection measures including the chemical storage/mixing bund, (detailed within Figures 1, 2, 3 & 4, section 2 and plan GH2273b), and prior to demolition and construction. The pre-commencement meeting should be held and attended by the developer's Arboricultural Consultant and the designated site foreman to discuss details of the working procedures. A representative from the Local Planning Authority may request attendance at the meeting.
F.	additional Tree Protection - see section 9.2(4) & Appendix 5(1) within Arboricultural Report GH2273
G.	specific construction technique - see section 3b: excavation with caution
H.	services installation - see section 4
I.	main construction & main construction completion
J.	specific construction technique - see section 3c: Cellular Confinement System footpath
K.	removal of Tree Protection measures - see section 5
L.	specific construction technique - see section 3d: planting areas: soil amelioration
M.	landscaping - see Appendix 5 (8) within Arboricultural Report GH2273
N.	tree planting - see Figures 6 & 7, Appendix 5 (9 & 10) within Arboricultural Report GH2273

2. Tree Protection Measures see also section 9.2(4) & Appendix 5 within Arboricultural Report GH2273	
Tree Protection fencing design for construction and demolition, requires a scaffold framework with Heras Panels or steel mesh attached. For fencing design and specific locations see plan GH2273b and Figure 2. Laminated Construction Exclusion signs (Figure 1) should be placed upon the side of the fencing, facing the development at 3 metre intervals.	
Existing handstanding retained as Ground Protection	
See section 3a	
Ground Protection in the form of rigid Ground Guards will be used, see Figure 4. For specific locations, see plan GH2273b. They will be laid on top of a base layer of Geotextile membrane to separate the Ground Protection from the soil. The Geotextile separation fabric will be of such a design that will not be punctured, ripped, or allow fines (e.g. fine particles, sand, broken stone, brick, soil etc.) to penetrate. The Ground Guards should be securely attached (using the product specification), both together and to the existing ground, having first established the exact location of any underground services.	
Maximum height restrictor Due to the low canopies of retained trees, there will be a height-limiting barrier constructed in one location, detailed within plan GH2273b, set at a height of 4 metres. This should be constructed from scaffolding, to which warning tape will be attached, including a sign detailing the height.	
Chemical storage/mixing & welfare units Storage and mixing of chemicals will be required near Root Protection Areas, where the use of a water-tight and chemical resistant bund will be essential, to avoid any run-off from toxic materials. Figure 3 details design of such a bund. Site cabins / welfare units must be located outside the tree Root Protection Areas, unless otherwise agreed. All temporary services should run above ground or be contained within the facility and managed as appropriate. In direct relation to these operations, see Appendix 5 (3 & 5) within Arboricultural Report GH2273.	
Working Method: During demolition and construction, the Tree Protection measures should not be removed or moved at any stage, unless agreed upon by a representative of the Local Planning Authority and/or the acting Arboricultural Consultant for the site, or unless otherwise stated within this report.	
Throughout the proposal, it is important to monitor the condition of the Tree Protective measures, assess whether they are still fit for purpose and meet the design standard within this report. It is recommended that Tree Protection be added to the on-site risk assessment and protective fencing should be subject to a Fixed Scaffolding Safety Checklist.	
Reason: Retained trees and associated soil structure within this report take priority. Entering within areas designated for construction exclusion, will inevitably compromise the health of valuable trees. Barriers should be fit for excluding construction activity and appropriate to the degree and proximity of work taking place around retained trees.	

3. Specific construction techniques (within RPA)	
a) Handstanding retained as Ground Protection	
The areas requiring this working method are depicted in plan GH2273b as light-blue polygons and are located within the theoretical Root Protection Area (RPA) of trees T1, T3 & T4.	
Working Method:	
Throughout construction the existing handstanding should be retained as Tree Protection (Ground Protection) as it is in a good stable condition. However, if the surface wearing course starts breaking up or sinking, there is a requirement to cover damaged areas with Ground Guards, see section 2. Where areas of excavation for foundations or service routes are required, the entry holes should be cut with an angle grinder, to avoid the handstanding breaking. Within the final phases of construction, after all heavy machinery has been removed from site, existing handstanding, should be replaced with a permeable wearing course, see section 3c. Any areas of existing handstanding which are not detailed for replacement, should be excavated by hand and replaced with up to 150 mm of well aggregated soil and landscaped.	
Reason: The handstanding in a stable condition will be adequate Tree Protection, protecting the tree roots and surrounding soil structure. By repairing the wearing course with Ground Guards, where necessary, continued protection of tree roots and soil structure should be maintained. The replacement of the non-porous wearing course/ surface to a porous one, will promote a healthy environment for trees to grow.	
b) Excavation with caution	
The areas requiring excavation are depicted in plan GH2273b as yellow polygons and are located within the theoretical Root Protection Area (RPA) of trees T4 & T5.	
Working Method: The areas detailed for excavation must be undertaken with caution, using hand-operated tools only, unless otherwise agreed with the site's acting Arboricultural Consultant or the Local Planning Authority. Where areas of excavation for foundations or service routes are required within the existing handstanding, the entry holes should be cut with an angle grinder, to avoid the handstanding breaking. If tree roots are unearthed, they are to be pruned back to the edge of the excavation, making a clean cut with a suitable sharp tool (e.g. bypass secateurs or handsaw). If tree roots are left exposed for more than one day, they should be covered in dry hessian sacking or similar material to avoid desiccation and frost. If a concrete mix, or a chemical substance is to be used in direct contact with the newly excavated soil face, a lining of impermeable chemical-resistant plastic should be used as a separation barrier.	
Reason: Excavation using mechanically driven machinery, will inevitably cause damage to tree roots and soil structure. The use of hand-operated tools allows for a more detailed and observant excavation. This working method will reduce the risk of damaging shallow tree roots and valuable soil. The use of a chemical-resistant plastic will reduce the risk of dangerous leachates, from the chemical mixture, contaminating the soil and/or compromising tree roots.	

c) Cellular Confinement System (CCS) footpath	
Illustrative design of the CCS required is detailed in Figure 5, plan GH2273b and its location is marked as polygons with a hexagonal pattern. A structural engineer with relevant experience should design the CCS, as detailed within section 1A.	
Working Method: Notwithstanding the approved design and construction method statement (section 1A), this work should be undertaken, having notified the site's acting Arboricultural Consultant of the contractor's intent to proceed, to allow for site supervision to occur upon commencement. The installation of the CCS should be undertaken at the end of the project, see Phased Development, section 1. The entire area of CCS should be covered with a porous wearing course and must be detailed within any hard landscaping scheme.	
Reason: The CCS protects tree roots from the damaging effects of compaction and desiccation, whilst creating a stable, reliable load-bearing surface for vehicular traffic.	
d) Planting areas: soil amelioration	
It has been deemed unreasonable to protect the existing soil within a single proposed planting location, as it would complicate construction activities and inevitably, the soil may become compacted or contaminated. Detailed on plan GH2273b, is the location requiring soft landscaping, marked as a light-green polygon.	
Working Method: This work should be undertaken, having notified the site's acting Arboricultural Consultant of the contractor's intent to proceed, to allow for site supervision to occur upon commencement, see section 1. It is recommended that the retention of the site's existing topsoil, or medium, is desirable. Upon levelling of the site, it is recommended that the topsoil should be excavated and stored. Retaining the soil within the site would be the preferred option, however, it would also be possible to import a suitable growing medium. Upon completion of construction, contaminated soil will need to be removed from site and replaced. If the soil within the site is retained, simple tests should be undertaken to ascertain the soil's quality, e.g. compaction: testing through PSI or kg pressure, testing potential of hydrogen – pH and through a visual assessment. Until the soil meets an optimum balance, no trees or shrubs should be planted.	
Reason: This construction method should ensure that newly planted trees and shrubs will establish into maturity.	

4) Services (electricity, gas, water, foul water & broadband)	
Services and rainwater soakaways/holding tanks, or waste pumps should be constructed outside the tree Root Protection Areas and located a minimum of 2 m away from any new or proposed tree planting (unless agreed with Arboricultural Consultant and specific provisions are applied). A structural / drainage engineer with relevant experience should design the service locations and rainwater disposal; see section 1A. All gutters, rainwater downpipes and drains must have gutter or drain guards to reduce the risk of blockage from tree-related debris.	
5) Removal of Tree Protection	
The removal of any Tree Protection can only take place upon completion of Phased Development and upon completion of the project, or under agreement with the acting Arboricultural Consultant. Written consent may be required from the Local Planning Authority to undertake such an operation.	
Note: This report does not give guidance on building near trees, hedgerows, and shrubs in shrinkable soils [National House Building Council (NHBC) guidance in relation to trees, chapter 4.2], as this should be addressed during the Building Regulations phase, unless otherwise requested.	





Planning Committee

Application Address	506-508 Charminster Road, Bournemouth, BH8 9SJ
Proposal	Erection of 2 x buildings consisting of 7 x flats altogether with associated access, car parking and bin storage, involving partial demolitions to components of existing 2 x dwellings.
Application Number	7-2023-19125-B
Applicant	Mrs J Sathiaruban
Agent	Pure Town Planning
Ward and Ward Member(s)	Muscliff & Strouden Park - Councillor L Northover Councillor B Castle Councillor K Wilson
Report Status	Public
Meeting Date	18 April 2024
Summary of Recommendation	Grant in accordance with the legal agreement and conditions set out at the end of the report, for the reasons set out in the report.
Reason for Referral to Planning Committee	Call-in by Cllr Northover
Case Officer	Franc Genley
Is the proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought to demolish components of the existing pair of two storey detached two-storey dwellinghouses (comprising nos. 506 and 508 Charminster Road); and to erect three floor extensions to both buildings to create larger footprints to deliver 7no. flats. The use of the site would remain residential in nature but be split into 7 planning units with communal areas. Unit numbers comprise: 1no. one-bed, 3no. two-bed and 3no. three-bed, arranged as follows: For 506, 1no three-bed flat on the ground floor; 1no. three-bed flat at first floor; 1 two-bed duplex at first / second floor (roof level). For 508, 1no three-bed flat on the ground floor; 1no two-bed and 1no. one-bed at first floor; and 1no. two-bed at second floor (roof level).
2. The proposals seek to re-use and extend the existing buildings, retaining the staggered position of both 506 and 508, with no. 508 remaining further forward than 506. The front wall of 508, facing Charminster Road would remain in its first-floor position, with the ground floor projection removed. For 506, the front wall is to be retained in its current position. The southern side elevations of both buildings, including windows would remain as they currently exist, though two new openings would be formed in the first-

floor wall of 508 facing 506. Openings in the northern (side) and eastern (rear) walls of both dwellings would be either filled in or created to better configure proposed flat layouts, and extensions are a number of single and two storey extensions are proposed on those elevations, with roof level extensions over both to provide the additional floorspace for the proposed flats.

3. Relative to the existing rear building line of no.506, a hip-roofed, two-storey rear extension is proposed some 4.5m deep on the side facing the boundary with no.504, and 6.5m deep on the side facing the boundary with no.508. The side extensions are stepped back from the Charminster Road frontage at first floor by approximately 2.35m. New hipped and gabled ridged roofs over the extensions would replicate the look and style of 506's existing roof. Rooflights are proposed in northern, eastern and southern facing roof slopes.
4. Relative to the existing rear building line of no.508, a gable-roofed, two-storey rear extension is proposed some 6.5m deep on the side facing the boundary with no.506, and 4.5m deep on the side facing the boundary with no.510. The side facing 510 is stepped and staggered in from the side boundary with Sonning Way. The side extension is stepped back from the Charminster Road frontage at first floor by approximately 0.35m, and the extant 1.3m deep ground floor projection would be removed. New hipped and gabled ridged roofs over the extensions would replicate the look and style of 508's existing roof. Rooflights are proposed in western and southern facing roof slopes, with a small rear (east) facing dormer.
5. Revisions are proposed to the vehicular and pedestrian access points, with parking to the front. Pedestrian access to both buildings will be from the front, utilising the existing front doors, configured to have small porch enclosures. Bike stores will be provided within the traditional 'attached garage' location in both buildings, with internal connection to the shared lobby in each block. The forecourt of the buildings are to be reconfigured to host 9no. demarcated vehicular parking spaces on an extended permeable surface. A central bin store is proposed behind trees and the existing 2no. vehicular crossovers would be reduced to 1no. by way of the removal and return to level grade footpath of the dropped kerbs outside no.508.
6. The amalgamated plot of 506-508 is to be reconfigured to provide a shared communal garden to the rear of the plot, with privately accessible fenced gardens for both of the 3-bedroom ground floor flats, one in each building.

Description of Site and Surroundings

7. The application relates to a pair of two-storey detached single family dwellinghouses on a wide plot on the eastern side of Charminster Road, at a point almost opposite a parade of 2-storey shops. The house sits amongst and opposite similarly sized plots that all host similar sized detached dwellings. The predominant house type is two storey, though there are some examples of bungalows within sight of the application site, and to the north the character of the road evolves to include pairs of 2-storey semi-detached houses and a single storey church hall.
8. The application property sits on land that rises gently to the south with an approx. 0.3m difference in ground levels moving from the northern to southern boundaries with 508 and 504 respectively. No.506 is part of the established street scene as despite the prevalence of street trees, the view of it from the public highway is not hindered.

Relevant Planning History:

9. No.506
 - **7-2021-19125-A** Demolition of dwellinghouse and erection of a block of 5 flats with associated vehicular access and bin and bike stores – Refused 10.01.2022
 - **7-1998-19125** Alterations to roof and extensions to dwellinghouse (Permitted Development) - Lawful Development 22.12.1998

10. No. 508
 - **7-2000-19753** Alterations, extension to dwellinghouse & replace existing 1200mm high wall & fence with 1200mm high facing brick wall – Approved 24.10.2000
 - **7-2006-19753-A** Erection of a rear conservatory – Approved 30.11.2006
11. No.506-508
 - **PRE-19125 – Pre-App Enquiry:** demolish existing pair and erect 2no. blocks of 4 flats, each consisting of 1no 3-bed (4 habitable rooms) and 1no. 2-bed (4 habitable rooms) and 2no. 1-bed (2 habitable rooms) flats. Both buildings would resemble modern detached houses, deeper in depth and with flat roofs and dormers. 10 car spaces are proposed, 8 accessed off Charminster Rd and 2 from the rear access road. 2no. cycle stores proposed one storing 8 bikes and the second 12 bikes.

LPA Response (Feb 2023): *There were a number of in principle points to address in the event that a full planning application were to come forth. Whilst the principle of the loss of two small family homes was contrary to policy, it was acknowledged that two family sized flats were proposed within the scheme within the ground floors, having access to the gardens. Whilst this may offset some of the policy conflict, there remained work to do to the bin/cycle storage, car park layout, windows, dormers, and extent of flat roofs proposed. It was advised that proper regard should be had for the NPPF and its policies on not stymieing adjacent development sites and supporting coherent local character through good design.*
12. No. 1 Sonning Way
 - 7-2022-3341-K Alterations and extensions to bungalow to include formation of 1st floor level, and conversion of garage to annexe accommodation – Approved 26.07.2022
 - 7-2021-3341-J Alterations and extensions to bungalow to include formation of 1st floor level, and conversion of garage to annexe accommodation – Refused 22.12.2021

Constraints

13. Sonning Way to the north side of no.508 is a public highway, and the only source of vehicular and pedestrian access to or from the residential dwellinghouses nos.1 and 3 Sonning Way.

Public Sector Equalities Duty

14. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

15. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations”), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
16. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which

a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.

17. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the “general biodiversity objective”
18. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
19. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

20. **BCP Highways** - The proposals are unlikely to give rise to significant highway safety concerns. *No objections subject to conditions.*
21. **BCP Trees** - No concerns regarding the general parameters of the development as plans indicate all trees on /adjacent to the site(s) are to be retained. This is feasible and although an arboricultural implications assessment has not been provided at this stage, it can be conditioned on this proposal. *No objections subject to conditions.*
22. **BCP Environmental Health (Land Contamination)** – Verbal discussion, no objections.
23. **BCP Environmental Health (Noise)** - No objections subject to conditions (see amenity).
24. **BCP Biodiversity** – Following initial holding objection further surveys were submitted and objections were withdrawn. *No objections subject to conditions.*
25. **BCP Waste & Recycling** – Satisfied with the proposal in terms of waste storage capacity, location, distance to kerb and servicing arrangements. *No objections subject to conditions.*
26. **Wessex Water plc** – Returned standing advice comments – *No objections made.*

Representations

27. Three site notices were erected on 20th July 2023 with a consultation expiry date of 11th August 2023. Following the submission of amended plans and additional information, 3no. new site notices were erected 19th January 2024, with a ten day period of consultation.
28. In total, 20 representations have been received, including one from the now defunct Bournemouth Civic Society (BCS). All 20 are in objection though 2 or three make suggestions that a lesser development of 2-3 houses should be provided, and BCS considered the design to be ‘reasonably competent’. A majority of the other objectors comment that the houses should not be demolished and that this is wasteful. It is important to note that this application does not propose the demolition of the houses, but their retention and extension. The respondents raise the following material planning objections:
 - *Demolition of the houses is wasteful, polluting and should not be permitted;*
 - *Development will remove family housing stock, and encourage similar redevelopment that will drive families away from the area;*

- *Flats should only be placed in city centres, Extra dwellings will intensify noise and disturbance;*
- *Proposals are deeper, wider, taller, inconsistent with local neighbourhood character;*
- *The new blocks would harmfully narrow the gaps between dwellings, changing streetscene;*
- *Will cause loss of afternoon sunlight to nos 1 and 3 Sonning Way;*
- *Dormers/windows will overlook neighbouring houses and gardens causing loss of privacy;*
- *Will increase spread of artificial light from additional windows overnight;*
- *Dormers proposed at 506/508 will look directly at each other;*
- *Poor outlook from bedroom at blank flank wall of no.504 and between 506/508;*
- *BCS objected to the submission in Oct 2023, as it was being dissolved, that the while the proposals sought larger extensions to Arts & Crafts style houses that would cause harm to neighbouring amenity and character, they did state that the designed the two 'blocks' were reasonably competent;*
- *Site is double yellow lined, no visitor parking will cause parking on surrounding streets;*
- *Parking on frontage looks tight and not feasible;*
- *Bike stores should not be integrated they should be set outside in the communal rear gardens;*
- *Binstore at frontage is an eyesore, will attract flies, cause smells etc;*
- *Sonning Way should not at any future point become a means of access for the rear of the site;*
- *Construction disturbance will hinder neighbouring amenity for several months;*
- *Sonning Way should not be used for construction works as this is the only pedestrian and vehicular route to access the two dwellings sited on it;*
- *Concerns about construction hours given local schools sited nearby;*
- *Visibility at the bus stop might be compromised by construction traffic;*
- *Private gardens for the flats are too small and an example of overdevelopment of the site;*
- *Previous proposal was refused on grounds related to harm to bats;*
- *Badgers seen on site (night-sight video footage received of badgers on a piece of land);*
- *Too many flats are proposed, sum total of impacts amount to overdevelopment of the site; and*
- *Flats will place pressure on existing services such as water, drainage, NHS, schools etc;*

29. Two technical issues are raised

- *Errors in D&A statement about which property has 4 and 3 flats. Response: Agent confirms this was an error, forms and plans remain correct*
- *Errors in D&A statement about car parking to the rear – Agent has confirmed that this related to previous application. Plans have never shown parking to the rear for this proposal.*

30. A number of non material-planning comments were raised as follows:

- *Value of houses will be affected;*
- *Developer driven by profit;*
- *Deeds of covenant exist on the original deeds stating that all 'houses' on this land must be detached or semi-detached.*

31. The LPA is unable to factor these comments into its decision making as they are non-material considerations governed by other factors outside the Planning process and that have no bearing on the Planning Decision Making process.

Key Issue(s)

32. The key issue(s) involved with this proposal are:

- Principle of development
- Impact on character and appearance of area
- Impact on residential amenities
- Impact on highways and parking
- Other Matters

33. These issues will be discussed as well as other material considerations in the report below.

Policy context

34. Local documents:

a) Core Strategy (2012)

- CS1: NPPF – Presumption in Favour of Sustainable Development
- CS2: Sustainable Homes and Premises
- CS3: Sustainable Energy and Heat
- CS4: Surface Water Flooding
- CS5: Promoting a Healthy Community
- CS6: Delivering Sustainable Communities
- CS16: Parking Standards
- CS17: Encouraging Greener Vehicle Technologies
- CS18: Increasing Opportunities for Cycling and Walking
- CS19: Protecting Small Family Dwellinghouses
- CS20: Encouraging Small Family Dwellinghouses
- CS21: Housing Distribution Across Bournemouth
- CS31: Recreation, Play and Sports
- CS33: Heathland
- CS41: Design Quality

b) District Wide Local Plan (2002)

- 4.25: Landscaping
- 6.10: Flatted Development

c) Supplementary Planning Documents:

- Dorset Heathlands Planning Framework SPD 2015
- Residential Development: A Design Guide – PGN (2008)
- Sustainable Urban Drainage Systems (SUDS) - PGN
- BCP Parking Standards 2021 – SPD

35. National Planning Policy Framework 2023 (“NPPF” / “Framework”)

Including in particular the following:

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.”*

Also relevant to this assessment are the following NPPF chapters:

- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places
- Section 14 – Meeting the challenge of climate change, flooding and coastal change
- Section 15 - Conserving and enhancing the natural environment

Planning Assessment

Principle of Development

Loss of Family Dwellings

36. Core Strategy Policy CS21 seek to ensure a balanced Distribution of residential development across Bournemouth, and ensure that the best use is made of appropriate sites if and when they become available for redevelopment. While Policy CS20 encourage the redevelopment of sites to provide small family dwelling houses, CS19 seeks to protect existing small family dwelling houses from demolition.
37. CS 19 sets a threshold whereby a small family dwellinghouse is defined if the property in question has an original gross external floorspace of less than 140sqm. This is in order to retain a balanced stock of housing across the Borough. Where this policy is not met demolitions of homes or conversions to flats would be contrary to this policy.
38. Both buildings comprise single family dwellinghouses. As originally built, they had approximately 117sqm and 120sqm of gross external floorspace set over two floors and falling below the 140sqm threshold set by Policy CS19. Both houses have undergone later extensions to the side, rear and roofspace, increasing the total living space by 24-32sqm in each case, resulting in homes with floorspace in excess of the 140sqm threshold.
39. Both dwellings have original gross external floor areas below the minimum threshold and the proposal would fail to satisfy policy CS19. The previous application to demolish 506 and replace it with 5no. flats was refused for a number of reasons, comprising overdevelopment, disproportionate scale, harm to neighbouring privacy and local character, poor internal space and low-quality habitability. Given the substantial failings of the proposal, the conflict with CS19 was also cited as a reason for refusal.

Housing Delivery Test

40. The 5-year housing supply and HDT results continue to be applied to each local plan area separately until replaced by a BCP Local Plan. In the Bournemouth area there is a 2.3 year housing land supply with a 20% buffer (a shortfall of 4,862 homes) and a 2021 HDT result of 67%. The local plan is thus considered as out of date as the local planning authority is unable to demonstrate a five-year supply of homes and under the HDT test threshold of 75%. The presumption in favour of sustainable development applies.
41. NPPF Paragraph 11 states that where policies which are most important for determining the application are out of date, planning permission must be granted unless policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
42. At the heart of the NPPF is the presumption in favour of sustainable development, reiterated in Bournemouth Core Strategy Policy CS1. NPPF paragraph 11 applies this presumption to decision making where the local plan classed as out of date. Footnote 8 of paragraph 11 classifies a local plan as out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
43. For this planning application the benefits of repurposing 2 extant homes through extensions and subdivision to provide 7 flats will have material weight. Therefore the 'tilted balance' that favours the grant of planning permission will need to be assessed. For the local planning authority to refuse this development, the benefits of the provision of new homes must be significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal.

Increasing the Supply of Housing Units

44. Whilst there remains a conflict with local policy CS19, paragraph 135(e) of NPPF Section 12, supports the principle of making better use of residential plots already in sustainable locations. Along with other criteria a-f, part (e) states that developments should: "*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*". It remains that should an applicant be able to

demonstrate that their proposal satisfies the other criteria of the local plan in terms of neighbour amenity impact, highways safety/capacity, heritage, etc. then there is national support for the principle of increasing housing stock in urban areas where shops and services already exist, and/or where public transport connections and cycling/walking options are already established.

45. The proposals would deliver 7 dwellings on a plot currently only hosting 2 households. Previously 5 were proposed on the plot of 506, in an overdevelopment that had harmful impacts on adjacent amenity and street character. However, in this fresh application, subject to the assessment of the other factors being demonstrably positive and without substantive harm of policy conflict, then there remains scope to consider the increase in number of dwellings the site can deliver as a benefit of the development in the planning balance, despite conflict with Policy CS19.

Comparison with Previous refusal of development at 506

46. As set out in paragraph 33 above, the development proposed at 506 was refused for conflict with CS19 and a number of reasons relating to overdevelopment of a smaller site. This new application follows a pre-application enquiry from the applicant and now includes the adjacent house 508, already addressing some of the problems identified by the Council. The wider plot width has enabled the removal of one of the vehicular crossovers and removed the need to utilise Sonning Way for vehicular access to the site. It has also enabled the replacement buildings to assert themselves within the plot with better balanced set-ins from the relative boundaries. The proposals have been amended during the lifetime of the application to more comfortably fit on it than the previous proposal at 506 did, relative to its own plot.
47. The proposal seeks to demolish components of the pair of substantial detached houses and build additional extensions to the rear and side of them reconfigured to host flats but retaining an external appearance of extended houses. Whereas the previous refusal at 506 was predominantly about the overdevelopment of that plot, the assessment later in this report concludes that the new proposals occupy a more balanced position within each former plot delivering satisfactory set-ins and interface distances between side elevations, boundaries and windows/walls in/of adjacent properties. With the knowledge that both proposed buildings are a form and scale of smaller proportions than that previously proposed in the development of 506, it is considered that the increase in the number of dwellings on the site would be within buildings that are proportionate to the established streetscene, complying with the explanatory text of Policy CS20. As the proposal would comply policy CS20, the additional homes would be become a tangible benefit, even if the proposal remains contrary to the threshold test of policy CS19.
48. Policy CS20 expresses a presumption in favour of the redevelopment of sites for small family dwellinghouses as opposed to other forms of residential accommodation. However, the explanatory paragraph 4.2.14 does state that *“Especially in areas characterised by large detached buildings a similar scale of building containing flats would be more appropriate than small houses.”* The same paragraph goes onto state *“However, if a site is capable of delivering small houses and its location is suitable in terms of nearby residential character then the development should deliver small houses.”* The justification for this approach is explained in the final sentence of that paragraph as to *“help ensure that a suitable future stock of small family sized houses is maintained in the town as dwelling numbers increase.”*
49. Here, the site could provide 3,4 or (if the rear of the site were to use an access onto Sonning Way, perhaps 5 smaller dwellinghouses, but they would look cramped or be terraced, harming the character of the area which is one of larger detached buildings. They would also under-utilise the potential of the site in a sustainable location to deliver higher housing numbers, and also trigger the need for 2-4 crossovers along the footway which Highways are unlikely to support. The LPA is only able determine what has been submitted. The assessment elsewhere in this report establishes that the replacement accommodation would provide a satisfactory mix of unit sizes, including 3-bed units with gardens capable of offering family accommodation equivalent to small family houses. So whilst the proposal would not satisfy the policy CS20 aim to deliver small family *houses* with a floorspace of less than 140sqm, it would deliver two family sized *units* that provide 104sqm and 105sqm of living space, separate bike and bin storage space amounting to 6-8sqm each, and over 65sqm of garden each. This aspect will be considered in the planning balance.

50. Subject to the proposals having a satisfactory regard for the scale, proportions and dimensions of surrounding houses, neighbouring amenity, and highway issues; the proposed demolitions and extensions to provide flatted development is considered to also satisfy the aims of Core Strategy Policy CS21 and paragraph 135(e) of the NPPF both of which encourage that the best use is made of appropriate sites when they become available for redevelopment. CS21 specifically supports the provision of residential development (in flatted and other forms) for sites that sit within 400m of a 'Key Transport Route' (KTR). Charminster Road (B3063) is defined as a KTR in the Core Strategy and subject to a set of criteria supports urban intensification for residential development. The policy states that 'proposals for residential development within 400m of a key transport route will be expected to: a) reflect the housing size demands of the Borough as identified in the SHMA; b) be of good design; contribute positively to the character and function of the neighbourhood; c) maintain and enhance the quality of the street scene; d) respect residents' amenities; and e) ensure a positive contribution to achieving a sustainable community. The proposal's compliance with the aims of this policy are assessed elsewhere in this report, with the conclusion being that the policy is satisfied.

Impact on character and appearance of the area

51. Core Strategy Policy CS6 requires good design principles for new buildings, regard for how spaces are treated, and enhancement of features that contribute to an area's character and local distinctiveness. Policy CS21 requires good design and for proposals to enhance the quality of the street scene. Policy CS41 is similar and relates to securing good design.

Context of Previous Refusal

52. The previous application at 506 was refused for a number of reasons, but the core three reasons were relative to the proposals' 2) excessive scale, dimensions and design 3) harmful impacts on neighbouring residential amenity (including privacy, overshadowing and loss of sunlight) and 4) comprising deficient internal space for future residents and general overdevelopment of the plot. Other reasons related to the 1) the conflict with Policy CS19, 5) the lack of a signed Heathland legal agreement, and missing information relating to 6) ecology, 7) contaminated land, and 8) drainage.

Current Proposal

53. As the proposals seek to re-use and extend the existing buildings, the pair of flatted buildings that would result on the site would generally replicate the extant staggered position of both 506 and 508, with no. 508 remaining further forward than 506. The front wall of 508, facing Charminster Road would remain in its first-floor position, with the ground floor projection removed.

Charminster Road Streetscene

54. For 506, the front wall is to be retained in its current position. The set-in distances from the boundaries of the site with 504 remain as they currently exist and there will be no substantive changes to the gap between 504 and 506 when viewed from the public highway. The quantum of extensions that the host buildings can accommodate in this location benefit from the unique circumstances of the site. The additional gap afforded by Sonning Way, and the staggered nature of these houses on this main road mean that impacts that would otherwise result on neighbouring amenity do not manifest themselves harmfully here.
55. The proposed gap between the two application properties would decrease as a result of the proposed extensions, but because the two storey side extensions to no 506 have been reduced, the gap that remains is similar to the one that already exists between 504 and 506 at their closest. The houses in this run are all detached, and the development would retain this characteristic. Similarly, each of the houses have space to undertake similar side and/or rear extensions so that the proposed extensions to increase the quantum of development on each plot would generally be replicable along the street. The houses and wider street are not designated as a conservation area, none of the properties have been identified as non-designated heritage assets (locally listed) and there are no Article 4 restrictions in place to remove permitted development rights for these houses.

56. The single storey components of no.508 that sit alongside Sonning Way (garage, utility room toilet) would be demolished and the replacement extensions would sit further back from this boundary and follow a staggered pattern, rather than the existing angled wall that follows the line of the boundary, almost on the boundary with Sonning Way. The side extensions to 508 would be two storey, but are of a width that is both proportionate with the host building and subservient in scale and design. A similar extension could be proposed to no 508 in its current single family dwellinghouse use, and generally comply with local policy. Due to the additional gap between 510 and 508 resulting from the Sonning Way carriageway, there would remain sufficient separation distances between both properties so that the character of the street would not be adversely impacted by the proposals.
57. Previously, the redevelopment proposed at 506 was set in only arbitrarily from both side boundaries and was considered to be overdevelopment of that plot. Following the incorporation of 508 into the site area, and subsequent reductions to overall scale and improvements to general appearance made by the applicant the proposals have substantial regard for the general dimensions of surrounding buildings and would maintain sufficiently distanced gaps between properties to reflect those between other houses in the run. The proposed extensions, when viewed from Charminster Road would appear in keeping with the street, proportionate to the buildings they are attached to and reflective of the host buildings' design and identity as single family dwelling houses. With regards to visual impact from the forecourt parking, the forecourts already have the capacity to host 4 cars each, outside of any garage.

Sonning Way Streetscene

58. When viewed from Sonning Way, a narrow but nevertheless component part of the public highway network, the extensions to the north side of no.508 would run the entire side length of no 508, and step out approximately 1.9m beyond the existing 2 storey rear building line of 508, before stepping in and away from the boundary by 3.5m and then projecting out 2.15m into the rear garden. Sonning Way has no footpaths and from the bollarded junction with Charminster Road appears to be a footpath route closed to vehicular through-traffic. Vehicles can access the road from the rear, off Uplands Road but from that direction it resembles a back-street. At both entrances it is flanked on both sides by garden fencing and/or single storey extension walls, reinforcing the lower hierarchy status of this highway.
59. The southern boundary comprises garden fencing and garage extension walls. On the north side, the same is true at the roadway's eastern and western ends, but the central section has noticeably lower walls which form the 'front' boundaries of two detached houses addressed off Sonning Way. The closest of these, to the rear of no.510 is a bungalow (no.1 Sonning Way). The furthest, to the rear of 62 Uplands Rd, is two storey (3 Sonning Way). Both houses face south and are set back between 7m-8m from the roadway, which is itself approx. 3.25m wide. The two-storey rear and side extensions to no.508 would bring the built form closer to the boundary at first floor level, but the side and rear components replicate the rear depth and side width of no.508's existing single storey extensions. Views of the application site are short but the roadway remains a non-primary route between properties where elevations with fewer windows are acceptable and appropriate. Amenity impact on adjacent dwellings is assessed later.

General Appearance of the Proposal

60. On balance, it is considered that sufficient gaps would remain between the proposal and facing adjacent elevations at nos 504 and 508 Charminster Road.
61. The buildings would both have a pedestrian doorway in a central position, accessed by a porch within the reconfigured front forecourt. Some landscaping is proposed, and one of the vehicular crossovers is to be closed up and new boundary wall and planting formed. This would increase the scope for landscaping and conditions can be applied to any approval to secure details of this to help integrate the revised building frontages to both Sonning Way and Charminster Road with their respective street-scenes.
62. The elevational treatment of the exteriors reflects local vernacular and materials by expanding the use of brickwork and render between floors, and roof tiles at roof level. Roof pitches would match the existing, though the additional depth into the site would mean that flat roofs are proposed over the central part of the extensions but giving the positive impression of a continued ridge line. The flat roofs cannot be seen from street level and would have no harm on the streetscene. The addition of dormers, gable ends and rooflights reflect the inclusion of these features in the wider local streetscene, and

subject to conditions to secure details of finish materials before their application, the appearance of the proposed extensions would be positive.

63. Subject to the conditions on materials and landscaping, the proposal would accord with design and streetscene elements of Core Strategy Policies CS6, CS21 and CS41. It is the balanced opinion of the LPA that the proposed scale, form and general appearance of the proposed development would have an acceptable impact on the character and appearance of the area when assessed against policy.

Residential Amenity – Impact on Neighbouring Residents

504 Charminster Road (south of site)

64. Having regard for the descriptive elements of paragraphs 44-45 earlier, the existing southern flank wall of no 506 is to remain, retaining the separation distances between it and no 504. Currently both elevations are windowless and host only the external pair of chimney stacks on each dwelling. It is proposed to insert two narrow windows at ground floor level and two matching ones at first floor level facing the windowless side elevation of no.504. The proposed windows would light a bathroom (and be obscured) and a bedroom, with the room arrangement repeated at first floor. Given there are no windows in the facing elevation wall of no 504 there would be no amenity impact in terms of privacy on that dwelling at present. To offset the impacts were no.504 decide to install similar windows to their own ground floor (permitted development at ground, not first) a condition should require the lower portion of both bedroom windows to be obscure glazed up to head height to limit the scope for future conflict.
65. The proposal will extend back approximately 1.6m further than the two storey rear wall of no.504, but stop short of the single storey rear extension to 504. No windows within proposed extensions to 506 would face no.504 and the ones that are proposed face backwards and look out on the application site's own garden(s). As no.506 sits to the north of 504, there is no impact on sunlight, daylight or shadowing to no.504. The extensions are set no closer than the existing side of no.506 and, including the roof extensions would be set sufficiently away from no.504 so as to have no impact on outlook or general amenity experienced within no. 504. From the garden of 504, the extensions would appear domestic in style and comparable with the architecture of the existing house(s).
66. There are associated objections from neighbours set out earlier, but it is considered that the combination of the extensions to no 506 would be acceptable in terms of scale, height, depth, proximity to the boundary, position of windows, having no unacceptable harmful impacts on the neighbouring amenities enjoyed by occupants of no. 504. In terms of amenity impacts on no.504, the proposals would therefore comply with Core Strategy 2012 Policies CS21 and CS41 and Saved Policy 6.10.

510 Charminster Road (north of site, across Sonning Way)

67. Having regard for paragraph 46 earlier, the single existing side extension to no.508 is to be demolished and the replacement two storey extension set back further than the current position, in stepped stages rather than follow the angled nature of the boundary. The footprint of the single storey rear extension is to be emulated, but comprise a two-storey element, with gable roof over. Two windows are proposed at first floor level of the side extension to 508, facing north towards 510. They would light a kitchen and bedroom in separate flats. The plans indicate that the lower portions of the windows would be obscure glazed (below head height) in the interests of privacy. No 510 has a first-floor window in its southern elevation, but this would not sit directly opposite the proposed windows. The proposed windows, if not obscured, would look over the top of the flat roofed garage behind no.510 and at parts of its associated private rear garden. If the windows are conditioned to remain fitted with obscure glazing then there would be no harm to neighbouring privacy at no.510 nor conflict with the component part of the policy. The impact on future residents of the proposed flats in terms of habitability resulting from obscured windows is assessed in the next section.
68. The outlook from the side window within no.510 would be of the side extensions, culminating in the hipped roof over. The proportions of the two-storey side extension are acceptable in policy terms. Whilst the first floor component would reduce the interface distance between the dwellings to around 6m, the presence of the 3.5m wide roadway and means the side window within no.510 would not still retain an

uninterrupted outlook out over the forecourt of 508, and a longer distance vista of the shops opposite the application site on Charminster Road. Similarly, the side extensions and roof over would have no harmful impact on the angled corner bay windows of no.510 facing southwest.

69. The bulk of the extension, because it steps in and away from the boundary on the north-eastern most corner would not harm the internal amenity enjoyed by occupants of no.510. Regards the rear garden to no. 510, the outlook is already partially enclosed as a result of the 510's own flat roofed garage building that sits behind the line of 510's rear extension and by tall ever green trees to the northeast. The stagger backwards from Sonning Way of the two storey rear extensions (at its north-eastern corner), would diminish the impact of the upper floor on no.510 to an acceptable, negligible level.
70. There are associated objections from neighbours set out earlier, but it is considered that the combination of the extensions to no 508 would be acceptable in terms of scale, height, depth, proximity to the boundary, position of windows, having no unacceptable harmful impacts on the neighbouring amenities enjoyed by occupants of no. 510. In terms of amenity impacts on no.510, the proposals would therefore comply with Core Strategy 2012 Policies CS21 and CS41 and Saved Policy 6.10.

1 Sonning Way

71. The assessment that follows makes reference to the existing and proposed ground floor layouts on drawings that accompanied the recent approval (7-2022-3341-K) for a first floor extension at no.1, summarised in paragraph 12 of this report.
72. No.1 comprises a bungalow whose front (south) facing windows have historically lit two bedrooms within the extended three-bed dwelling. The main entrance door sits in the western elevation and the house is laid out in an upside-down 'L' shape, with the two arms running alongside an electrical substation. The recent planning permission, granted in 2022 and enacted in Spring 2023, authorised roof extensions to the southern and eastern roof slopes. A gable was permitted in the southern and northern roof slopes, with a triangular window facing south and lighting a new first floor master bedroom, and a traditional window facing north and lighting a new 'children's room'. 4no. rooflights were approved facing west towards the rear of no.510 Charminster, and a large dormer with a traditional window facing east towards the rear of no.62 Uplands Rd. The 2no. ground floor south facing windows that were bedrooms, were proposed for use as a lounge and connected study in the internal reconfiguration with connecting doors lining to the enlarged kitchen/diner and open plan family room, lit by rear windows and a large lantern over the space.
73. No.508 sits off to the south west of the no.1, and the proposed 2 storey extensions would stop well short of crossing in front of the new first-floor south-facing gable window within no.1, or the pair of windows now lighting the lounge and study at ground floor. No windows face north towards the windows within no.1, and the western facing rooflights were conditioned to be obscured upto head height within the roof space. There would therefore be no conflict with privacy between no.1 or flats within 508, or 506 which sits even further away.
74. Outlook from the new roofspace bedroom would not be harmed as the gable window is the secondary source of light, with the room primarily lit by the east facing dormer window, supplemented by light from the west facing rooflights and southern gable window.
75. The extensions to no. 508 would have not have a discernible impact on daylight or cause significantly harmful shadowing to the occupants of no.1 that is not already caused by the ridge/position of 508. No.1 features tall evergreen bushes/trees in its front garden, blocking direct sunlight to the front windows from the south. A tree in the grounds of no.3 blocks light from the east. In terms of sunlight, no.508 already sits in the way of summer evening sunlight when the sun would be lower on the horizon. The extensions are far enough away to have no substantive harmful impact. The gap caused by Sonning Way would still offer a route for direct sunlight after this in high summer. At other times of the year, when the sun is lower, the sun would have set before no.508 as it already exists interrupts the path of direct sunlight.
76. There are associated objections from neighbours set out earlier, but it is considered that the combination of the extensions to no 508 would be acceptable in terms of scale, height, depth, proximity

to the boundary, position of windows, having no unacceptable harmful impacts on the neighbouring amenities enjoyed by occupants of no. 1. In terms of amenity impacts on 1 Sonning Way, the proposals would therefore comply with Core Strategy 2012 Policies CS21 and CS41 and Saved Policy 6.10.

Other neighbouring dwellings

77. All other neighbouring properties, including no.3 Sonning Way are sited at sufficient offset distance in excess of 23m from the proposal and in some cases with views interrupted by mature trees and planting. Other neighbours on Sonning Way and Uplands Road raised concerns about vehicular access to the site during construction and after completion causing blight, but the roadway already comprises a public highway albeit bollarded at one end. Residents on Sonning Way access their homes with vehicles using this roadway and the refused 2021 proposals to provide parking to the rear of no.506 do not form part of this application. The matter is addressed in the highways section.

Other Amenity Impacts

78. The associated impacts of 7no. different households occupying the site instead of the existing two has been given adequate consideration by the applicant. The intensification of residential uses proposed by this application has been carefully thought out and is summarised in the next section. The consequence of a sympathetic stacked arrangement of flats, access to secure cycle parking, private and communal amenity space, and sufficient car parking, all set within extensions that do not overdevelop the site would deliver living arrangements for new residents that do not blight each other, nor those of surrounding existing residential buildings. It is not unreasonable to expect a degree of noise from neighbours in suburbia, but the reduction in unit numbers (compared to the refusal at 506, which previously proposed 5 units on one plot alone) and the reconfigured forecourt permitting some frontage landscaping will reduce the transmission of domestic noise outside the site. Environmental Health comment that construction noise and hours of activity should be conditioned given the proximity of neighbouring dwellings.
79. In conclusion, it is considered that the amenity impacts on neighbouring properties as expressed by objectors would not be sufficient to warrant a refusal or be contrary to the thresholds of development permitted by adopted policy. The proposals would therefore comply with policies CS21, CS41 and 6.10.

Residential Amenity – Future Residents

80. Five of the seven proposed flats would significantly exceed the minimum prescribed internal space standards as set of by the Governments Technical Housing Standards. The standards are mandatory in Greater London and BCP has not adopted them as part of its Decision Making Framework. They nevertheless stand as aspirational guidance and as one component of assessing habitability.

Flat No.	Bedrooms	Bed Spaces	Needs	Provides	Location	Result
1, 506	3	5	86	100.5	GF	Pass
2, 506	3	6	102	125.8	FF & Roof	Pass
3, 506	2	3	61	58	FF	Fail
1, 508	3	5	86	104.1	GF	Pass
2, 508	1	2	50	57.3	FF	Pass
3, 508	2	3	61	56.1	FF	Fail
4, 508	2	4	70	83.9	Roof	Pass

81. The two units that fall short of the suggested space comprise unit 3, 506 (3sqm); and unit 2, 508 (3.9sqm). The allocations of space are generous in all but two units and separate storage for bicycles is provided for all flats, meaning the 1 or 2sqm normally expected to be built in storage in the units would reduce the shortfalls to just 1sqm or 1.4sqm respectively. Typically, the standards apply to new builds, and are harder to apply rigidly in conversions for planning applications for conversions. Sufficient regard has been had for the standards and the space allocations are in generally in excess of standards and acceptable in this formation.
82. Similarly, the internal stacking arrangements (room uses) for the flats would be well arranged over floors with limited scope for transference of noise between units and reducing the likelihood of potential complaints and poor living standards within. Environmental Health comment that windows

facing the main highway should be soundproofed via conditions to secure details. Internal circulation space is good with each flat accessible off a central stairwell with internal ground floor lobby and external porch enclosure (506) and overhang (508).

83. The units have a reasonable degree of outlook to the rear or front. Some of the side windows would need to be obscure glazed to address concerns raised in the previous neighbour amenity section, but also to safeguard the privacy of residents of the new development. In particular, the windows in the south side of 508 at ground (lighting bedroom and bathroom) would need to be obscure glazed to avoid privacy conflict from residents walking between the two buildings. The same is true for the first-floor bathroom in flat 3 within 508, which could be observed at an angle from the living room of flat 3 within no.506. Obscured glazing conditions could resolve both of these issues. There are no issues resulting from the rear facing dormer. Rooflights facing existing properties are positioned high enough in the slopes to not warrant the need for obscure glazing
84. There should in all developments be adequate amenity space to serve future residents. The ground floor flats have direct rear access onto the two private rear garden areas, with other residents needing to exit the buildings and head down the path between the two buildings to access the private communal space to the rear. Clothes drying will be possible on the communal and private garden areas, reducing the need for each flat to rely on conventional central heating or tumble driers.
85. Cycle storage is hidden behind a garage door façade and accessible from the car park and from directly within the buildings off each lobby. Bin stores are located conveniently for residents at the kerbside, within a cluster capable of being partially screened by planting.
86. In conclusion, it is considered that the proposals would provide satisfactory positive living conditions and amenity for future residents, meeting the anticipated habitability needs of future residents and beneficial to their wellbeing and general amenity. The proposals would therefore comply with policies CS21, CS41 and 6.10.

Highway Issues

87. Core Strategy Policy CS6 seeks to deliver sustainable communities. Policy CS16 sets out parking standards, as amended by the recently approved BCP Parking Standards SPD (Jan 2021). Policy CS17 encourages greener vehicle technologies and Policy CS18 advocates support for development that increases opportunities for cycling and walking. During the lifetime of this application, the LPA have adopted the BCP Parking Standards SPD (Parking SPD) which reflect paragraph 105 of the NPPF. It is against this guidance that the proposal has been assessed. The cycle requirements have been updated in line with latest government guidance (Local Transport Note 1/20) which strengthen the importance of good design for high quality cycle storage facilities.
88. Resulting from recent revisions to the Highway Code, a new hierarchy of consideration is emerging requiring a pedestrian-first assessment, with vehicular aspects considered at the end. This is to help achieve a sea change in the way developments are accessed and help prioritise more sustainable methods of travel.
89. Charminster Road is a well-trafficked classified road (B3063). Its strategic importance is evidenced by its status as a District Distributor Road with the function of connecting areas of residential, shopping, industrial and commercial development with each other and to the County Distributor and Primary Route Network.

Access

a) Pedestrian

90. Pedestrians would approach the building on foot across a shared surface for 8 cars and bikes. The reduction of one vehicular crossover would improve pedestrian safety within and outside the site as there would be one fewer hazard to watch out for. On larger schemes some form of surface demarcation would be appropriate, but here where the converted/extended buildings are seeking to emulate an external appearance of housing, such changes could undermine the efforts to mask the

existence of the flats. The car parking layout now pulls cars away from the front doors and both are protected and made obvious as entrances through the addition of porches. The proposed arrangement would satisfy policy.

b) Cycle Access

91. Access to the cycle parking is good, direct and easy. This is in direct contrast with the previous refusal at 506 which would have forced residents to travel around the back of the premises, down what was a narrow alleyway.

c) Vehicular / Site

92. To preserve the efficient functioning and safe operation of the District Distributor Network, Saved Policy 8.2 of Bournemouth District Wide Local Plan (2012) seeks to limit access to these roads and where possible, to close vehicular frontage access on existing District Distributor Roads. Consequently, the removal of one of the existing vehicular accesses (fronting no. 508) supports the aims of the BDWLP. Moreover, the removal of an access in proximity to a road traffic junction and public right of way is a significant betterment of existing conditions. Continued use of the vehicular access at what is currently 506 Charminster Road, as proposed on submitted plans, is acceptable.
93. The Parking SPD requires that in all new developments pedestrian visibility splays should be provided at vehicle accesses. For pedestrian safety reasons, at all new vehicle accesses it is necessary to maintain within the site areas measuring 2m by 2m, with no obstruction more than 0.6m high, either side of where the vehicle accesses meet the back edge of the footway, known as pedestrian visibility splays. The splays must be wholly within the site's curtilage. Given the area surrounding the proposed siting of the parking bays, the Highway Authority is satisfied that the above requirements could be secured by a condition.

Parking

94. The existing 4-bedroom dwellings have 6 habitable rooms with space for 3-4 cars on each forecourt. The proposal comprises 1 x 2-habitable room flat, 4 x 3-habitable room flats, and 2 x 4-habitable room flats; generating a cycle parking requirement of 16 spaces and car parking requirement of 9 spaces.

a) Cycle

95. The Highways Officer has commented that the provision of 2 x cycle stores, each consisting of 8 spaces, satisfies the residential demand generated by the proposed 15-bed development. The internal arrangement of the cycle stores is generally acceptable although one of the stands within the store of the building at no. 506, should be re-oriented 90 degrees to ensure adequate access is provided to all stands. There is scope to provide an external cycle stand for visitor parking within the curtilage of the site, in proximity to the main entrances of the buildings.
96. Accordingly, the cycle provision would satisfy the SPD requirements .

b) Vehicular

97. The site falls within Zone D for the Parking Standards SPD, where the Benchmark parking standards are outlined in the SPD Table 9 C3: Flats - With 3 or less habitable rooms/flat in zone D it is 1 car parking space/flat and 1 cycle parking space/bed. The provision of 9 unallocated parking spaces is therefore adequate provision for residents and visitors of the proposed development, subject to a condition to secure a disabled resident space. The layout and design of the parking generally accords with section 3.2 of the Parking SPD. Parking spaces need only measure 4.8m in length although 5m long spaces are proposed. Irrespective of this, there remains sufficient turning area within the site to ensure drivers can enter the District Distributor Network in forward gear.
98. New residential development requires the installation of Electric Vehicle Charging Infrastructure (EVCI) in accordance with section 3.6 of the Parking SPD. The LHA is satisfied that such details can be secured by an appropriately worded condition

Construction

99. Sonning Way is narrow but remains a public highway. The two houses that are located on it have driveways and parking on their forecourts. Construction vehicles associated with the implementation

of the planning permission at 1 Sonning Way used the roadway, but this was because this is the only access route to that property. Given that 506 and 508 have parking options on their forecourts, clear of the highway, there exists scope to discourage use of this roadway for construction traffic unless agreed in advance for specific purposes. Environmental Health comment that a Construction Environment Management Plan should be regulated by a conditional submission, governing hours of construction, noise, dust suppression, deliveries and contractor parking to avoid impacting on the free flow of Sonning Way.

100. The Highways Officer also sets out that in order to avoid contravention of highways legislation, conditions should control forecourt design to ensure that no surface water or loose material drains/spills directly from the site onto the public highway.

Waste & Servicing

101. Policy requirements etc . For a development of 7 flats, the Waste Officer commented that provision for 1no.1,100Lit and 1no 660Lit recycling bins; and 1no. 1,100Lit general waste bins would be needed. The proposal has bin stores capable of hosting the necessary containers required. The bin store(s) are within 10m of the public highway, facilitating easy collection and the Plans, subject to a condition requiring the delivery/implementation of the facilities on site are suitable from the Waste Collection officer perspective.
102. The impacts of the proposal would be acceptable, having regard for paragraph 111 of the 2023 NPPF. Subject to the suggested conditions, the proposed access and egress arrangements for vehicles, cycles and pedestrians would satisfy the highway user safety and sustainable development aims of Core Strategy Policies CS6, CS16, CS17, CS18 and the BCP Parking Standards SPD (Jan 2021).

Trees

103. The Tree Officer has assessed the plans. No tree constraints plan and arboricultural implications assessment has been provided by the applicant. While the sites and their surroundings are well treed in character with trees present the proposed site plan shows all the sites / adjacent sites trees as to be retained. The Tree Officer considers this likely to be feasible.
104. Whilst they comment that it would be preferable to have the tree constraints plan and arboricultural implications assessment at the decision making stage, in this particular circumstance a condition can be applied to secure: a) a detailed arboricultural method statement; b) a tree protection plan; c) a detailed soft landscaping scheme; and d) a detailed soft landscaping maintenance scheme.
105. Subject to these conditions, the proposal would satisfy identified policies.

Biodiversity & Ecology

106. Government Circular 06/2005 states that *"it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted."* Without knowledge of whether or not protected species are present, the LPA would not be able to comply with NPPF 2021 paragraph 174. *"Planning policies and decisions should contribute to and enhance the natural and local environment by: d) by minimising impacts on biodiversity and providing net gains in biodiversity where possible".*
107. Additionally, in determining this application the council has to bear in mind that under Section 40 Natural Environment and Rural Communities Act 2006 (NERC) Public Authorities should have regard to the purpose of conserving biodiversity". If any property supports roosting bats, a licence will be required from Natural England along with appropriate mitigation scheme before demolition.
108. During the first application to demolish 506 in 2021, the applicant was made aware of the Ecology Officer's objections on potential harm to bats. The Council's Ecologist comments that the 'Preliminary Roost Appraisal (PRA) Report 506 and 508 Charminster Road, Bournemouth, Dorset BH8 9SJ' by ABR Ecology Ltd is sufficient and appropriate to show no current bat use of the site. Badgers

were previously reported on the site by immediate neighbours and CCTV video provided. However the Ecology officer is satisfied that no further work is necessary at this time. Badgers remain a protected species and if a set is discovered on site, then separate legislation exists to protect them.

109. With regards to biodiversity net gains, the Ecology Officer comments that if planning approval is granted, a planning condition should secure the biodiversity net gains set out in the section 5 and appendix 4 of 'Preliminary Roost Appraisal (PRA) Report 506 and 508 Charminster Road, Bournemouth, Dorset BH8 9SJ' by ABR Ecology Ltd are delivered in full on the site.
110. The proposal would satisfy the relevant components of the NPPF and policy CS30.

Other Matters

Noise

111. The Environmental Health (Noise) Team raises no objections subject to the application of a precommencement condition (in the event of an approval) that requires the submission and approval of a Demolition and Construction Method Statement. Such a document should give consideration to the hours of work on site, noise reduction measures, dust suppression techniques and deliveries /vehicles to and from site. This would be needed in advance of any commencement to safeguard the amenity of nearby premises and the area generally. Windows within the development that face Charminster Road should also be soundproofed when closed to limit the degree of noise disturbance transmitted into the units from passing traffic.

Land Contamination

112. The Environmental Health team have no records of nearby tipping sites or spill tanks beneath the ground. In situations such as this, Environmental Health (contamination) typically recommend that a watching brief condition suffice to address any latent ground contamination issues discovered during redevelopment.

Flood Risk and Drainage

113. The site sits within Flood Risk Zone 1, where low risk of flood exists. The land is previously developed with two drainage systems connected to the sewer network. The extended buildings cover more area than the existing houses and would likely require revisions to the drainage arrangements on site. The applicant has submitted only indicative detail in respect of intended drainage / surface water management and the matter should be conditioned.

Climate Change Mitigation

114. Unlike the refused scheme for 506, the current proposal seeks to retain and reuse significant parts of the existing structures, satisfying this aspect and setting a good example for other developers to follow when the situation permits or warrants such an approach.
115. Gardens are proposed for two units, with shared communal area capable of hosting apparatus for clothes drying. This would help residents within the units avoid having to rely on tumble dryers and radiators to dry their clothes for the lifetime of the development.
116. Cycle parking is provided, in a convenient and easy to access position off each communal hallway. EV charging equipment is not shown but can be conditioned to be provided.

Heathland Mitigation

117. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the

requirements of the Habitat Regulations 2017. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.

118. The Dorset Heathlands Planning Framework SPD 2020 sets out an approach to the mitigation of the harmful effects of residential development in South East Dorset on Dorset's lowland heaths. This requires that all new residential development between 400m – 5km from protected Heathlands shall be subject to a financial contribution towards heathland mitigation measures in the borough. The proposed development would result in the formation of 7no. flats. Subtracting the existing pair of dwellings that occupies the site, this would be a net increase of 5 flatted dwellings (4@ £331) (rising to £348 per flat from 01 April 2024). A capital contribution is therefore required and in this instance is £1,655, plus a £75 administration fee.
119. A signed legal agreement is required and has been progressed stage pending consideration at committee.

Community Infrastructure Levy

120. The site/development is liable for Community Infrastructure Levy contributions for any net increases in floor space.

Planning Balance & Conclusion

121. The planning balance set out in Paragraph 11 of the NPPF should always be considered whether there is conflict with a specific local policy or not.
122. Given the shortfall of number of homes delivered in the Bournemouth area, the balance is tilted in favour of sustainable development to grant planning permission except where the benefits are significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal. The proposed scheme would contribute to the need for new housing, delivering 7 homes, making better use of the site to deliver 7no. flats (3 of them 3-bed family units) rather than the 2 family units currently under-occupying the site. The development would make the best use of previously developed land and assist in delivering local housing targets in a sustainable manner and location, and in accordance with the aims of the NPPF. 5 of the 7 flats would have internal space that meets or exceeds minimum. The two that do not, fall short by such slim margins of 3.9msqm and 3sqm, with they and the rest of the flats supplemented by communal and private outdoor space and storage, generally satisfying policy aims about creating habitable spaces that seek to deliver adaptable housing stock for the future.
123. The proposal would satisfy all local plan policies with the exception of:
124. a) Policy CS19 – Loss of two small family homes:
b) Policy CS20 -
The two small family dwellinghouses being 'lost' as a result of this change of use and redevelopment would be replaced as set out in paragraphs 44, 45 and 119 of this report. The proposal would be contrary to Policy CS19, in that two small family dwellings would be lost. The assessment in this report has demonstrated that two of the replacement dwellings at ground floor would provide similar floorspace (112/113sqm, para 45) comparable with the original 117/120sqm (para 38) floor areas being lost. And that the proposal would deliver 7 dwellings in a sustainable location, compliant with all policies relative to amenity, highways, design, street character, drainage, biodiversity, landscaping, and heathlands.
125. Chapter 5 of the NPPF sets out the National aims to help deliver a sufficient supply of homes. Paragraph 62 of the NPPF discusses the need for a mixture of dwelling sizes, types and

tenures to meet the needs of different groups in the community. Para 63 refers back to this as ‘*the objective of creating mixed and balanced communities*’. The proposal would diversify the mix of dwelling sizes, types and tenures and assist in delivering a mixed and balanced community, satisfying the NPPF. Given the offset presented by the replacement pair of 3-bed units situated at ground floor with direct access to private gardens, there is no ‘loss’ of family accommodation but there is a loss of the family dwelling houses. With the addition of a third 3-bed unit elsewhere in the development and healthy mix of 2 and 1 bed homes, limited weight should be attached to this policy conflict.

126. Local residents have raised concerns that the flats should not be built, that too many units are proposed and that the degree of activity, disturbance and vehicles associated with the number of households would impact harmfully on the established character of the area, diminishing the quality of life and adding to parking pressure. They also object to demolition of the houses, despite the proposals being for the their retained and extension.
127. It remains that the aims of policy CS21 *require* proposed redevelopment of this sustainably located site to deliver an increased number of dwellings, so long as the scale, form and general appearance of the proposal do not harm the character of the locality. The explanatory paragraph for policy CS21, para 4.3.14 is clear that “*in areas characterised by large detached buildings a similar scale of building containing flats would be more appropriate than small houses*”. The proposal would deliver new housing whilst retaining most of the existing building whilst proposing appropriate and proportionate extensions resulting in a generally attractive building and well laid out site. An alternative seeking smaller houses would require the full demolition of the existing houses and introduce terraces or smaller narrower houses themselves out of character with the prevailing pattern of large detached buildings.
128. Policy CS21 also requires that new development “respects neighbouring amenities”. The scheme has been amended and conditioned to secure a design that does not result in loss of privacy, sunlight or outlook; or cause unacceptable shadowing, to any habitable room in neighbouring dwellings. Where impacts exist, interface distances are considered acceptable and/or conditions can adequately mitigate for residual impacts.
129. Subject to the application of standard conditions, Highways Officers do not consider there to be any highways safety issues resulting from the proposed parking or access arrangements.
130. Sufficient mitigations have been proposed to address biodiversity impacts and adequately protect protected species using the site, and these can be adequately secured by condition, satisfying policies and Habitat Regulations.
131. The development would invoke short and long term economic benefits in the form of construction jobs and by way of 5 additional households, in future able to contribute to the local economy. The benefits of updating the housing stock with a modern, efficient buildings behind the established façade are notes and can be complemented by the use of appropriate external finish materials and landscaping scheme to match.
132. So, factoring in the constraints of the site, neighbouring amenity and the need to balance Core Strategy policy aims against each other and the overarching aims of the NPPF - the proposed unit mix and density represents an appropriate provision achievable on this site; in a pair of extended buildings having an acceptable scale, height, mass, and interface relationship with adjacent and surrounding buildings and street scene; and no severe impact on highway capacity or flow. All other matters can be addressed by conditions. The benefits of the proposals and would align with Chapter 11 of the NPPF.

133. With regard for the 'tilted balance' set out in paragraph 11(d) of the NPPF, and footnote no.7 and having considered the appropriate development plan policies and other material considerations and proposed conditions, it is considered that the tilted balance is triggered there are insufficient grounds for refusing permission. This is because:
- a. the proposal would accord with all but one local Development Plan policy (CS19);
 - b. there is conflict with Core Strategy when read as a whole, but other material considerations including the NPPF and the benefits of the scheme outweigh the conflict and in the case of CS19, limited weight should be given to conflict as the proposal is delivering equivalent 3 bed units of comparable size, with gardens – as well as the additional units;
 - c. satisfactory mitigation is offered for the lost pair of small family dwellings within the replacement housing mix proposed to sufficiently offset any impact on this non-compliance with Policy CS19;
 - d. the conditions securing biodiversity mitigations would sufficiently overcome any reason for refusing the proposal under paragraph 11(d)(i) of the NPPF so that (d)(i) does not apply; and
 - e. that Paragraph 11(d)(ii) does apply here, but the tilted balance is such that there are no harms that significantly or demonstrably outweigh the benefits of the scheme.
134. In conclusion, the proposals would deliver benefits comprising provision of replacement and new family sized (and other) housing units and the economic, social and environmental objectives of sustainable development. With regards to the NPPF, the harms, where identified do not significantly and demonstrably outweigh these benefits.

Statement required by National Planning Policy Framework

135. In accordance with paragraph 38 of the revised NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by:
- offering a pre-application advice service,
 - as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions,
136. In this instance, the applicant sought pre-application advice and adapted their submission in line with that advice. The applicant was provided the opportunity to amend the scheme during the lifetime of the application in relation to issues raised during statutory consultation. Accordingly, the application was then assessed against adopted local and national planning policy and duly recommended for approval, subject to conditions, for the reasons set out.
137. In accordance with s38(6) of the Planning And Compulsory Purchase Act 2004 (as amended), it is considered that the proposal 'would accord with the local development plan policies when they are read as a whole'. The Development Plan Policies considered in reaching this decision are set out throughout this report.

Recommendation

138. It is recommended that this application be delegated to the Head of Planning (including any Interim Head of Planning) ("the Head of Planning") to:
139. **Grant permission subject to:**

- (a) the following conditions but with power delegated to the Head of Planning to add or amend the wording as appropriate; and
- (b) a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to the Head of Planning to agree specific wording provided such wording in the opinion of the Head of Planning does not result in a reduction in the terms identified:

Namely, the completion of a Section 106 agreement to secure the required financial contributions of

- i) £1,655 (+ 5% fee) towards Heathland Mitigation;

140. Conditions

- a) Standard 3 year implementation/commencement condition

1 Approved Plan Numbers

Subject to any details approved as part of the [landscaping and appearance] reserved matters application(s) as set out in conditions 3 and 4, the development shall only be carried out in accordance with the following approved plans/details:

- 21151-38 Rev C - Proposed Site Plan
- 21151-39 Rev A – Proposed Ground Floor Plans
- 21151-40 Rev B – Proposed First Floor Plans
- 21151-41 Rev B – Proposed Second Floor Plans
- 21151-42 Rev A – Proposed Streetscene (3D)
- 21151-43 Rev A – Proposed West & South Elevations
- 21151-44 Rev A – Proposed East & North Elevations
- 21151-45 – Bin Store Plans and Elevations
- 21151-46 Rev A – View of Rear Elevations (3D)

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

Pre-commencement Requirement

2 CMP Construction environment management plan

No development shall take place, including demolition and site clearance works, until a construction management plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall provide for:

- 24 hour emergency contact number;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Development site access by plant and contractor vehicles restricted to Charminster Road;
- No vehicular use of Sonning Way, adjacent to the site, for contractor parking, storage of materials or equipment, or for the dispatch or receipt of construction material or plant deliveries by vehicular means;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Method of suppressing the transmission of dust away from the site;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;

- Methods of communicating the Construction Environment Management Plan to staff, visitors and neighbouring residents and businesses;

The approved Construction Management Plan shall be adhered to throughout the demolition and construction period.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in the interest of highway safety in accordance with Policies CS38, CS41 and CS14 of the Bournemouth Local Plan: Core Strategy (October 2012).

3 Surface Water Drainage (SuDS)

No development shall take place until a scheme for the whole site providing for the disposal of surface water run-off and incorporating sustainable urban drainage systems (SUDS), has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall in particular include the following:

- a) A surface water drainage strategy report/statement produced in accordance with national and local policies, including supporting information and agreements in principle, if appropriate.
- b) Area characteristic assessment plans for both pre- and post-development scenarios. These plans should clearly show red line boundary, areas types (e.g. impermeable surface, soft landscaping), and corresponding gross area values.
- c) Drainage layout plan showing the contributing impermeable catchment areas, drainage assets, the location of SuDS features, conveyance paths, surface water point(s) of discharge, storage and treatment areas.
- d) Surface water drainage calculations which must include an assessment of the pre-development scenario runoff rates (i.e. greenfield or brownfield), postdevelopment runoff rates for the 1:1, 1:30 and 1:100+40% climate change together with the proposed storage requirements and attenuation features;
- e) a management and maintenance plan for the lifetime of the development that secures the operation of the approved [surface water] drainage scheme throughout this time; and
- f) A timetable for implementation of the approved drainage scheme.

The development shall only be carried out in accordance with the approved drainage scheme and the methods, measures and arrangements in the approved scheme shall at all times be retained and managed and maintained in accordance with it.

Reason: To provide satisfactory drainage for the development in accordance with Policy CS4 of the Bournemouth Local Plan: Core Strategy (October 2012) and in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

4 Ground Levels

No part of the development hereby permitted shall be commenced unless the following information has first been submitted to and approved in writing by the local planning authority:

- (a) a full site survey that shows the datum used to calibrate the site levels, levels along all site boundaries, levels across the site at intervals of 5 metres and floor levels of any adjoining buildings; and
- (b) full details of the proposed finished site levels and floor levels of all buildings and hard landscaped surfaces.

The development shall only be constructed in accordance with the approved details and the approved finished site levels, floor levels and hard landscaped surfaces shall thereafter at all times be retained.”

Reason: To ensure that the development relates satisfactorily to its surroundings in the interests of visual amenity and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

5 Tree Protection

No part of the development hereby permitted shall be commenced, including any demolition, site clearance, the digging of any trenches and the bringing on to the application site of any equipment, materials and machinery for use in connection with the implementation of the development save as is necessary for the purposes of this condition, until there have been submitted to and approved in writing by the Local Planning Authority an arboricultural method statement and detailed drawings showing:

- (a) the specification and position of fencing and other measures such as temporary surfacing, for the protection of the roots and crown spread of trees, groups of trees and other vegetation to be retained on and adjoining the site. Protective fencing should accord with the recommendations of BS 5837:2012. Trees in relation to design, demolition and construction.
- (b) the programme for the erection and maintenance of protective fencing and the installation of any other protective measures; such programme will include details of supervision by an arboriculturist;
- (c) details of any proposed alterations in existing ground levels and of the position of any proposed excavation and constructional details of any drainage, hard surfacing, foundations, walls and similar works within the protected area;
- (d) details of contractors compounds and areas for storage; and
- (e) schedule of proposed tree works.

The details contained in the arboricultural method statement shall be thereafter implemented on site and the protective fencing and other protective measures shall be maintained during the course of construction.

In this condition “tree(s) to be retained” means (an) existing tree(s) which is to be retained in accordance with the approved plans and particulars

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).

During Construction

6 Construction Hours / Delivery & Dispatch of Materials

During the demolition and construction period(s) relative to the erection of this development hereby approved, no site machinery or plant shall be operated, no process shall be carried out and no demolition or construction related deliveries received or dispatched from the site except between the hours of:

- 08.00 and 18.00hrs Monday to Friday
- 08.00 to 13.00hrs Saturday
- and at no time on Sundays, Bank or Public Holidays.

Planks or similar shall be left in foundation trenching overnight and at weekends to form ramped routes that permit the escape of hedgehogs and other animals during construction work.

Reason: To ensure satisfactory control of the construction process, to maintain the free flow of the public network, and to avoid harm to neighbouring amenity and wildlife crossing the site in accordance with Policies CS41 and CS30 of the Bournemouth Local Plan: Core Strategy (October 2012).

7 Reporting of Unexpected Contamination

In the event that any contamination, which has not previously been reported to the local planning authority as part of the planning application to which this permission relates, is found during the implementation of the development hereby permitted then this shall be reported without any unreasonable delay (and in any event within [2] working days) to the local planning authority and furthermore no work on any part of the application site shall be carried out at any time after the contamination has been found save as provided for in this condition (or as otherwise agreed in writing by the local planning authority) unless a risk assessment has been carried out, submitted to and approved in writing by the local planning authority and either:

(a) the local planning authority has confirmed in writing that work can recommence without any further action; or

(b)

(i) a detailed remediation scheme(s) in relating to that identified contamination which include:

- an appraisal of remediation options;
- identification of the preferred option(s);
- the proposed remediation objectives and remediation criteria;
- a description and programme of the works to be undertaken; and
- a verification plan which sets out the measures that will be undertaken to confirm that the approved remediation scheme has achieved its objectives and remediation criteria;

has been submitted to and approved in writing by the local planning authority and thereafter fully implemented in accordance with the approved scheme(s); and

(ii) there has been submitted to and approved in writing by the local planning authority a verification report which confirms that all the objectives and remediation criteria of the approved remediation scheme to which it relates have been met.

All schemes, reports and other documents required for the purposes of this condition shall include the qualifications and experience of the person(s) who produced them sufficient to demonstrate their competence.

Reason: To ensure that the development is carried out safely in the public interest and in accordance with best practice and with Policy 3.20 of the Bournemouth District Wide Local Plan (February 2002).

Within set time of commencement

8 Servicing & Waste Management Plan

No part of the development hereby permitted shall be constructed above damp proof course level unless a servicing and waste management plan ("Servicing and Waste Management Plan") has first been submitted to and approved in writing by the local planning authority. The Servicing and Waste Management Plan shall in particular include:

- a) details of a collection-day bin-dwell-space, within the site, clear of the footway on the public highway but within 10m of it, shown on scaled drawings
- b) details of how the building is to be serviced and the waste collected from the approved bin stores and moved to the collection day dwell space, and
- c) sufficient arrangements to prevent any bins or waste from being stored within the bin collection point other than on the collection day the bins are due to be collected, commencing 4 hours before collection is due and returned to the store within 6 hours; and

No part of the development shall be occupied or otherwise brought into use unless the approved bin storage system and all related equipment have been fully provided as approved and are operational and thereafter the approved Servicing and Waste Management Plan shall at all times be accorded with.

Reason: To ensure that the business meets its duty under Environmental Protection Act 1990 (section 34) to have suitable commercial waste agreement in place, guidance relating to capacity is based on Waste management in buildings — Code of practice BS 5906:2005, also the safe servicing and collection of refuse from the site so as not to impact the efficiency of the local highway network nor the safety of its users and in the interests of preserving visual amenities, meeting the needs of intended occupiers and highway safety and in accordance with Policy CS41 adopted October 2012

9 Redundant Dropped kerbs expunged

Within 4 months of the commencement of development plans and a written specification shall be submitted to the Local Planning Authority for approval setting out the intended reconfiguration of the public footway outside the site to:

- remove dropped kerb crossovers across the footway which are redundant and reinstate standard footway; and
- retain or modify a dropped kerb crossover and lowered footway necessary to enable the wheeled waste bins to be moved from within the site to the roadway within the service parameters of adopted Waste Management guidance having regard for the position of pedestrian access points to the site and the location of the bin store.

No part of the development shall be occupied or otherwise brought into use unless the approved details have been fully carried out as approved. The works shall be undertaken in agreement with the Local Highways Authority.

Reason: To ensure the proper and appropriate reinstatement of the adjacent highway in accordance with adopted policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012) and Adopted BCP Parking Standards SPD (Jan 2021).

10 Finish Materials – Extended Buildings

Prior to the erection of any above ground superstructure, details of the proposed finish exterior materials to be applied to the glazing, walls, balconies and roof areas of the extended buildings hereby permitted, including any colour finish and texture shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with the approved material palette.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

11 Finish Materials – Surfaces, Means of Enclosure

Within 4 months of the date of commencement of the development, full details of

- a) the proposed hard landscaping materials to be utilised within or to the boundaries of the development; including parking, pathway, shared patio surfaces for clothes drying, or private patio surfaces outside ground floor flats, including any colour finish and texture; and
- b) all means of enclosure proposed within and to site boundaries, including height, material, and colour finish;

shall be submitted to the Local Planning Authority in writing for approval.

No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority.

No part of the development shall be occupied or otherwise brought into use unless the approved details have been fully carried out as approved.

Reason: To ensure a satisfactory visual relationship between the existing and the new development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

12 Solar Panels on Rooftop

No photo-voltaic solar panels shall be installed to areas of the approved roof during the construction phase, without the further written submission of further plan details to the Local Planning Authority.

No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. The panels shall then be installed in accordance with the approved details before the first occupation of any of the dwellings hereby approved.

Reason: To ensure a satisfactory visual relationship with the new and surrounding development in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

13 Electric Vehicle Charging Points

Notwithstanding details shown on the submitted plans, within 4 months of the commencement of the development details of the provision of Electric Vehicle Charging Points and associated infrastructure shall be submitted to the Local Planning Authority for approval in writing. Those details shall be in accordance with the BCP Council Parking SPD (adopted 6th January 2021).

No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. The equipment shall then be installed in accordance with the approved details before the first occupation of any of the dwellings hereby approved. Thereafter the Electric Vehicle Charging Points shall be permanently retained available for use at all times.

Reasons: In the interests of promoting sustainable development including sustainable forms of transport in accordance with Policy CS17 of the Bournemouth Local Plan Core Strategy (October 2012).

14 Cycle Parking

Notwithstanding details shown on the submitted plans, within 4 months of the commencement of the development, the final arrangement of residential and visitor cycle parking shall be submitted to and approved in writing by the Local Planning Authority.

No installation or instatement of the cycle parking details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. The facilities and equipment shall then be installed in accordance with the approved details before the first occupation of any of the dwellings hereby approved. The cycle parking shall thereafter be retained, maintained and kept available for its intended purpose, at all times.

Reason: In the interests of promoting sustainable development including sustainable forms of transport in accordance with Policy CS18 of the Bournemouth Local Plan Core Strategy (October 2012).

15 Vehicular Access & Pedestrian Inter-Visibility

Prior to occupation of the development hereby permitted, the vehicular access and associated pedestrian inter-visibility splays shall be constructed/arranged in accordance with the approved plans. No fence, wall or other obstruction to visibility over 0.6m in height above ground level shall be erected within the area of the splays at any time. The existing vehicular crossover off Charminster Road, made redundant by this proposal, shall be reinstated with full height kerbs to the specification and satisfaction of the Local Planning Authority prior to commencement of the development.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

16 Vehicular Parking/Turning

Prior to occupation of the development hereby permitted, the proposed parking and turning areas shall be constructed and arranged in accordance with approved plans and shall be permanently retained. All parking spaces shown on the approved plans shall remain unallocated to any specific resident or residence for the lifetime of the development and be retained and kept available at all times for their intended purpose.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

17 Soft Landscaping

Within 4 months of the date of commencement of the development, full details of soft landscape works shall be submitted to the Local Planning Authority in writing for approval. Soft landscaping details shall include:

(a) suitable planting scheme with a range of mainly native species; **(b)** existing trees, hedges and shrubs to be retained; **(c)** written specifications (including cultivation and other operations associated with plant and grass establishment post redevelopment); **(d)** A detailed maintenance and long-term management scheme for the first 5 years of the development; **(e)** schedules of plants noting species, plant sizes and proposed numbers/densities; and **(f)** programme and timetable of implementation.

No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. All aspects of the approved soft landscape scheme shall be implemented in full in accordance with the timetable agreed within part (f) of this condition either before the development hereby approved is first occupied, or within the first available planting season post occupation (whichever is the sooner). Any trees or plant species which die within the first 5 years post completion date of the development shall be replaced with a suitable substitute of similar height and age at the date of original planting.

Reason: To ensure that the proposed development includes a properly designed scheme of landscaping in the interests of visual amenity and to accord with Policy 4.25 of the Bournemouth District Wide Local Plan (February 2002) and Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

18 Biodiversity Enhancement and Mitigations

Biodiversity recommendations as given in section 5 and on plan appendix 4 of the 'Preliminary Roost Appraisal (PRA) Report 506 and 508 Charminster Road, Bournemouth, Dorset BH8 9SJ' by ABR Ecology Ltd and comprising:

- a) Two no. 'Vivara Pro Build-in Woodstone Bat Tubes' shall be built into the masonry of the southern elevations of the new flats. The tubes must be installed at least 3.5m above ground level and as close to the eaves as possible;
- b) Four no. 'Pro UK Visible Build-In Swift Box's' (<https://www.nhbs.com/pro-uk-visible-build-in-swift-box>) (or a similar approved built-in swift nest box) shall be installed within the northern elevations. Two no. shall be installed on 506 and two no. on 508 Charminster Road. The nest boxes must be installed as close to eaves level as possible and are maintenance-free with an integrated design, ensuring the boxes are secure in the long-term.
- c) Four no. bee bricks (two no. on each building) for solitary bees shall be installed on southern elevations. The bricks are designed to accommodate solitary bees (non-stinging/swarming types) and must be erected at least 0.5m from ground level, in a sunny location.

These shall all be incorporated into the development and implemented in full on site in accordance with the approved PRA report listed above prior to the first occupation of any of the flats hereby approved for their first lawful use dwellings.

Reason: To ensure the development contributes to and enhances the natural and local environment by minimising impacts on and providing net gains for biodiversity in accordance with Policy CS30 of the Adopted Core Strategy (2012) and the aims of the NPPF (2023).

19 Soundproofing Dwellings

Prior to the installation of any replacement glazing in the two frontage walls and roofslopes facing Charminster Road, of both buildings hereby approved for conversion and extension, or the occupation of the flats they light in the event that windows are not replaced; a scheme of acoustic insulation shall be submitted in writing to the Local Planning Authority (LPA) for determination. The scheme shall detail how the windows to all residential units facing Charminster Road shall be finished so as not to exceed the noise criteria levels as set out in Section 7 of BS8233:2014 and in accordance with WHO guidance.

No replacement or upgraded glazing units should be installed or modified within the frontages/roofslopes until the details have been approved in writing by the LPA. Once approved all works to install the glazing and mitigations shall be completed before any of the flats hereby approved are first occupied for their lawful use and shall be retained and maintained thereafter.

Reason: In order to protect the amenities of the occupiers of the proposed development and in accordance with Policy CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

Always Relevant

20 Obscure Glazing (windows) GF Flat 1, 506 Charminster Road

Prior to the first occupation of ground floor flat no.1 within no.506 Charminster Road, the:

- a) bathroom window (marked on approved plan no 21151.39 Rev A) hereby approved, shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard) - where 0 is clear and 5 is opaque - and shall be permanently retained as such.
- b) lower portion (below a point 1.7m above finished floor level) of the window lighting bedroom no.3 within the southern elevation; and the lower portion (below a point 1.7m above finished floor level) of the window in the northern elevation lighting the kitchen area (both marked on approved plan no 21151.39 Rev A) hereby approved, shall be fitted with obscure glazing to Pilkington Level 3 obscuration (or the nearest equivalent standard) - where 0 is clear and 5 is opaque - and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents from passing pedestrians and neighbours in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

21 Obscure Glazing (windows) FF Flat 3, 506 Charminster Road

Prior to the first occupation of first floor flat no.3 within no.506 Charminster Road, the bathroom window (marked on approved plan no 21151.40 Rev B) hereby approved, shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard) - where 0 is clear and 5 is opaque - and shall be permanently retained as such.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

22 Obscure Glazing (windows) GF Flat 1, 508 Charminster Road

Prior to the first occupation of ground floor flat no.1 within no.508 Charminster Road, the:

- a) bathroom window (marked on approved plan no 21151.39 Rev A) hereby approved, shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard) - where 0 is clear and 5 is opaque - and shall be permanently retained as such.
- b) lower portion (below a point 1.7m above finished floor level) of the window lighting bedroom no.3 within the southern elevation; (marked on approved plan no 21151.39 Rev A) hereby approved, shall be fitted with obscure glazing to Pilkington Level 3 obscuration (or the nearest equivalent standard) - where 0 is clear and 5 is opaque - and shall be permanently retained as such.

Reason: To protect the amenity and privacy of future residents from passing pedestrians in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

23 Obscure Glazing (windows) FF Flat 1, 508 Charminster Road

Prior to the first occupation of first floor flat no.3 within no.508 Charminster Road, the

- a) bathroom window in the southern elevation (marked on approved plan no 21151.40 Rev B) hereby approved, shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard) - where 0 is clear and 5 is opaque - and shall be permanently retained as such.
- b) Lower portion (below a point 1.7m above finished floor level) of the window lighting the kitchen within the northern elevation (marked on approved plan no 21151.40 Rev B) hereby approved, shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard) - where 0 is clear and 5 is opaque - and shall be permanently retained as such.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

24 Obscure Glazing (windows) FF Flat 2, 508 Charminster Road

Prior to the first occupation of first floor flat no.2 within no.508 Charminster Road, the lower portion (below a point 1.7m above finished floor level) of the window in the northern elevation lighting bedroom 1 (marked on approved plan no 21151.40 Rev B) hereby approved, shall be fitted with obscure glazing to Pilkington Level 3 obscuration or above (or the nearest equivalent standard) - where 0 is clear and 5 is opaque - and shall be permanently retained as such.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

25 No Gates

Notwithstanding the provisions of [Part 1 or] Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any order revoking and re-enacting that order with or without modification no vehicular entrance gates shall be erected or otherwise provided at the Charminster Road entrance to the application site without the further specific grant of planning permission.

Reason: To ensure the free and easy movement of vehicles through the access and to prevent any likely interruption to the free flow of traffic on the adjacent public highway and in accordance with policies CS16 and CS41 of the Bournemouth Local Plan Core Strategy (October 2012).

Informative Notes:

Ecology:

Bats

Bats remain a European protected species. If bats are found during demolition, all work shall cease and if possible, part of structure that was removed and exposed bats, shall put back into place. Within the 24 hours that follow discovery, a bat ecologist shall be engaged to address situation and Natural England informed in writing.

Bird nesting months

To safeguard the active nests of all wild birds which in England are protected under the Wildlife & Countryside Act 1981, all work to trees and/or hedgerows on the site shall be carried out outside of the bird nesting season which runs from March to August inclusive.

Trees

This decision does not grant any form of consent for the removal, felling or other lesser works to the Trees outside the ownership of the red line. The necessary permissions from the Council and any other land-owners should be obtained before any such works are considered.

Highways

No Storage of Materials on Footway/Highway

The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

Kerb and Footway Re-instatement

As a consequence of vehicle access closure, the applicant is advised that it will be necessary for the kerb to be raised and the footway (and verge if appropriate) restored. Normally the Highway Authority will undertake this work at the expense of the applicant although on occasion there might be instances where the applicant under supervision can undertake this work. A Section 171 (Highways Act 1980) licence application form is available within the Roads and Transport section of the council's website. (www.bcpccouncil.gov.uk)

Surface Water/Loose Material

The applicant is advised that in order to avoid contravention of highways legislation, provision shall be made in the design of the access/drive to ensure that no surface water or loose material drains/spills directly from the site onto the highway.

Gates/Doors

The applicant is advised that in order to avoid contravention of section 153 of the Highways Act 1980, no door or gate fitted to Sonning Way should open outwards over the public highway.

Contamination

Building Fabric (Asbestos)

The grant of planning permission does not remove the separate legal requirements for the safe removal and disposal of any asbestos within the existing buildings during demolition which are subject to separate Environmental Health legislation and related controls outside the planning system.

Climate Change Mitigation

Roof faces are capable of hosting PV solar panel arrays, connected to internal storage batteries serving the development. Green roofs and walls (planting such as sedum) should also be incorporated above the cycle store building to assist in reducing speed of rainwater runoff the SUDS system has to handle. Grey water recovery systems can also complement on site efforts to counter climate change and are best designed in rather than retrofitted.

Where expanses of flat roofs are proposed with no planting or PV equipment, white colour finishes should be used on horizontal surfaces to assist in reducing the localised temperature within the building and on the site. Sustainably sourced construction materials should also be considered. Internal lighting within communal bin and cycle parking stores should be powered from renewable sources and operated by PIR to avoid wastage when not needed.

Permeable paving products made from recycled materials could be utilised on any hard surface landscaping proposed. No outdoor clothes drying space is set out, but space exists on balconies/terraces and the LPA encourages the use of flexible and lenient tenancy and leasehold agreements that do not preclude this functionality as it would prevent the flats from being reliant upon tumble dryers and radiators in perpetuity.

Statement required by National Planning Policy Framework

In accordance with paragraph 38 of the revised NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by:

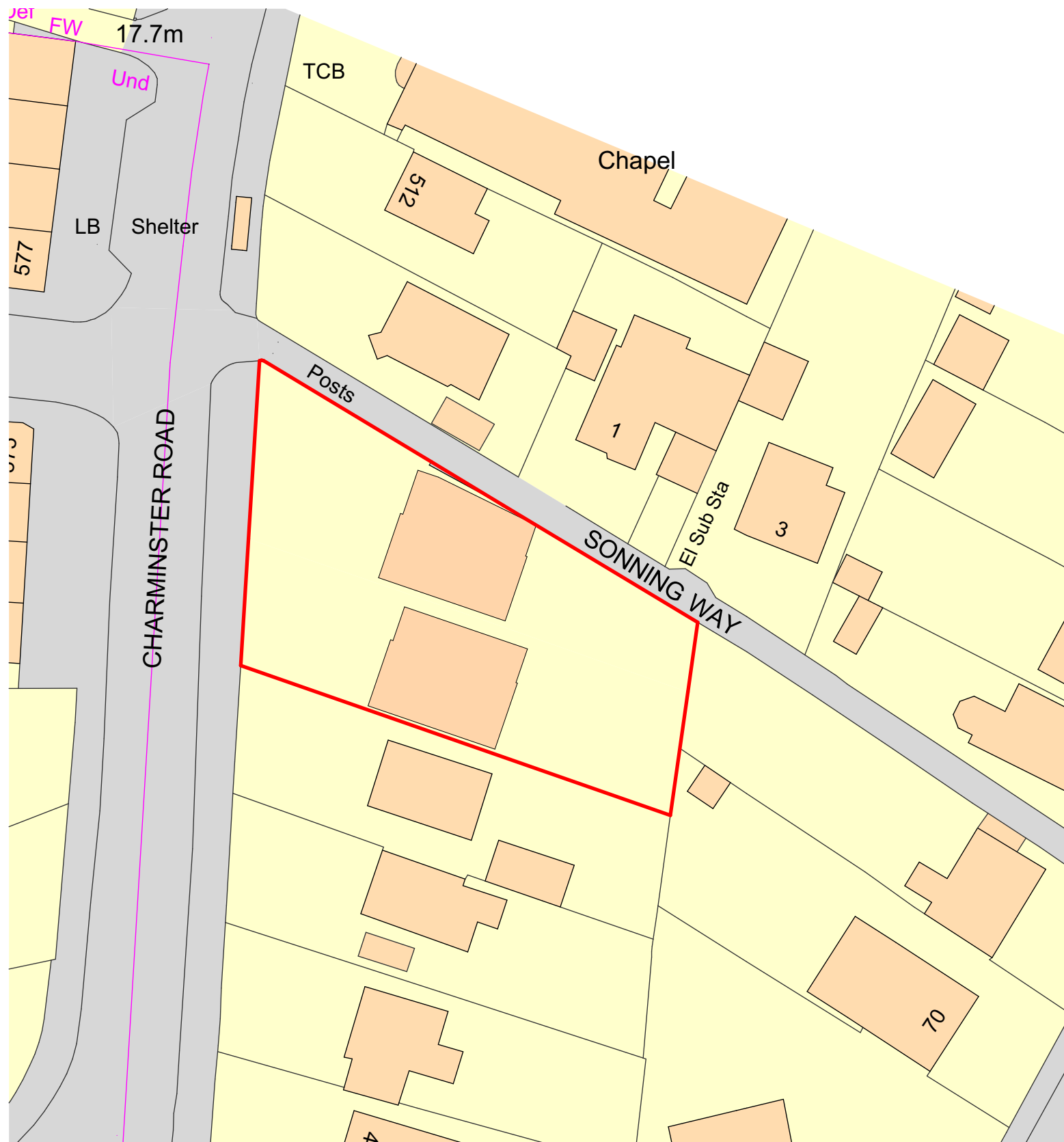
- offering a pre-application advice service,
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions,

In this instance, the applicant sought pre-application advice and adapted their submission in line with that advice. The applicant was provided the opportunity to amend the scheme during the lifetime of the application in relation to issues raised during statutory consultation. Accordingly, the application was then assessed against adopted local and national planning policy and duly recommended for approval, subject to conditions, for the reasons set out.

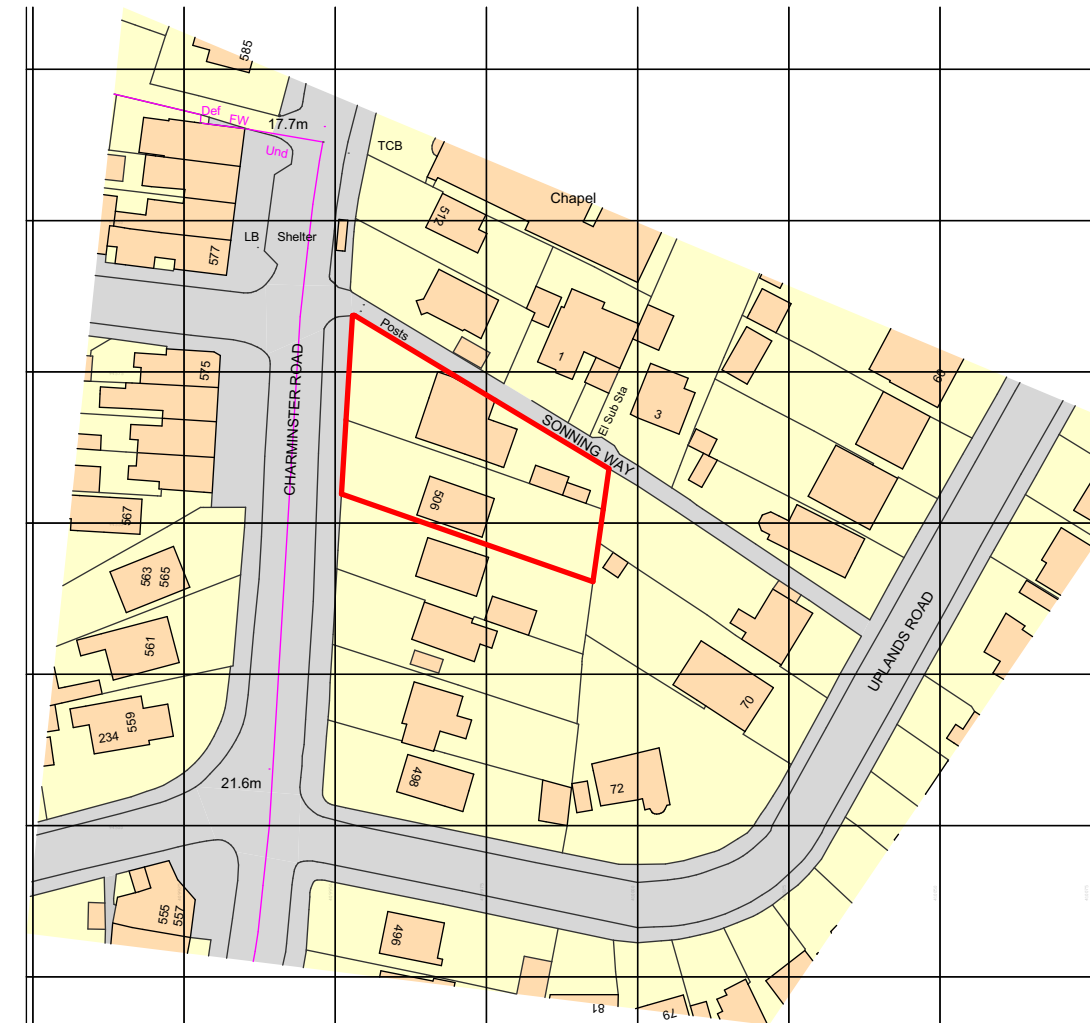
Background Documents:

Documents uploaded to that part of the Council's website that is publicly accessible and specifically relates to the application the subject of this report including all formal consultation response and representations submitted by the applicant in respect of the application.

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Block Plan (1:500)



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Location Plan (1:1250)

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Rev Date Amendment

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80mm at A3 21151 Planning 2.pln

Date Mar '23
Scale @A3 1:1250,
1:500

21151.31

Mrs J Sathiaruban

Location Plan + Block Plan

506 + 508 Charminster Road, Bournemouth

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Claremont Road

Charminst

No.510

No.1

No.3

184

Charminster Road

Sonning Way

Sonning Way



No.504

Topographical Survey

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506 + 508 Charminster Road, Bournemouth

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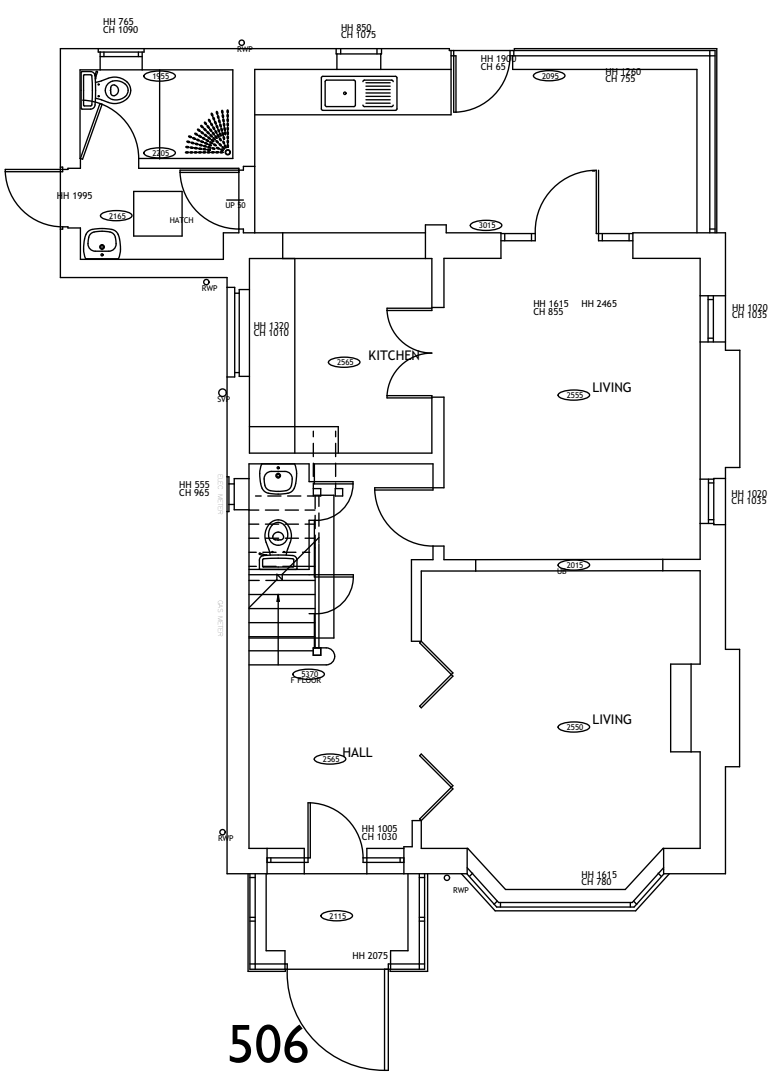
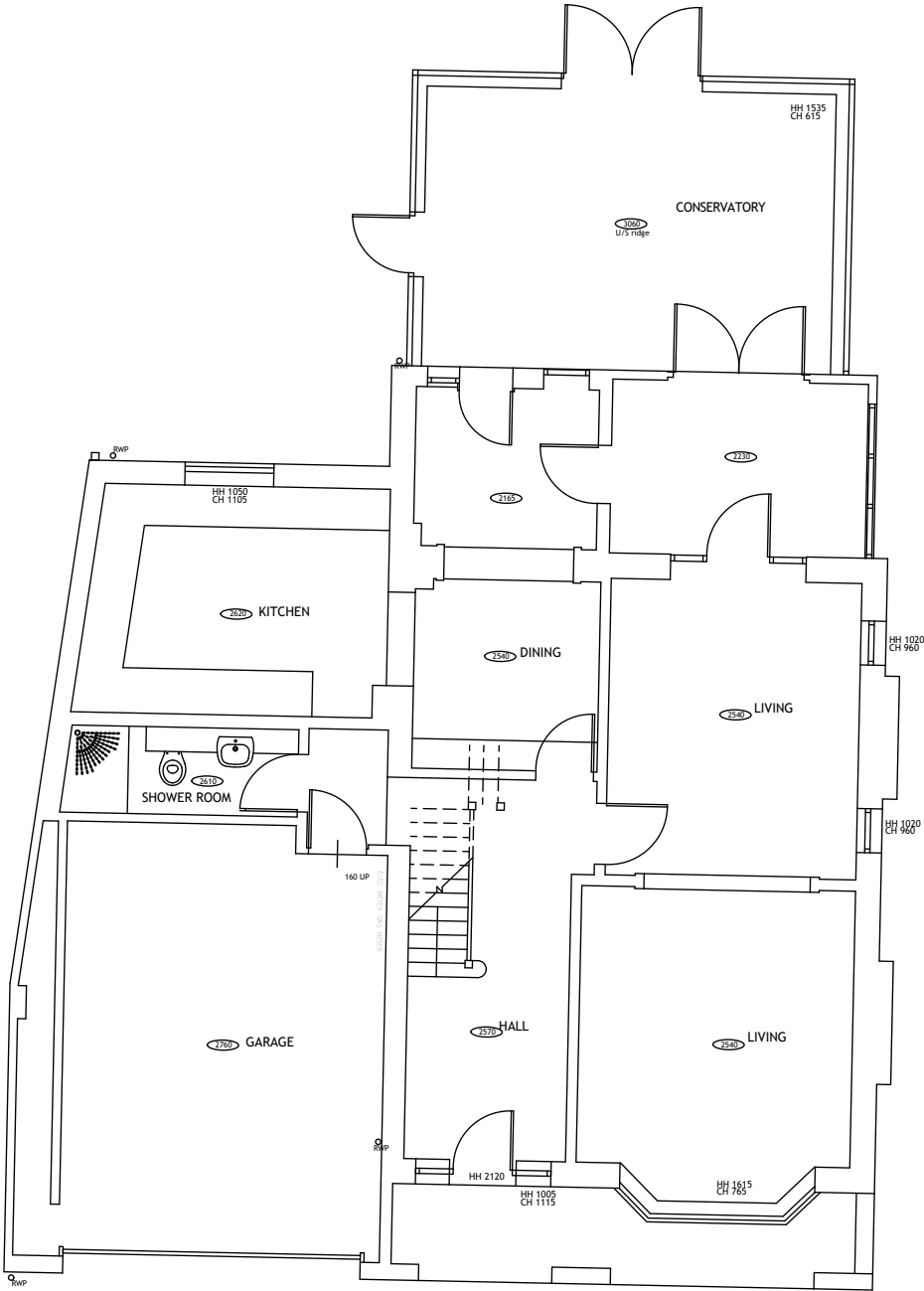
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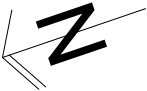


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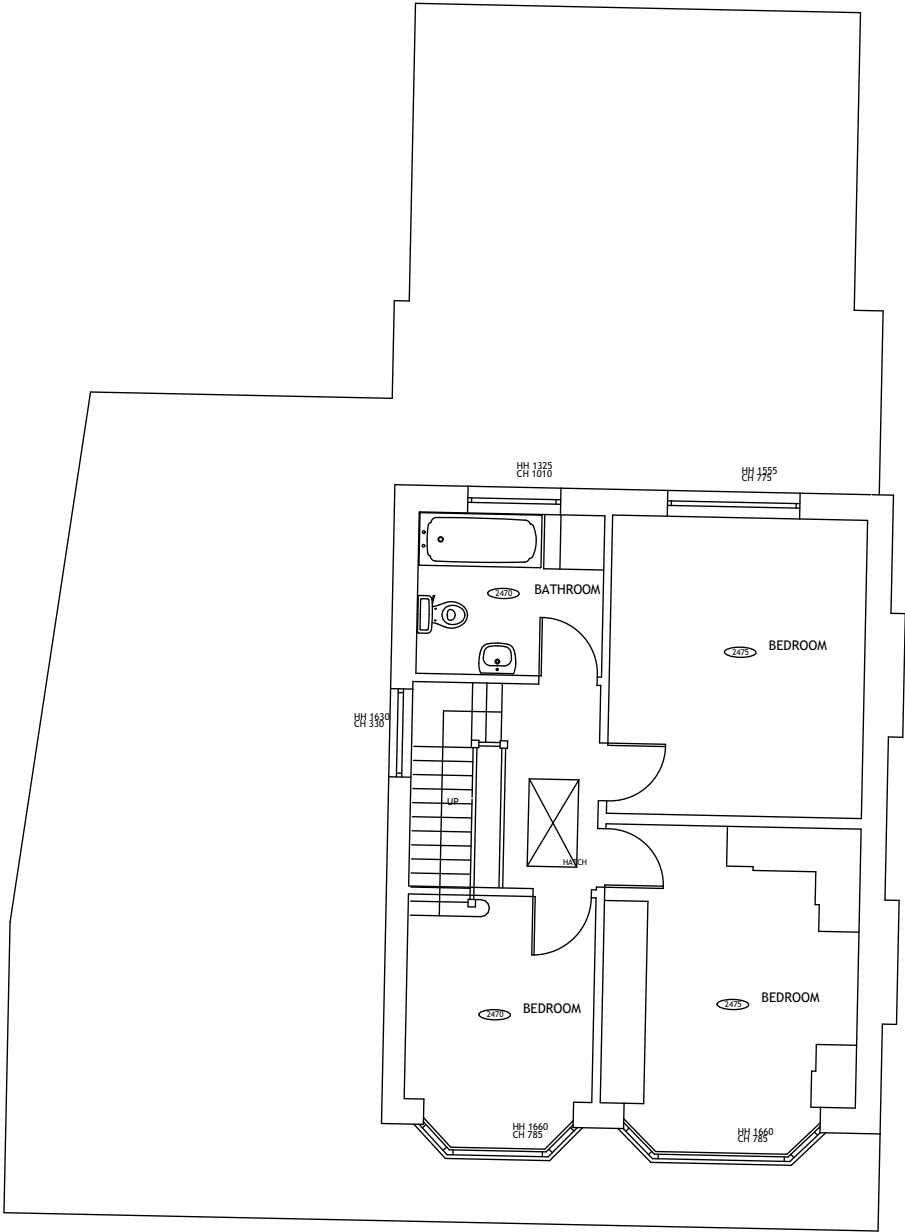
506 + 508 Charminster Road, Bournemouth

Existing Ground Floor Plans

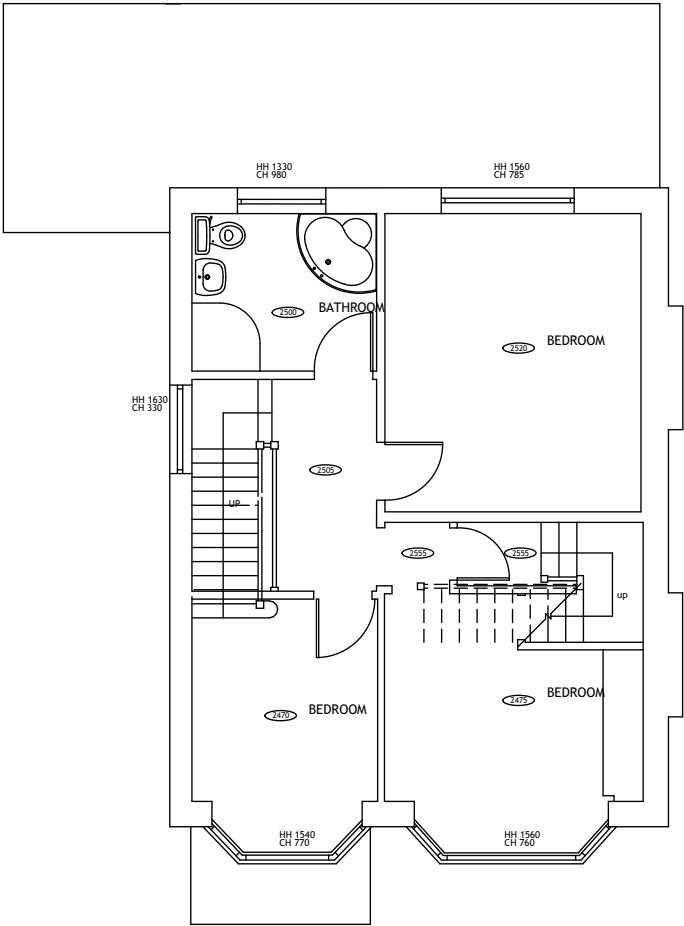


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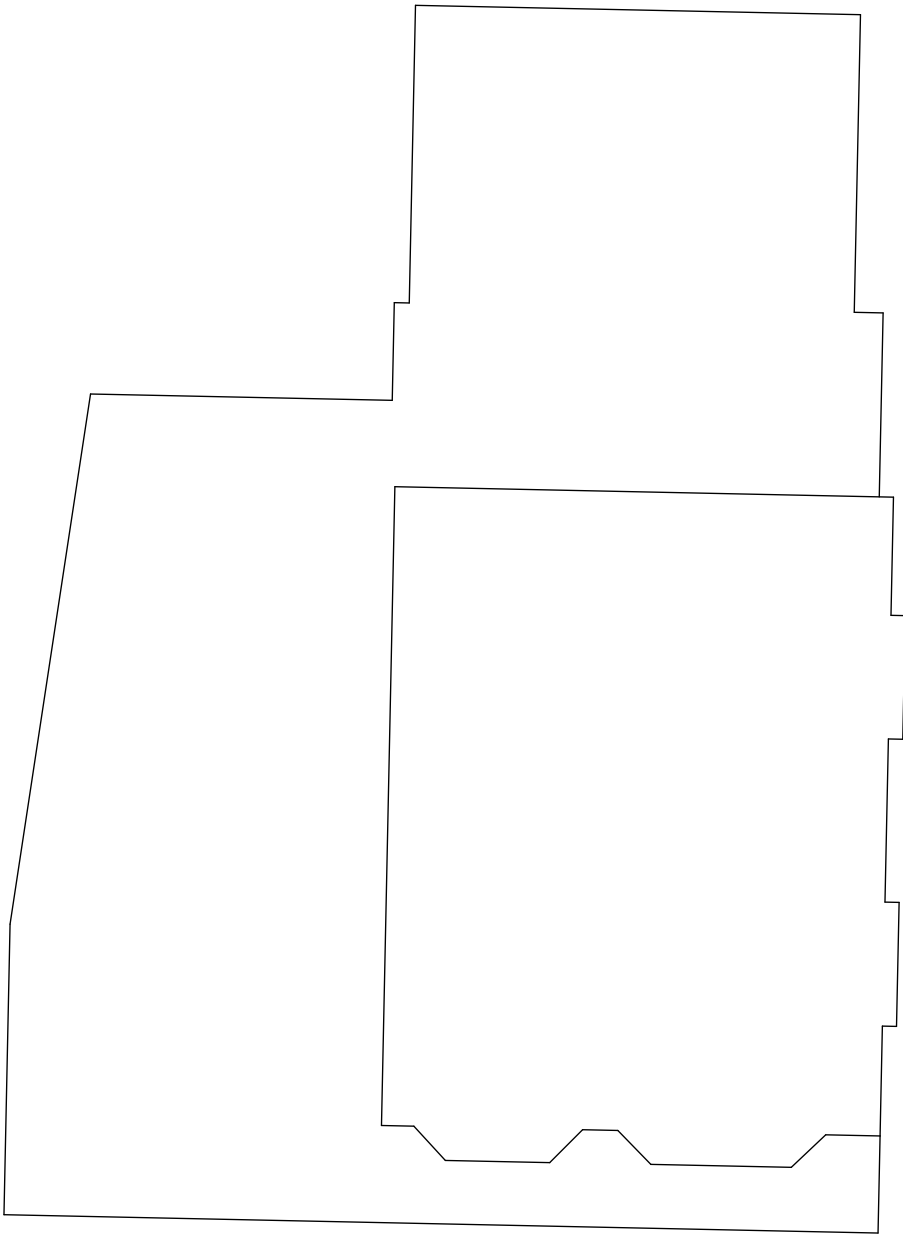
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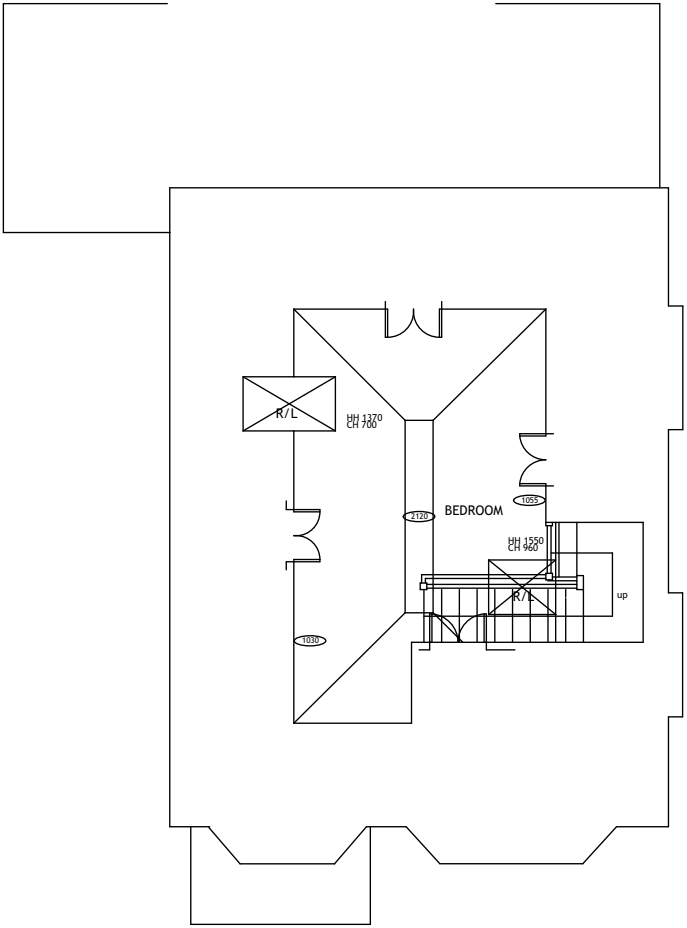
Existing First Floor Plans



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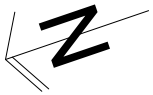
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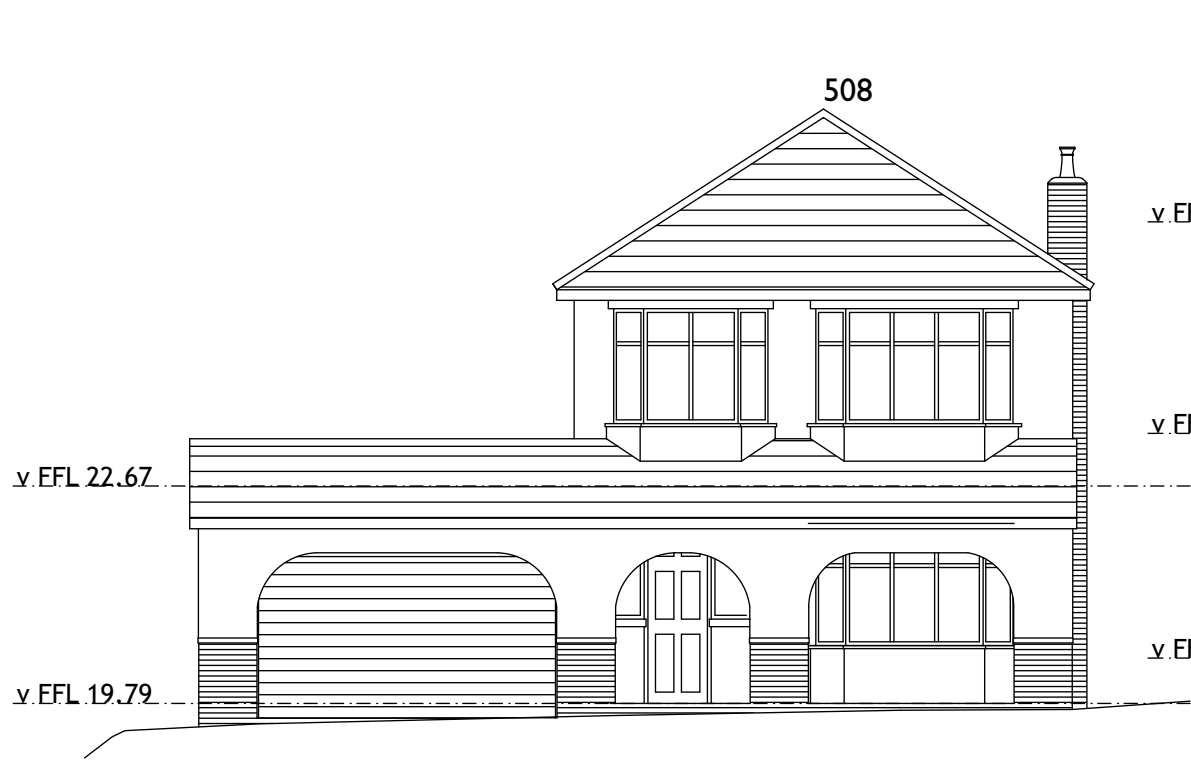
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Existing Second Floor Plans



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Scale	@A3 1:100	



WEST ELEVATION SCALE 1:50



WEST ELEVATION SCALE 1:50

Datum 18.00

West Elevations



Datum 18.00

South Elevations



SOUTH ELEVATION SCALE 1:50

Datum 18.00

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506 + 508 Charminster Road, Bournemouth

West + South Elevations

Rev Date Amendment

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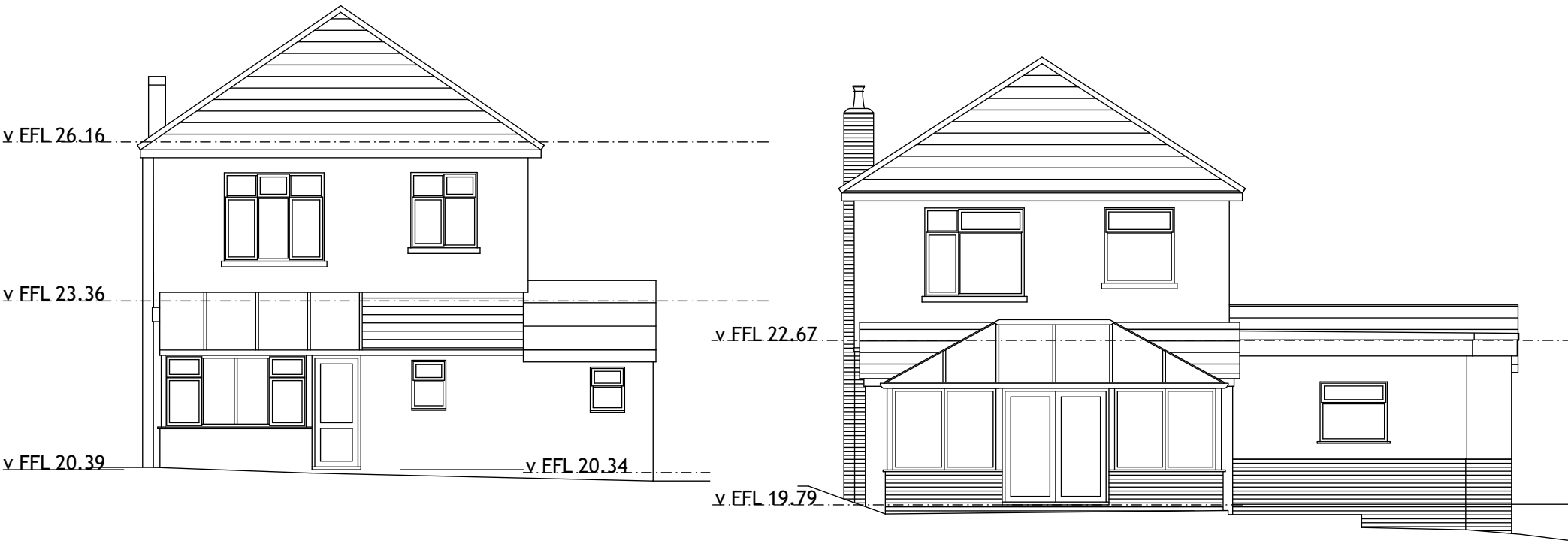
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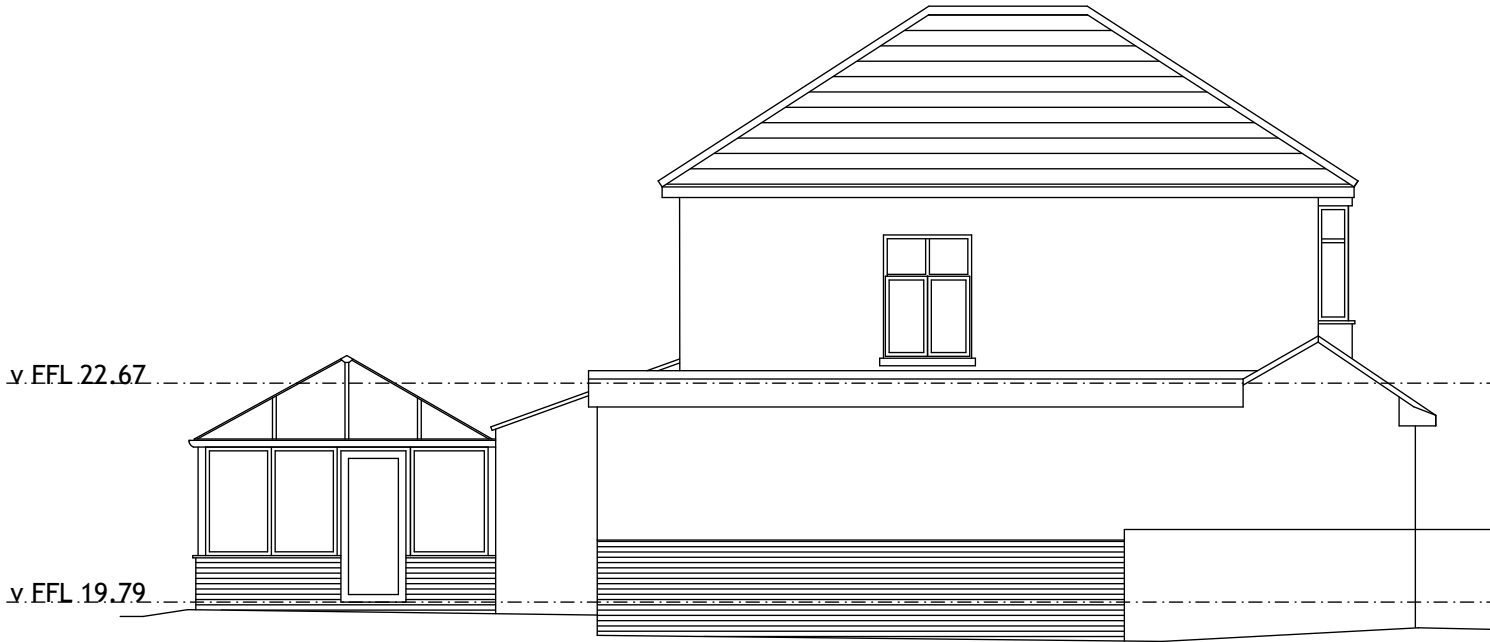
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Datum 18.00



Datum 19.00



Datum 18.00

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506 + 508 Charminster Road, Bournemouth

East + North Elevations

WATTS || HOLT

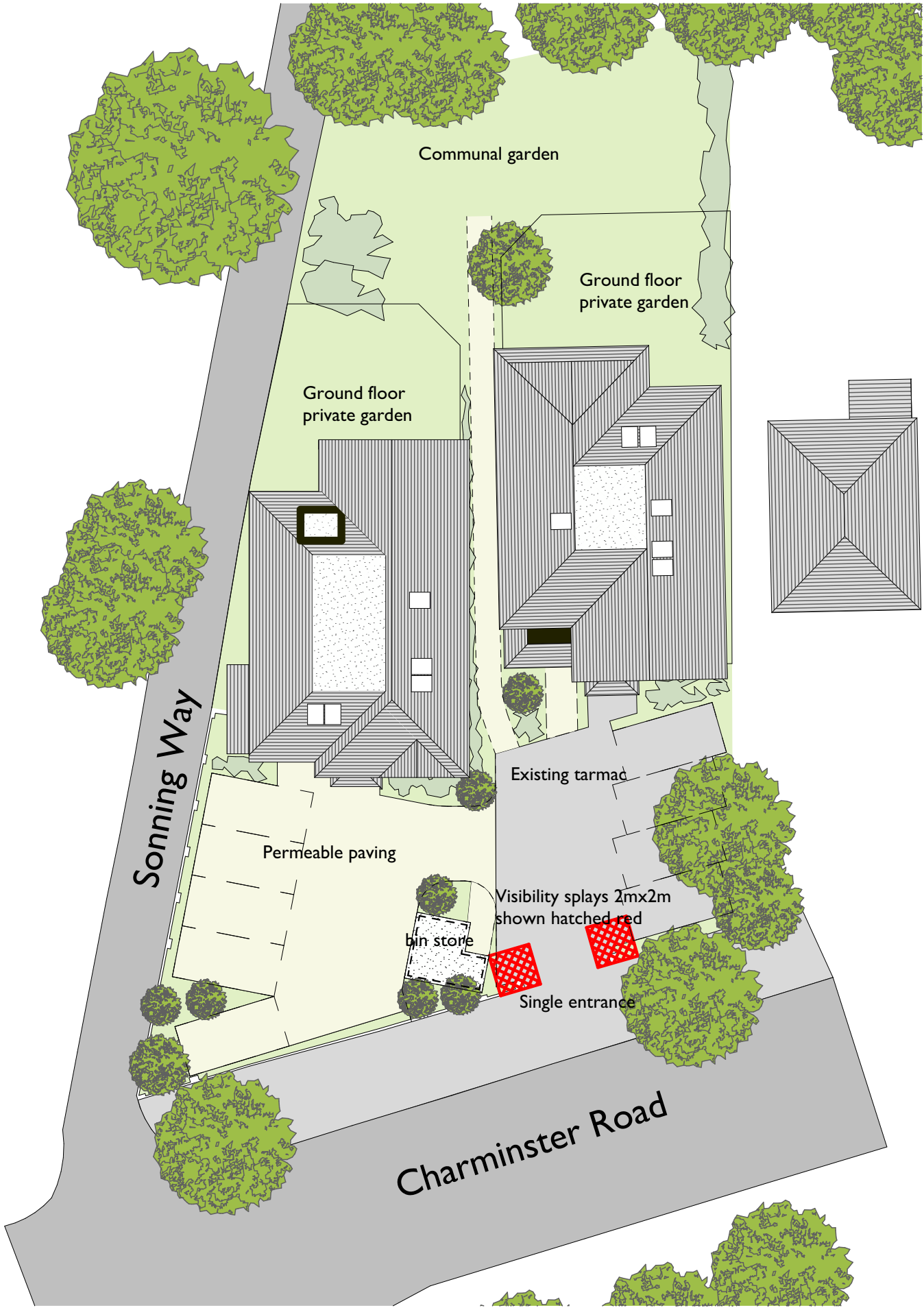
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21151.37

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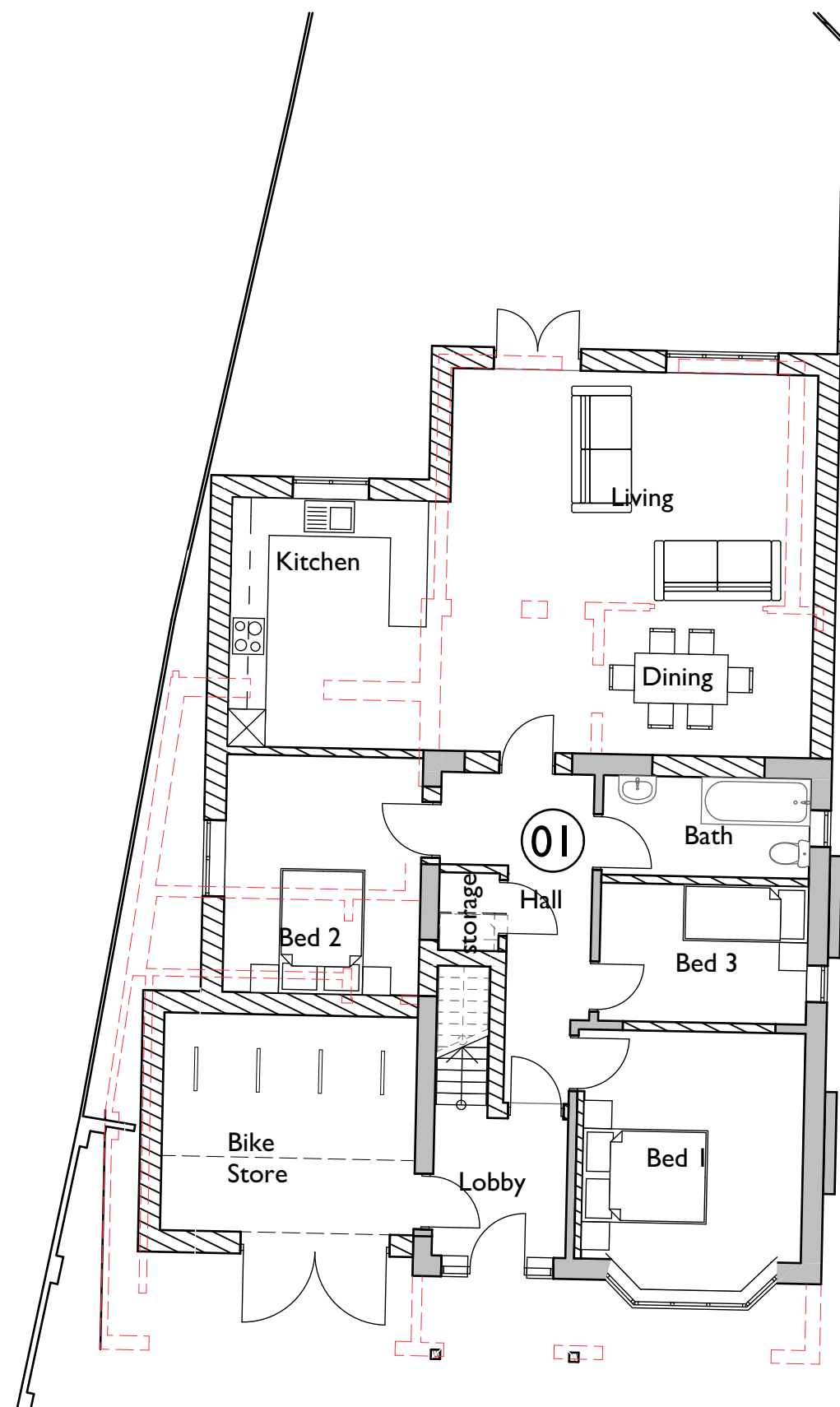
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A	25.05.23	General revision
Rev	Date	Amendment

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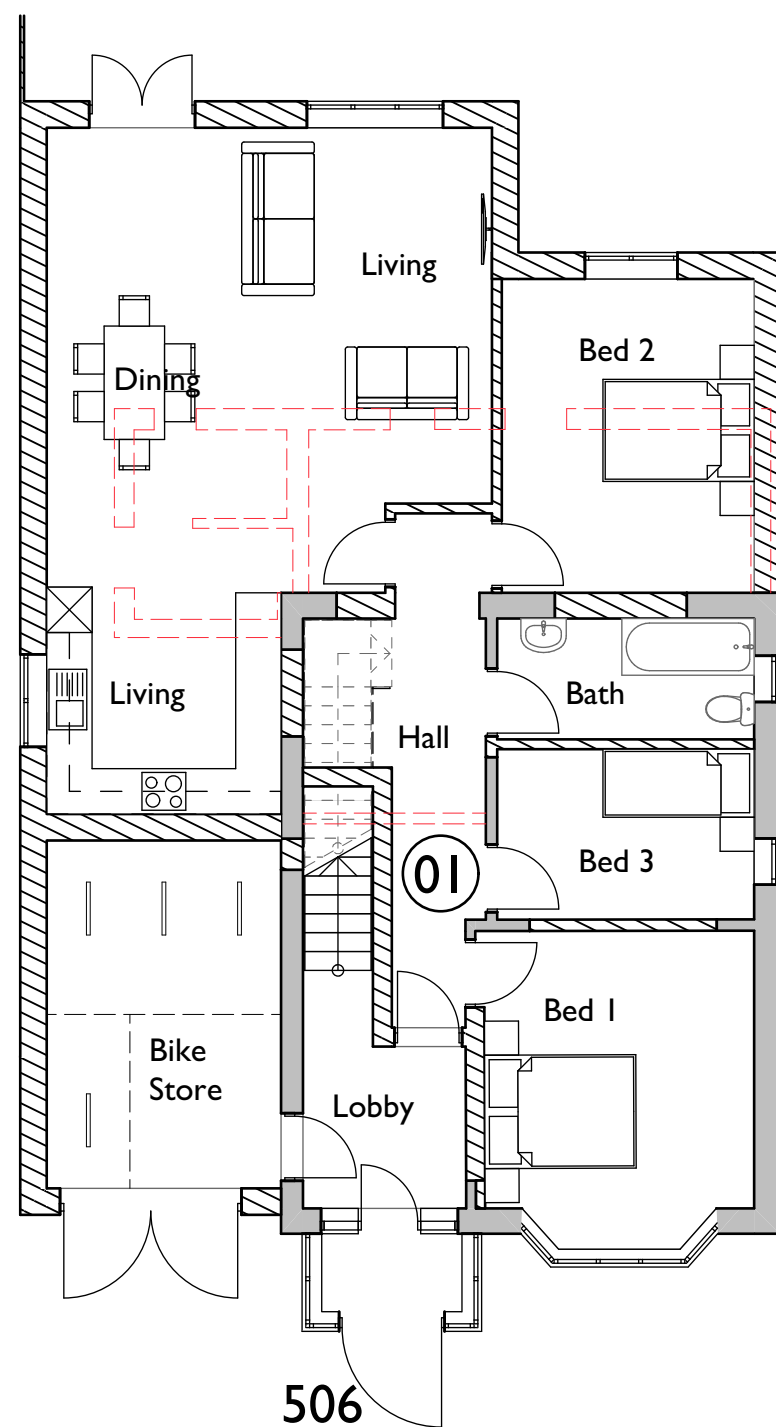
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21151.38 B



508



506

Key:



Retained structure



Removed structure



Proposed structure

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Unit schedule

506

Unit 1	3b5p	100.5m ²	1075ft ²
Unit 2	3b6p	125.8m ²	1346ft ²
Unit 3	2b3p	58.0m ²	621ft ²

508

Unit 1	3b5p	104.1m ²	1114ft ²
Unit 2	1b2p	57.3m ²	613ft ²
Unit 3	2b3p	56.1m ²	600ft ²
Unit 4	2b4p	83.9m ²	898ft ²

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Proposed Ground Floor Plans



A 28.11.23 Revisions requested by planning officer
Rev Date Amendment

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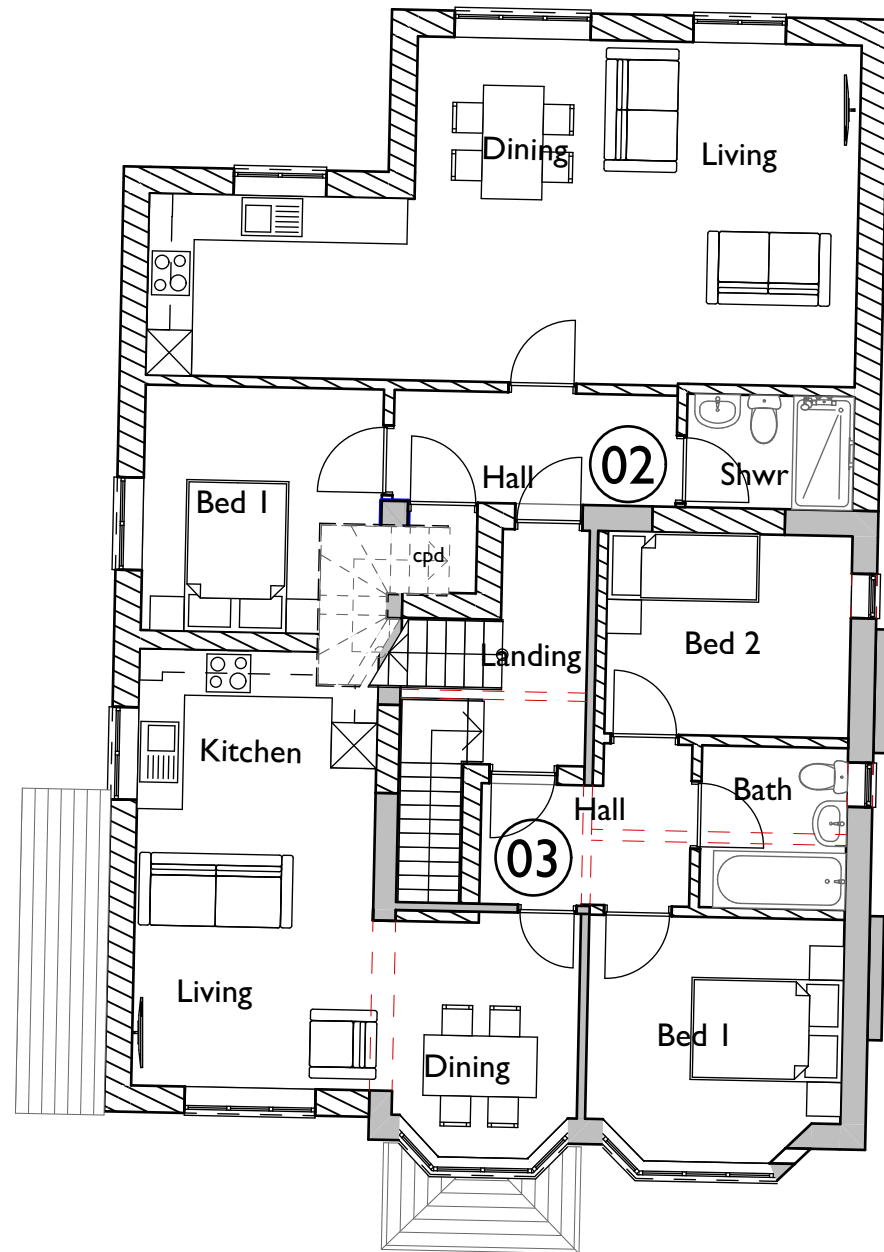
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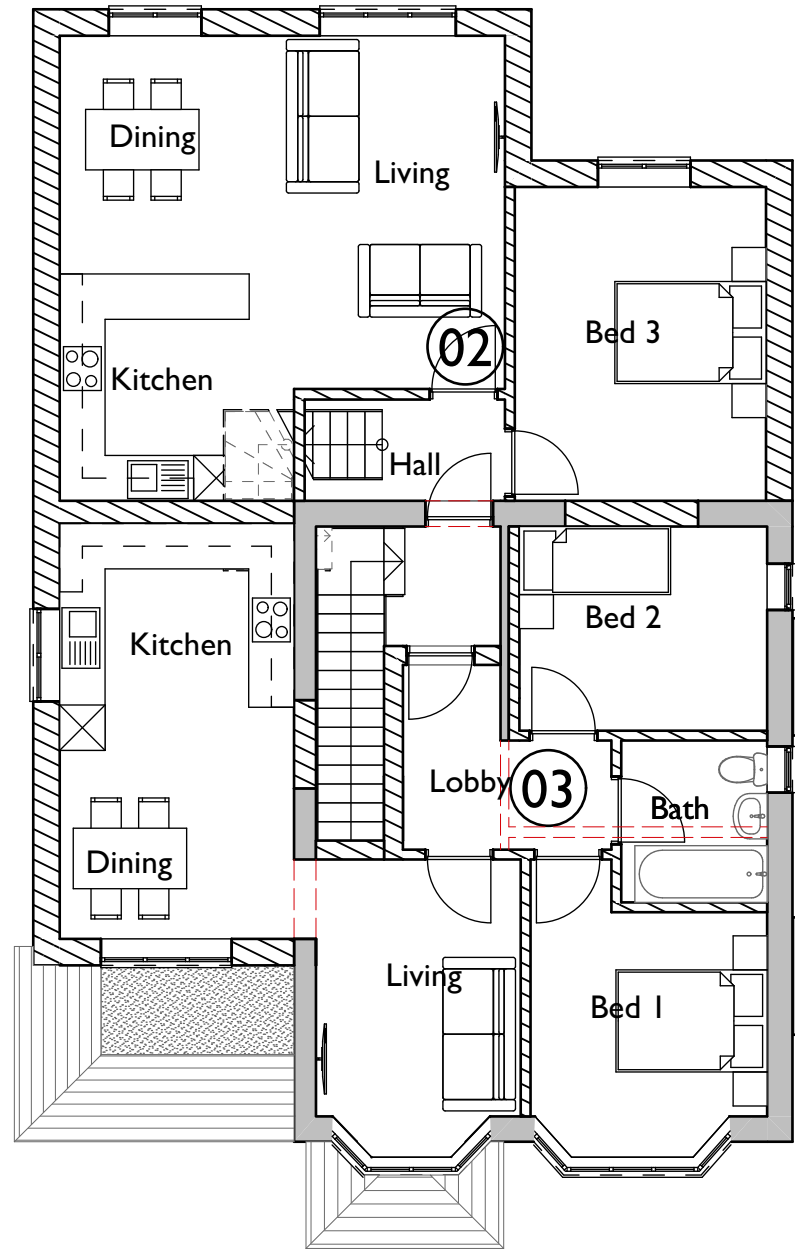
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


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508



506

- Key:
-  Retained structure
 -  Removed structure
 -  Proposed structure

Proposed First Floor Plans

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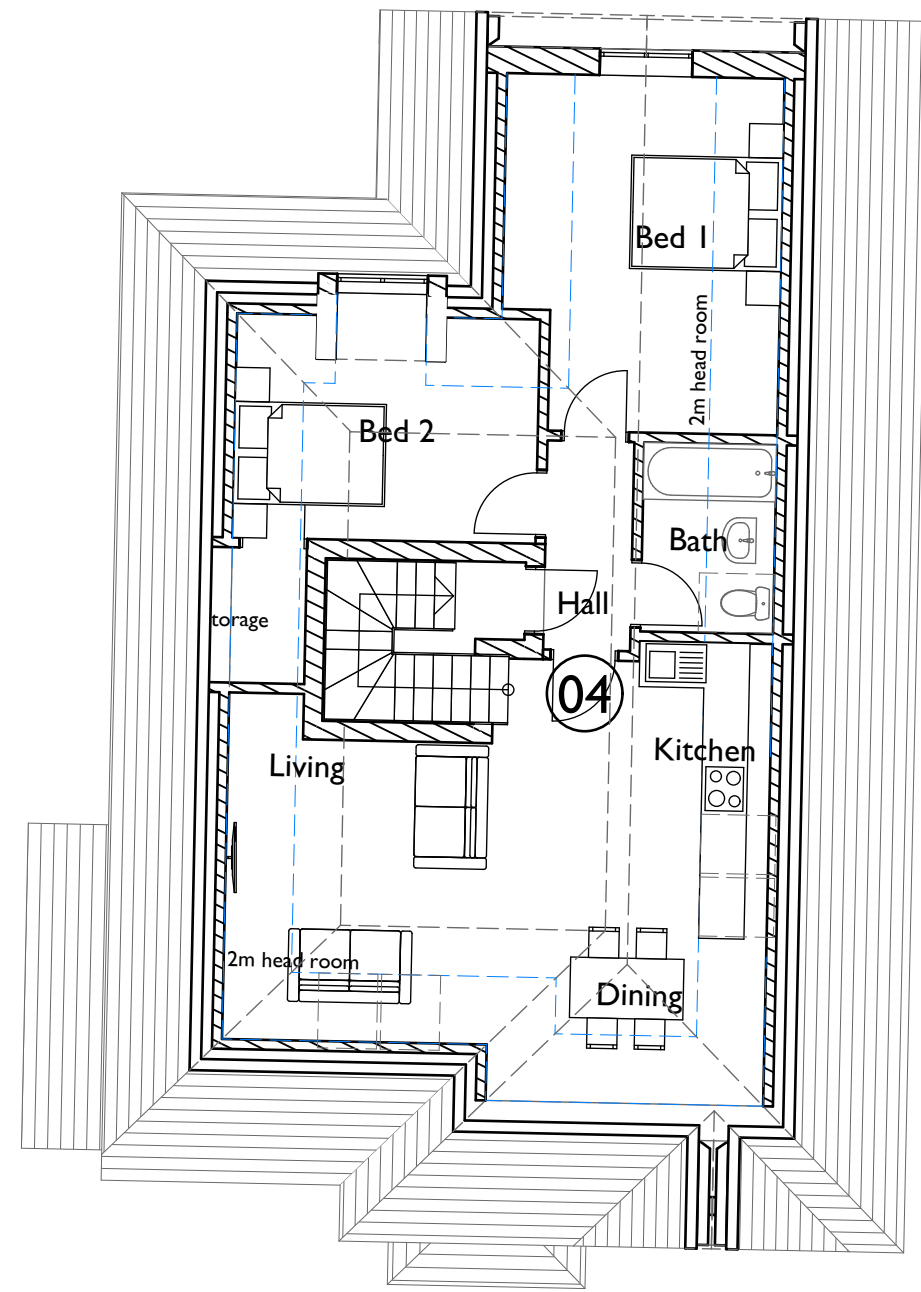
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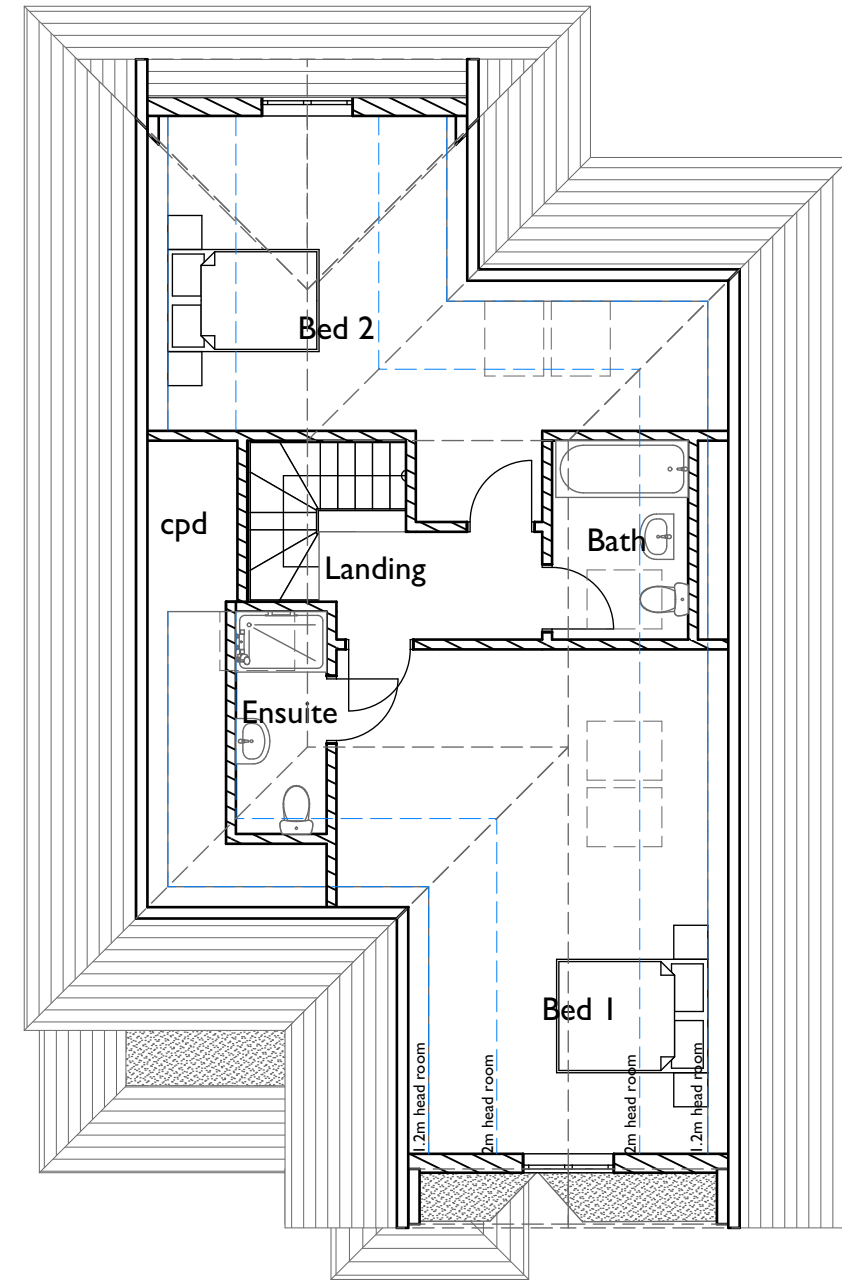
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506 + 508 Charminster Road, Bournemouth



508



506

Key:



Retained structure

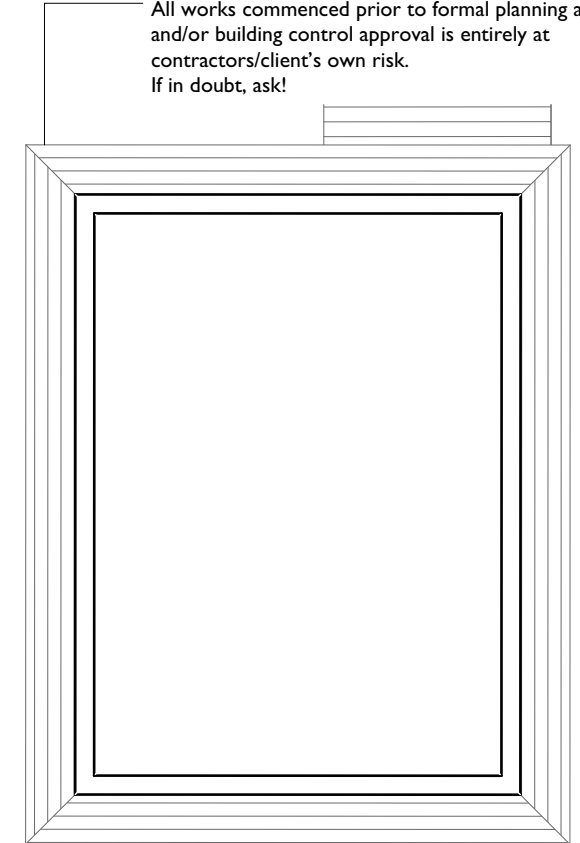


Removed structure



Proposed structure

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Proposed Second Floor Plans

B	28.11.23	Revisions requested by planning officer
A	25.05.23	General revision
Rev	Date	Amendment

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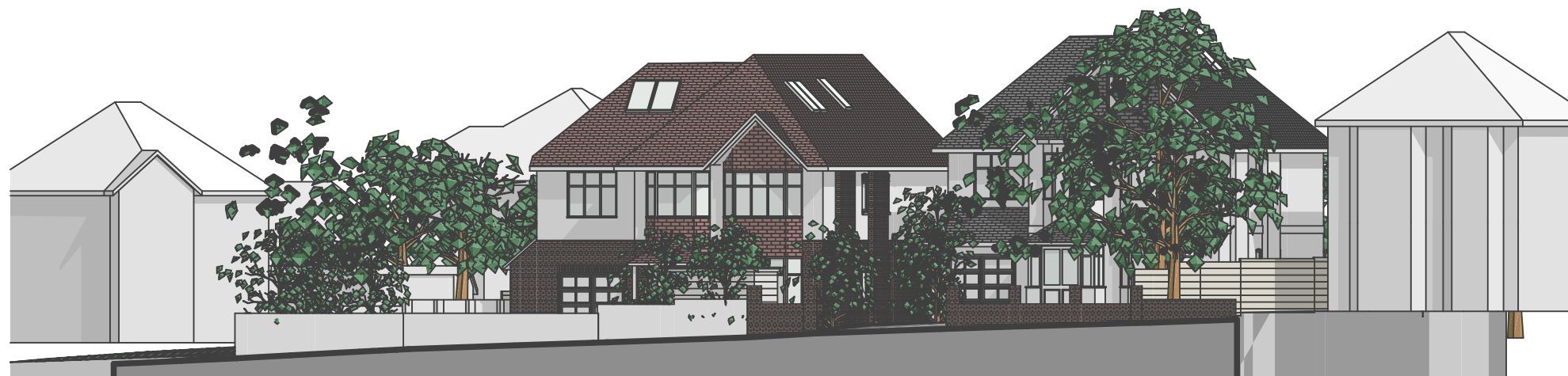
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21151.41 B



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Proposed Street Scene

506 + 508 Charminster Road, Bournemouth

Rev Date Amendment

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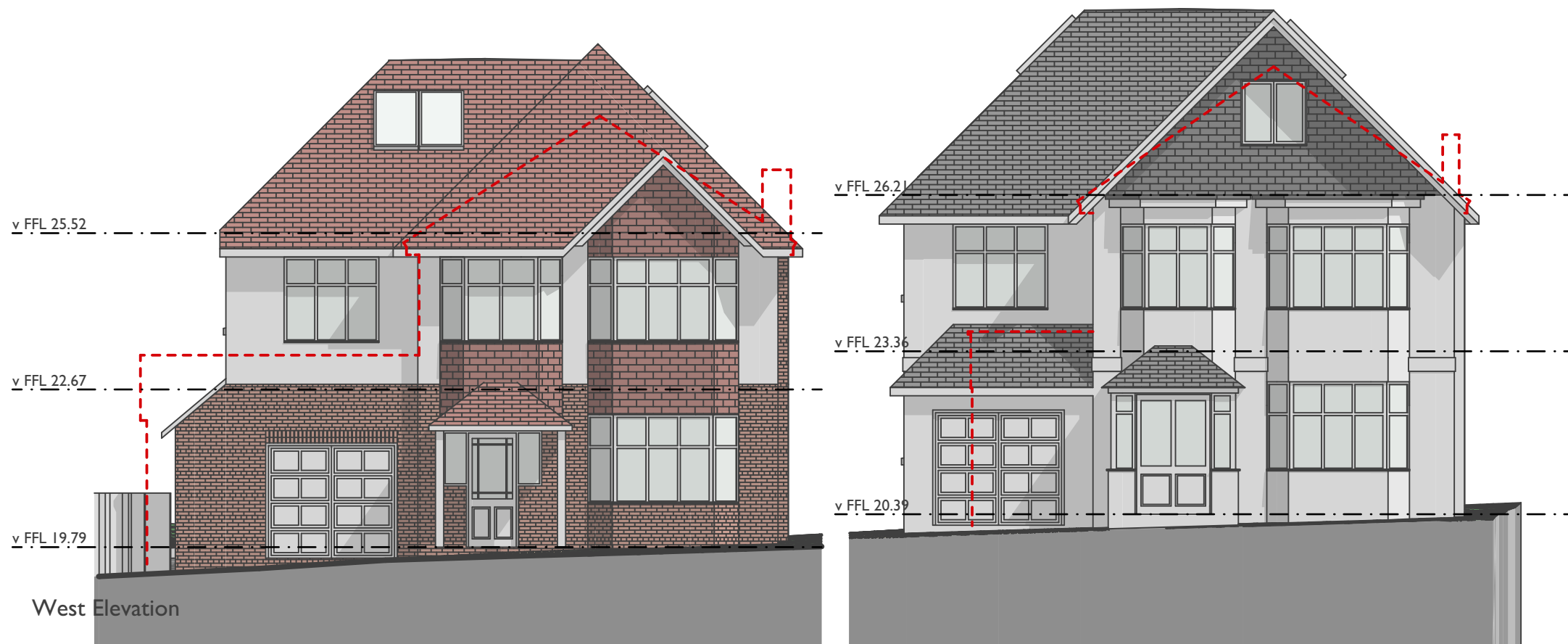
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Scale @A3 as shown

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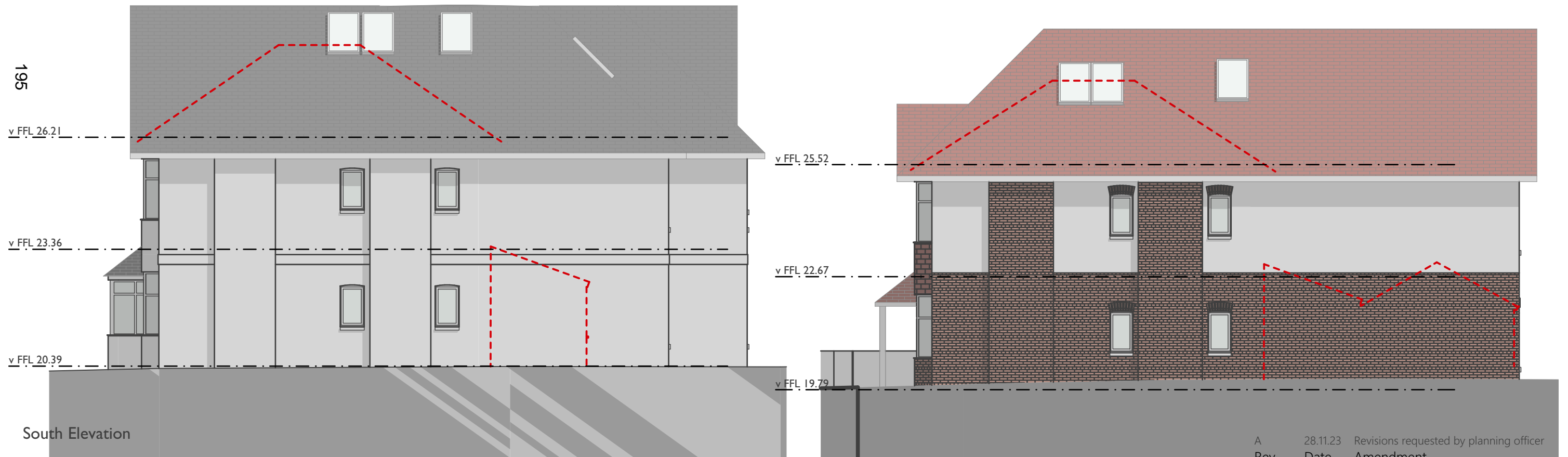


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Materials
506 Charminster Road
 Walls Render to match existing
 Roof Tiles to match existing
 Rainwater goods to match existing
 Soffits + Fascias to match existing
 Dormer Tiles to match existing roof

508 Charminster Road
 Walls Render to match existing
 Roof Tiles to match existing
 Rainwater goods to match existing
 Soffits + Fascias to match existing
 Dormer Tiles to match existing roof

N.B. Outline of existing dwelling shown dashed red



A 28.11.23 Revisions requested by planning officer
 Rev Date Amendment

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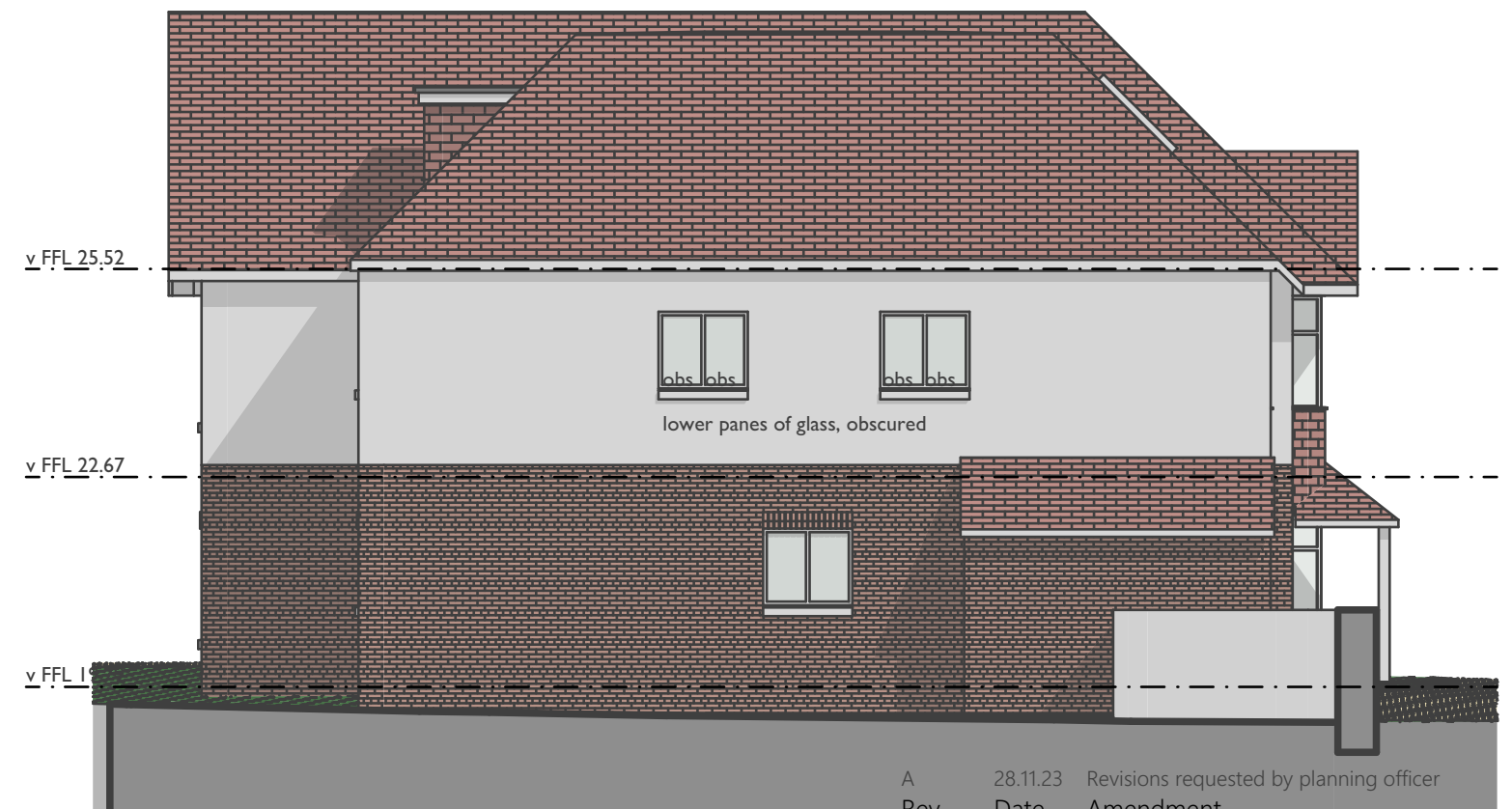
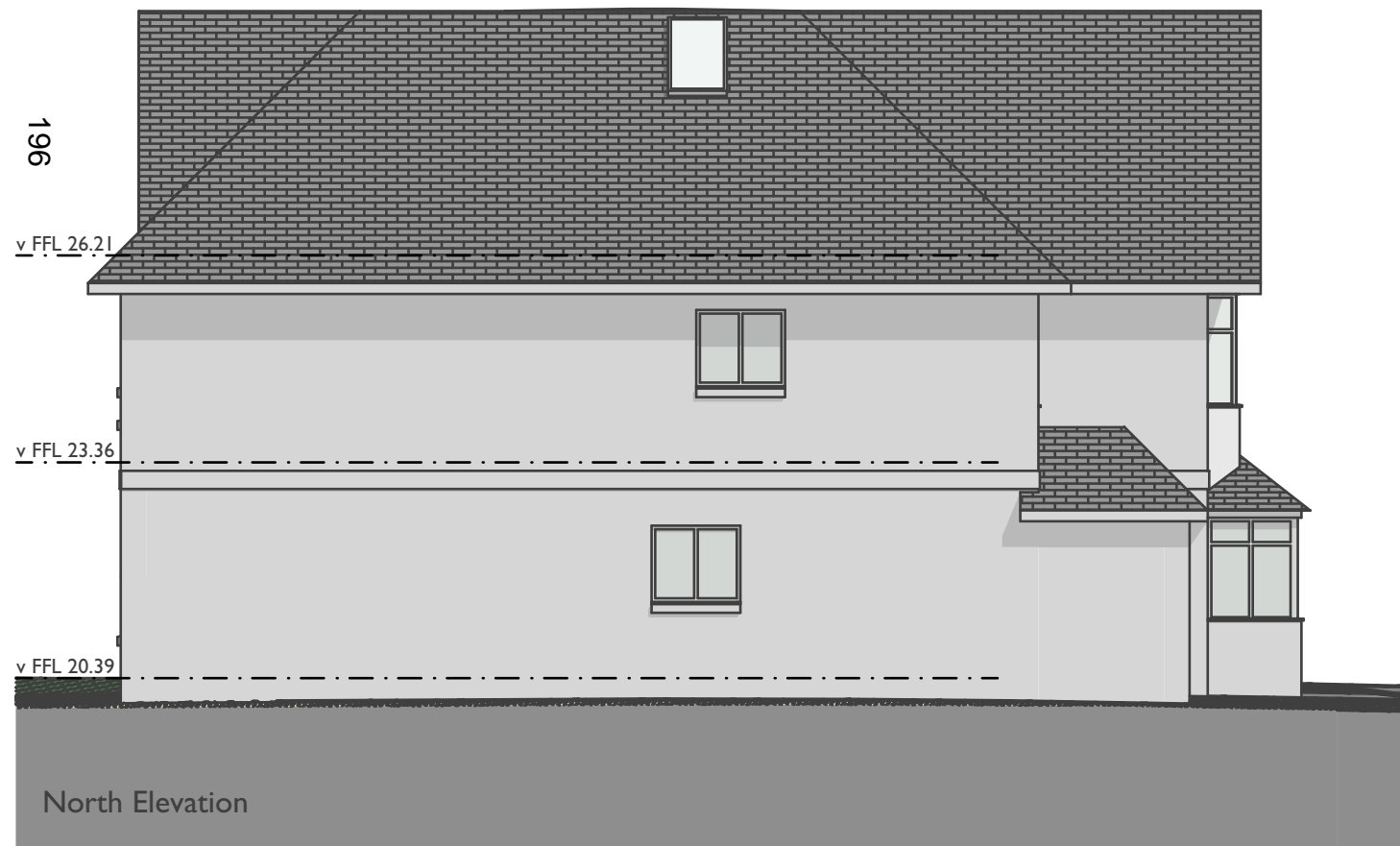
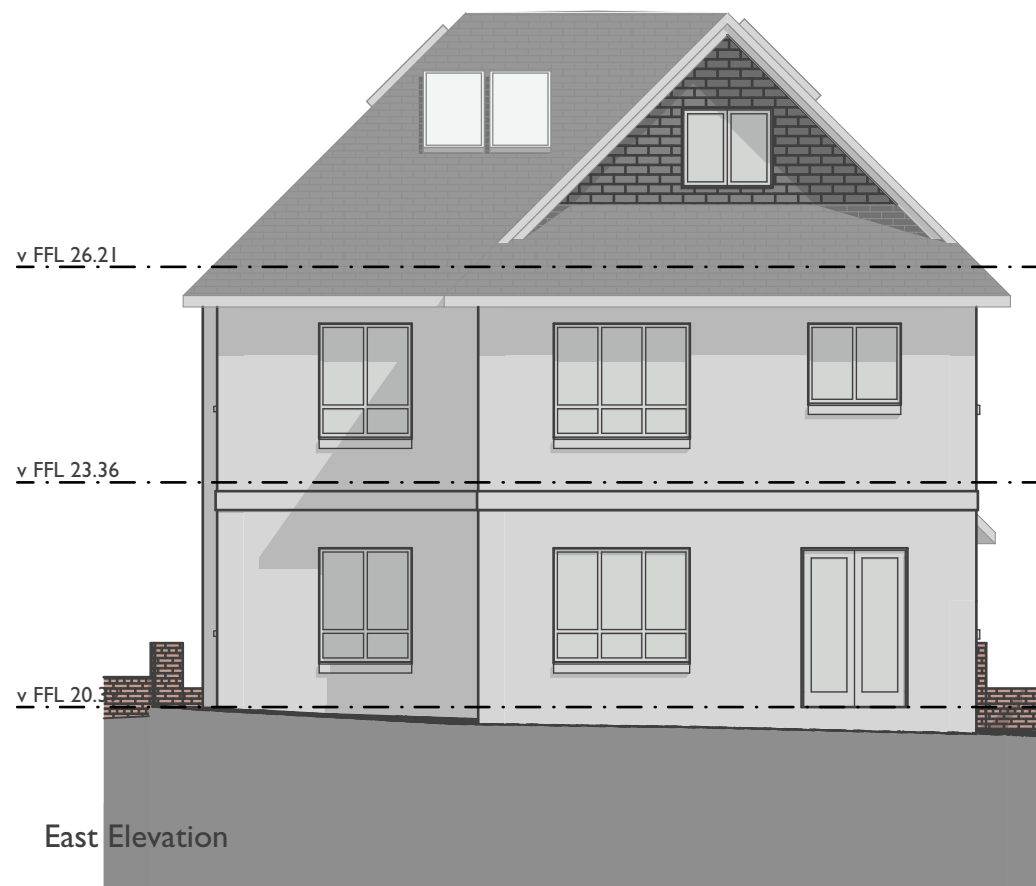
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 Scale @A3 1:100
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506 + 508 Charminster Road, Bournemouth

Proposed West + South
 Elevations

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Rev	Date	Amendment
A	28.11.23	Revisions requested by planning officer

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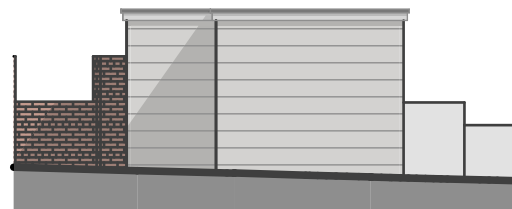
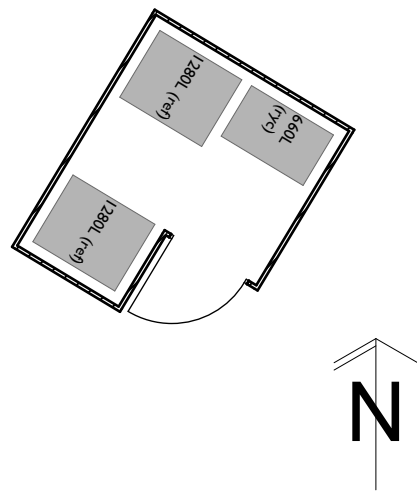
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Date Mar '23
 Scale @A3 1:100
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Proposed East + North Elevations

506 + 508 Charminster Road, Bournemouth



East Elevation



South Elevation



West Elevation



North Elevation

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506 + 508 Charminster Road, Bournemouth

Proposed Bin Store - Plans +
Elevations

Rev Date Amendment

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21151.45



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View of Rear Elevations

506 + 508 Charminster Road, Bournemouth

A	28.11.23	Revisions requested by planning officer
Rev	Date	Amendment

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Planning Committee

Application Address	Clubhouse, Christchurch Sailing Club, Wick Lane, BH23 1BY
Proposal	Proposed solar photo-voltaic panel installation
Application Number	8/23/0855/FUL
Applicant	Christchurch Sailing Club
Agent	Mr Ben Jepson
Ward and Ward Member(s)	Christchurch Town Cllr Cox Cllr Tarling
Report Status	Public
Meeting Date	18 April 2024
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report
Reason for Referral to Planning Committee	<p>Due to the number of objections received the application was referred to the Chair of Planning Committee for consideration.</p> <p>The Chair's comments are set out below;</p> <p><i>'Thank you for your email and details of the situation.</i></p> <p><i>As you imply, in some instances it is a matter of personal judgement as to whether objections from the same address raise new matters or not. I understand that you consider that several are simply 'repeats' and that the number of objections is thus reduced to 19.</i></p> <p><i>However, I always want to err on the side of openness, and therefore feel it would be appropriate to bring the application to committee'.</i></p>
Case Officer	Alison Underwood
Is the proposal EIA Development?	No

Description of Proposal

- As originally submitted the planning application sought permission for the installation of 52 solar voltaic panels on the roof of the clubhouse belonging to Christchurch Sailing Club. Following concerns raised by the Case Officer and Heritage Officer, amended plans were submitted which omitted the panels previously proposed on the NW (front) roof slope of the building bringing the total number of panels down to 46.

2. The panels measure 1.724 x 1.134m in size, with 24 of the panels being set on A-frame supports tilted at one end to stand approximately 200mm in height facing towards the SE (on flat roof areas), with the remaining 22 panels set directly onto the pitched roofs of the building.

Description of Site and Surroundings

3. The proposal site comprises an established sailing club in render and profiled tiles and flat roof sections. There is a car parking area to the front, club house with storage facilities at ground floor and members rooms at first floor with extensive harbour/river views, hard standing at the rear for boat storage through the winter and slipway access to the southern side of the site. The site is located adjacent to Priory Quay (to the north), a contemporary development of residential properties built around a marina complex.
4. The club house building itself is of low-key design over two floors and is fairly discretely located in relation to the Town Quay and local streetscape. Analysis of historic OS maps suggests the original building was constructed in the immediate post-war period and its design and appearance is consistent with that date. This predates the development of Priory Quay which the adopted Conservation Area Appraisal identifies as being in the early 1980s. The site falls within the Christchurch Central Conservation Area and designated Green Belt land. The clubhouse has been subject to a number of previous extensions and alterations.
5. The Council's adopted Conservation Area Appraisal (2005) describes the elements that give the central Christchurch its character as;
 - Its surviving Saxon street plan with Norman and medieval interventions
 - Its strong relationship with the two rivers upon which the town sits
 - The high number of listed and locally listed buildings forming important groups of high quality townscape
 - Views of the Priory throughout the town defining the scale of the Priory and the town
 - The consistent and relatively modest scale of the town's historic development
 - The pattern of narrow deep plots with a consistent width derived from the former medieval burgage plots
 - A diverse palette of materials with denoting high status buildings and red brick used on the majority of buildings in the town
 - Some important green spaces and mature trees which form a welcome backdrop to historic built form
 - Historic boundary walls and natural boundaries such as the rivers and mill stream
 - The wider landscape setting which allows extended views towards the Priory and other key landmarks in the town such as Millhams St church spire.
6. The surrounding area comprises a diverse mix of property with historic houses and ancient monuments set against commercial property and contemporary residential developments. The area comprising The Quomps, Priory Quay and the Convent Meadows are situated in 'Character area 2e' of the Christchurch Character-wide Assessment (2003), which states that this area's main characteristics include;
 - Riverside views and boating activity add visual interest to the water frontage
 - Views to Priory provide historic aspect to character.

and goes on to state (5.15.8);

'...the area remains highly sensitive in terms of any further change that would reduce the presence or effect of the treescape setting of the Priory...'

Relevant Planning History:

7. The site has been subject to numerous planning applications, only the most recent of which have been included in this report;

8/23/0315/CLP - Application for a Lawful Development Certificate for proposed addition of solar panels to the clubhouse roof. – Withdrawn

8/22/1014/FUL - Proposed viewing area at the roof level, with a new external staircase access from the terrace on the first floor. Proposed and existing balustrades to be glazed. Granted

8/14/0285 - Erection of single storey first floor extension to rear (SE elevation) – Granted

8/02/0717 - Raising of Quay area, enlarged quay, walls and slipway to provide enhanced boat storage area – Granted

8/96/0461/F - Alterations and first floor extensions incorporating increased verandah space - Granted

Constraints

8.

- Flood zone 2 current
- Flood zone 3 current
- FZ3a 30cc 2093
- FZ3b 30cc 2093
- FZ3a 40cc 2133
- FZ3b 40cc 2133
- Christchurch Central Conservation Area
- Listed Buildings; Place Mill (Grade II*) 7.62m, Place Mill Bridge (Grade II) 3.77m, Bandstand in Quomps Recreation Ground (Grade II) 120m.
- Scheduled Monuments, Pre-Conquest monastery, early Christian cemetery, Augustinian priory, motte and bailey castle at Christchurch (adjacent).
- Special Protection Area, Solent and Dorset coast
- SSSI Impact Risk Zone
- Green Belt
- Coastal Area
- Town Centre Boundary
- Coastal Area (Open Spaces)
- Dorset Minerals Consultation Area. Minerals Safeguarding Area 46.32m
- Contaminated Land – Refuse Disposal, 87.36m

Public Sector Equalities Duty

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

10. For the purposes of this application in accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations”) appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
11. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.

12. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
13. For the purposes of this application regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

14. Natural England – no comments received.
15. BCP Conservation/Heritage – no objection based on comments received in the following two consultations:

23.01.2024

'The environmental credentials of the scheme are commended and the principle of the installation of solar panels is not objected to. However, the suggestion in the heritage statement that the installation is 'discreet' is not agreed with,...

In this instance there is reasonable spacing between the clubhouse and the nearby listed buildings, there would be some intervisibility between the clubhouse & heritage assets, solar panels wouldn't be out of character per se and could be removed again in the future when the technology becomes outdated.

It may be possible to make an argument that the installation of solar panels preserves the significance of heritage assets, particularly if the extent of the installation across the upper roof slopes is reduced.'

21.02.2024

Update following receipt of a revised Heritage Statement & a reduction to the scheme.

'The revised statement considers the heritage assets affected and makes a case for the installation, acknowledging the greatest impact would be on the NW facing elevation (towards the listed Mill, Bandstand & Bridge, and into the conservation area..

Overall though it is accepted that harm has been minimised and that the benefits of the scheme have been spelt out to seek to outweigh any residual harm that cannot be mitigated'.

16. Christchurch Town Council – no comments received.
17. BCP Environmental Health – no objection

"Potential concerns regarding reflective glare and glint usually only arise from the installation of solar PV panels in large quantities on solar farms. Solar panels are normally designed to absorb sunlight rather than reflect it.

..it would appear the panels proposed will be angled to face south, which would prevent any glare impact on neighbouring properties to the east of the site. Therefore, this department has no further comments or objections to the proposals.'

Representations

18. Site notices were erected around the site on 3rd January 2024, with an expiration date of 24th January 2024. A press advert was placed on 15th December 2023.

19. Comments received in response to the proposal are summarised below;

- Out of keeping with conservation area
- Impact on outlook from neighbouring properties (Priory Quay)
- Insufficient detail of height above the roof
- Close proximity to neighbouring properties (Priory Quay)
- Solar glare into bedroom and onto balcony (7 Priory Quay)
- Impact on the Priory
- Industrial appearance
- No assessment of glare
- Excessive and untidy
- Impact on neighbouring amenity (1 – 8 Priory Quay)
- Impact on view of Priory and Priory Quay

20. Comments received from Sir Christopher Chope MP:

‘The development will impact upon the views of the Priory and Priory Quay, a development which is so sympathetic to the landscape. The volume of panels on metal structures will dominate the local aspects of Priory Quay and undermine the policy of the Priory Quay management company to oppose the installation of solar panels’.

Key Issue(s)

21. The key issue(s) involved with this proposal are:

- Impact on the character & appearance of the Conservation Area and listed buildings
- Impact on neighbouring amenity
- Impact on Flood zone
- Impact on Green Belt

22. These issues will be considered along with other matters relevant to this proposal below.

Policy context

23. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014) and saved policies of the Borough of Christchurch Local Plan (2001).

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

Christchurch and East Dorset Core Strategy (2014)

KS1 – Presumption in favour of sustainable development

KS3 - Green Belt

HE1- Valuing and conserving our historic environment

HE2 - Design of new development

ME6 – Flood Management Mitigation and Defence

Christchurch Borough Council Local Plan (2001) saved policies

BE4: - New development in Conservation areas
H12 – Residential Infill
ENV9 – Development in Coastal Areas

25. Supplementary Planning Guidance

Christchurch Central Conservation Area Appraisal & Management plan (2005)
Christchurch Borough-Wide Character assessment (2003)

26. National Planning Policy Framework (“NPPF” / “Framework”)

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.”

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 or specific policies in the NPPF indicate development should be restricted.

“Section 16 – Conserving and enhancing the historic environment

Paragraph 205 -

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.

Paragraph 206 -

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification...

Planning Assessment

Impact on character and appearance of the area Conservation Area and listed buildings

27. The site is located within the Central Conservation Area and within visual proximity of several listed buildings – the closest being Place Mill Bridge and Place Mill with Christchurch Priory and the Bandstand, and forms part of the character area comprising The Quomps, Priory Quay and Convent Meadows. In addition, the adjoining Priory and its grounds are designated as a Scheduled Ancient Monument. The Central Conservation Area Appraisal (CAA) in reference to the character & appearance of the historic buildings around the site states the following (pg41);

'Built form clearly defines the open spaces which are a key element of the character of this area. The openness of views towards the Priory is a vital and defining part of the quality of townscape in this part of the conservation area.'

This area has an important role in providing a valuable setting to the historic core of the town, more specifically the tower of the Priory. It also provides a softened edge to development culminating in the open and dynamic character of the river Stour in its natural setting'.

28. The amended plan that has been submitted due to the concerns of the BCP Conservation Officer and Case Officer, shows a reduction in the number of panels proposed from 52 to 46. This has been achieved by omitting the panels on the front elevation of the building, which faces NW, and forms the most visible aspect of the building when viewed from the public approach in Quay Road. Although the other elevations of the building are visible from public viewpoints in the surrounding area, these views are longer range, with the clubhouse building forming part of the general river and quayside environs.
29. To the south of the site there is the River Stour with Wick Meads nature reserve on its further bank. The CAA notes that "the scale of building [Priory Quay] in its historic context has a considerable impact on the Priory Church in both local and wider views and panoramas of the town". Therefore, although these areas offer views towards the clubhouse, due to the distances involved and the evidently far greater impact of the adjacent development, it is considered that the panels would not form a highly noticeable element in the general vista, or adversely impact the character of the conservation area as a whole.
30. The views out from Christchurch Priory and the area of the SAM towards the Clubhouse to the south are largely obscured by the mature trees within the Priory grounds, whilst from Place Mill, Place Mill Bridge and the Bandstand to the N, NW of the site, the panels proposed on the SE and SW roofs, due to the juxtaposition of the Clubhouse to the listed buildings, are not readily visible. The significance of the application site's part of the Conservation Area is considered to derive principally from its riverside location and views across to other parts of the Conservation Area rather than the quality of the built form.
31. The BCP Conservation Officer has commented that the intervisibility between the clubhouse roof and the adjacent listed buildings will be 'very limited'. The ancient Place Mill derives its significance from its survival, design/materials and waterside setting as a mill building. The Mill Bridge's significance is similarly derived from its function, materials and harbourside location. The proposals are not considered to adversely impact on these features. The Conservation officer is satisfied that overall, the potential harm that could have resulted from the initial proposal wherein the panels were to be located on the NW (front) elevation of the building, has been largely minimised. The officer states further that any 'residual harm' from the reduced scheme, although not mitigated, could be considered as being outweighed by the benefits in sustainability.
32. Based on the above points, the proposal is considered to comply with policy HE1, HE2, BE4 & H12 of the Local Plan and paragraph 197 of the NPPF, in as much as there will be acceptable impacts on the conservation area and the setting of adjacent designated Heritage Assets.
33. The scheme results in less than substantial harm to the noted heritage assets above of the Conservation Area, Scheduled Ancient Monument and nearby listed buildings. Applying the guidance in paragraph 208 of the National Planning Policy Framework (2019), this impact must be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. The scheme will facilitate the ongoing use of the property as the sailing club, which is considered to be its optimum use. The scheme results in wider public benefits in supplying renewable energy to the club and in this case, such public benefits are considered to outweigh any harm to the heritage assets.
34. In reaching this decision the Council has had due regard to the statutory duty in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that "with respect to any buildings or other land in a conservation area, ... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

35. In reaching this decision the Council has had due regard to the statutory duty in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that *“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

Impact on Neighbouring Amenity

36. Whilst the objections that have been raised by the occupants of Priory Quay are acknowledged, the majority of the concerns relating to the impact on the character of the conservation area and listed buildings adjacent to the site have previously been dealt with in the proceeding paragraphs.
37. The proximity of the proposals to neighbouring properties and the potential impact from glare from the panels has been raised by a number of neighbouring occupants, with concerns that this would adversely affect the residential amenity of their properties, particularly 1 – 8 Priory Quay. In response to this concern, the BCP Environmental Health Officer (EHO) has been consulted and has stated that; *“reflective glare and glint usually only arise from the installation of solar PV panels in large quantities on solar farms. Solar panels are normally designed to absorb sunlight rather than reflect it”*. Evidence from objectors has not been provided which demonstrates the assessment of the EHO is incorrect in this regard.
38. Further to the above point, the orientation of the clubhouse to the neighbouring properties in Priory Quay is such that the panels on the NE side roof closest to residential properties are tilted towards the SE on shallow pitch support frames. Therefore the conclusion is that the scheme would not result in an unacceptable impact to the living conditions of neighbouring properties in respect of potential glare from the proposed panels.
39. In the objections received, concerns have been raised regarding the impact on the outlook from the adjacent properties in Priory Quay. At the closest point, the balconies of 5 – 7 Priory Quay would be approximately 14m from the proposed panels on the NE elevation. In the submitted Heritage Statement, it is stated that the panels will be mounted on the pitched roofs on mounting rails which will not protrude by more than 0.2m above the plane of the roof. The panels which are located on the flat roofed sections of the building are to be mounted on shallow pitch support frames angled towards the SE, approx.. 0.38m high. In both cases, the panels do not exceed the ridge height of the main roof.
40. Whilst the panels will be visible from the adjacent neighbouring properties in Priory Quay on the flat roofed section closest to them, they will be viewed in the context of the existing building. As a result, the visual impact of the proposed panels is considered to be minor. They will not result in an overbearing impact or an unacceptable loss of outlook from the primary windows or balconies at these neighbours.
41. Comment has been made that the panels are industrial in appearance however, within the context of the sailing club and its ancillary buildings, it is considered that the panels will not form an incongruous or obtrusive feature. The installation of PV panels within a conservation area can generally be undertaken without needing planning consent providing the criteria in the Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) are met and the applicant has a potential fallback position under rights introduced in 2015 to erect solar PV on the building under Part 14 Class J of the GPDO.
42. Based on the above points, the proposed installation is considered to have acceptable impacts on the living conditions of neighbouring properties and as such complies with the criteria as set out in local plan policy KS1, HE2, H12.

Flood risk

43. The site lies within current flood zones 2 & 3, and also within future flood zone 3a & 3b for 2093 and 2133. By virtue of the rooftop siting of the proposed PV panels there will be no increase in the footprint of the building, or in its overall scale. As such there will be no additional risk from flooding, the scheme does not result in additional assets being put at risk of flooding and the scheme would not increase flood risk elsewhere. The scheme therefore complies with Policy ME6 of the Local Plan and the guidance in the NPPF & NPPG.

Green Belt

44. The site lies within the Green Belt. Para. 154 of the NPPF states that the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation... as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
 - c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
45. The proposals support an existing outdoor sport and recreation facility within the green belt and is considered to fall within the scope of Para. 154 (b) above. The green belt follows the banks of the Stour and includes the undeveloped areas surrounding the harbour. Therefore it is not possible for a harbourside use such as the sailing club to be located outside of the green belt. In addition, by virtue of the siting of the PV panels on the rooftop where they sit below the ridge line of the existing roofs, they are not considered to result in a disproportionate addition to the original building. The scheme is not therefore inappropriate development in the green belt.
46. The proposals will not adversely impact on the openness of the Green Belt and comply with Policy KS3 & the NPPF.

Planning Balance / Conclusion

47. The scheme provides significant environmental and moderate economic benefits through the provision of renewable energy and substantial weight is given to this. The scheme supports a well established leisure facility, thereby having social benefits. The applicant has a fallback position to erect solar pv on the building as permitted development under Part 14, Class J of the GPDO provided it would not be installed on a roof slope or wall which fronts a highway; is less than 1m high when installed on a flat roof; or does not project more than 0.2m above the plane when installed on a pitched roof. These rights apply within a Conservation Area. It would appear the majority, if not all of the scheme, complies with this criteria.
48. There will be no materially harmful impact on the living conditions of neighbouring dwellings through overshadowing or curtailment of outlook or glare from the panels. The scheme preserves the character of the building and utilises suitable materials.
49. The proposed development will have an acceptable impact on the character and appearance of the Central Conservation Area. It will also acceptably preserve the setting of listed buildings and the Scheduled Ancient Monument within the vicinity of the site.
50. The proposal will preserve the openness of the Green Belt. It has an acceptable impact on flood risk
51. The scheme has acceptable environmental impacts and provides environmental, social and economic benefits. The scheme therefore represents sustainable development. It is considered the proposal complies with the Development Plan as a whole and is in accordance with the relevant up to date

Development Plan policies and is sustainable development as per para 11c) of the NPPF 2024 and means it should be approved without delay.

Recommendation

GRANT - subject to the following conditions:

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Existing
Location and Site Plan.pdf
Proposed pdf

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

3. The materials to be used in the external surfaces of the proposed development shall be as specified in the approved application unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of design and amenity.

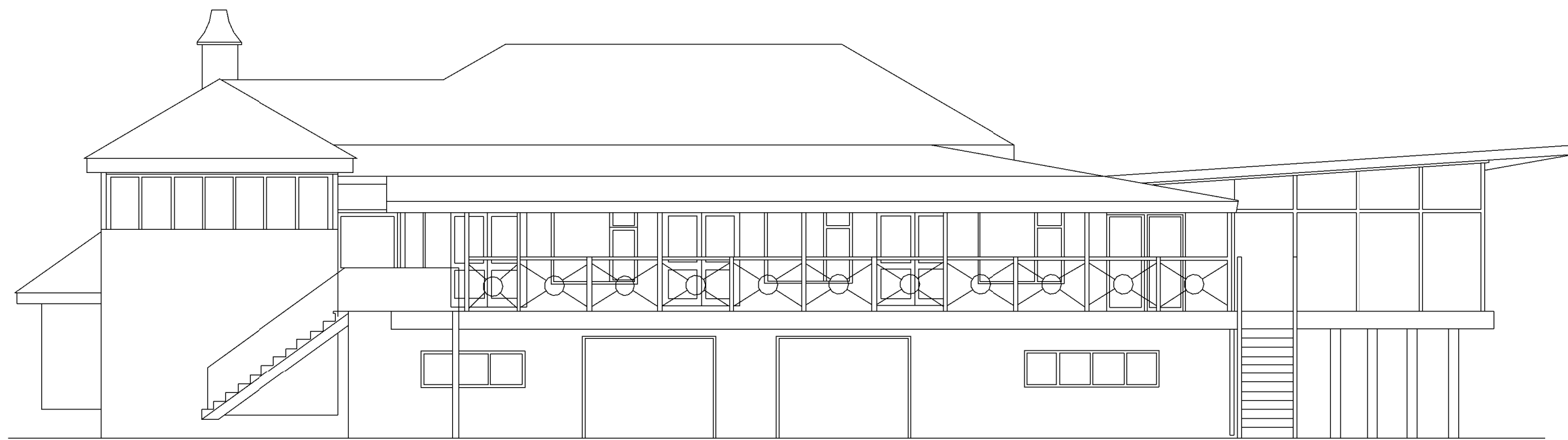
4. The solar PV equipment hereby approved shall be removed from the site and the building restored in accordance with details to be submitted to and agreed in writing by the Local Planning Authority one month before the solar pv equipment is no longer needed. The removal of the panels shall be carried out in accordance with the approved details within 3 months of the LPA's written agreement.

Reason: In the interests of design and amenity.

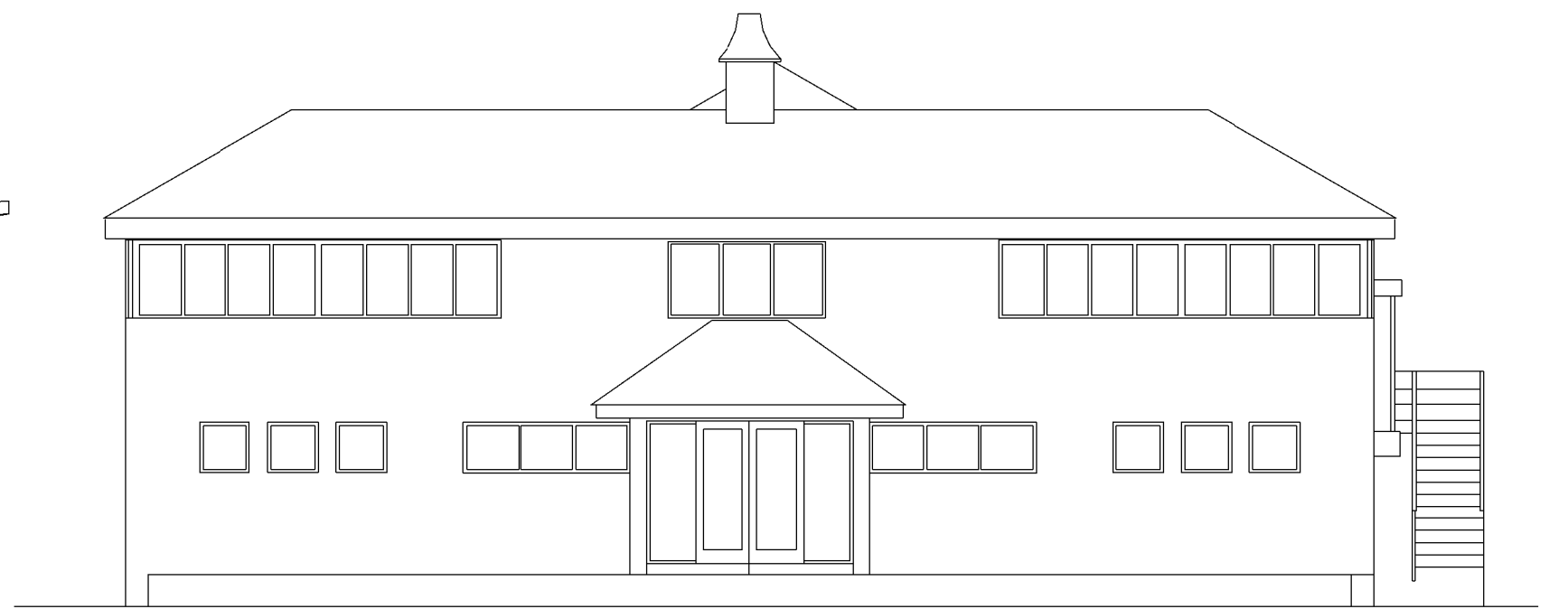
Informatives

Background Documents:

App. No. 8/23/0855/FUL



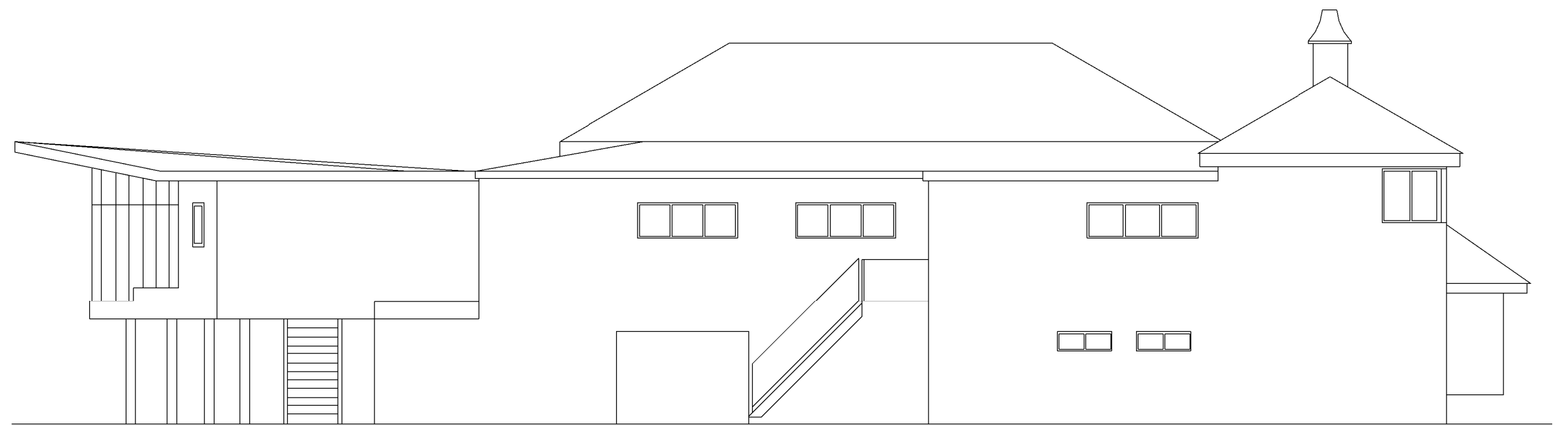
SOUTH WEST ELEVATION



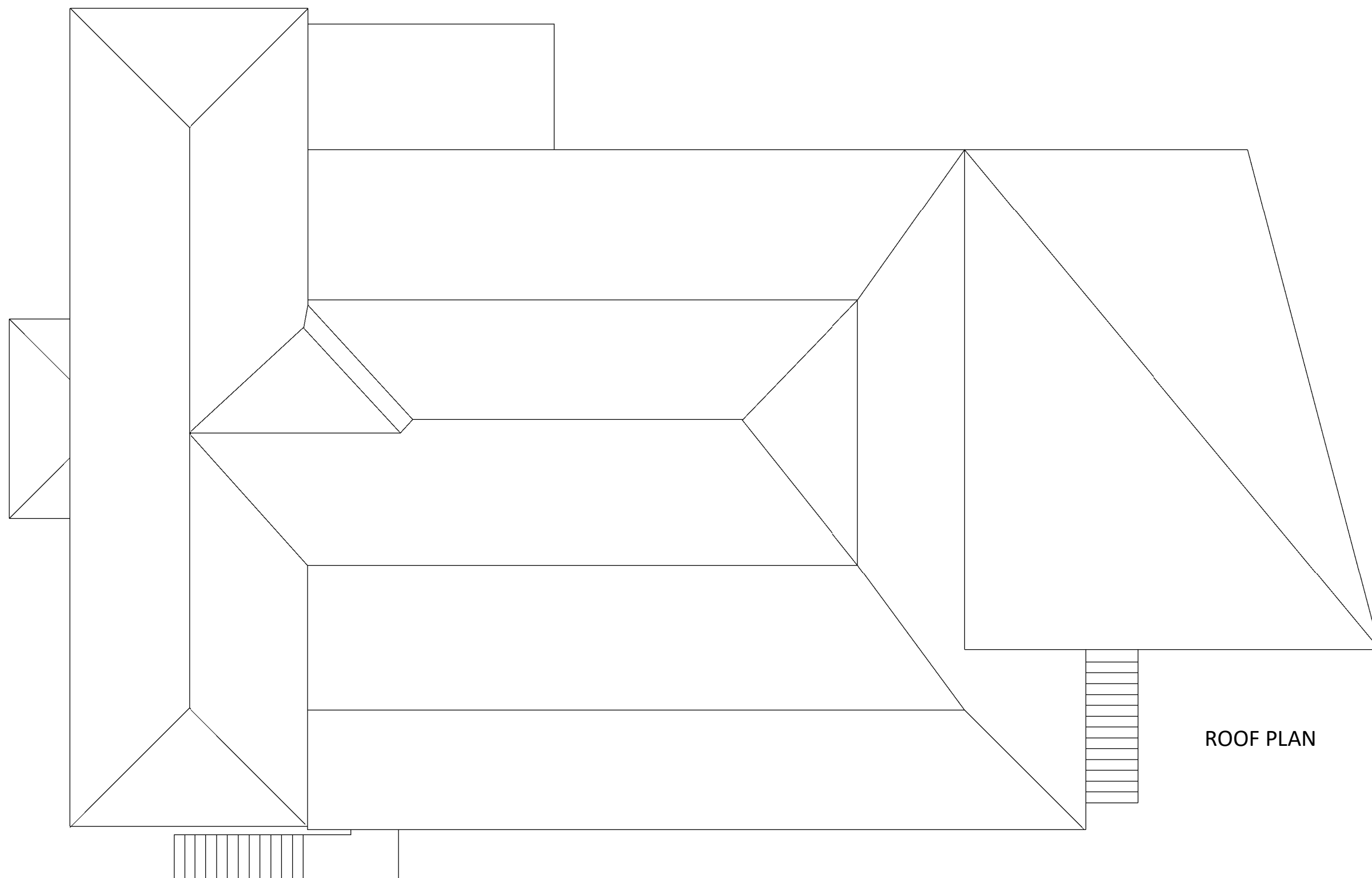
NORTH WEST ELEVATION



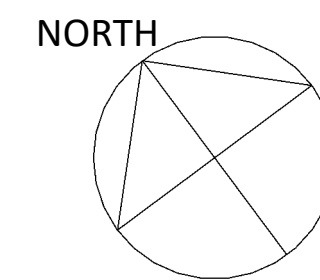
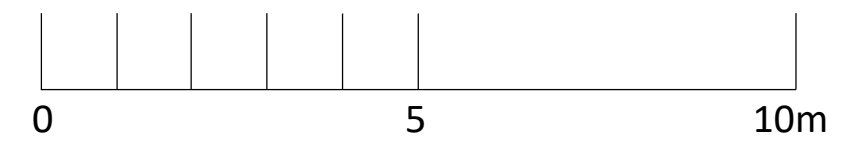
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



ROOF PLAN



209

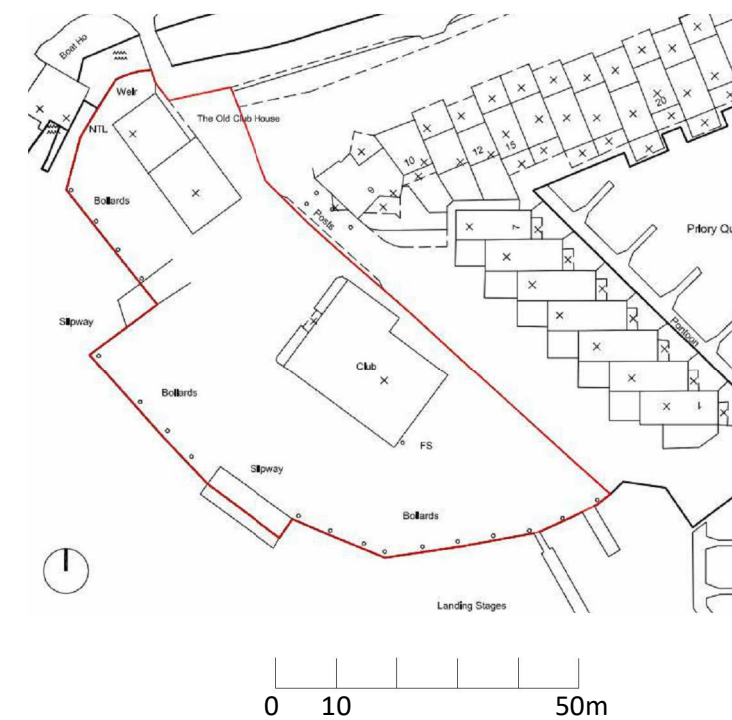
Existing
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Christchurch Sailing Club
The Quay
Christchurch
Proposed Solar PV Installation
Existing
1:100@A2

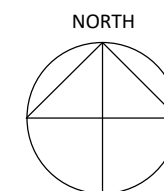
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Site Plan
1 : 200

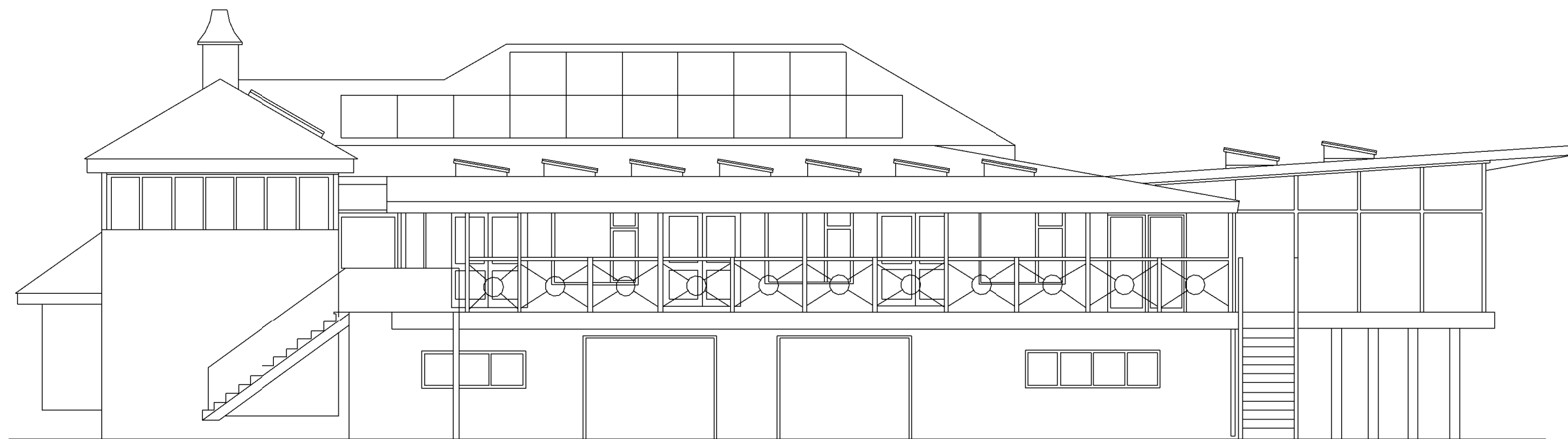


Location Plan
1 : 1250

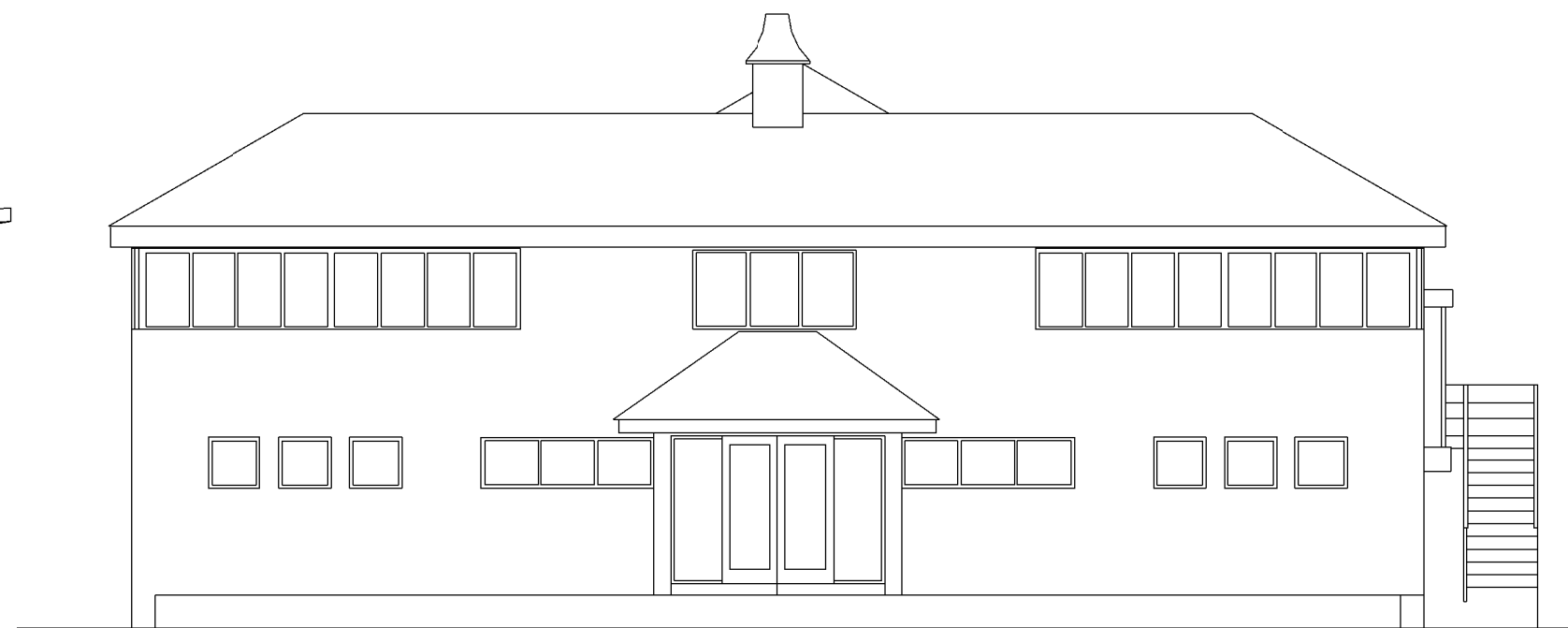


Christchurch Sailing Club
The Quay
Christchurch
Proposed Solar PV Installation
Location & Site Plan - RevA
1:200/1250@A3

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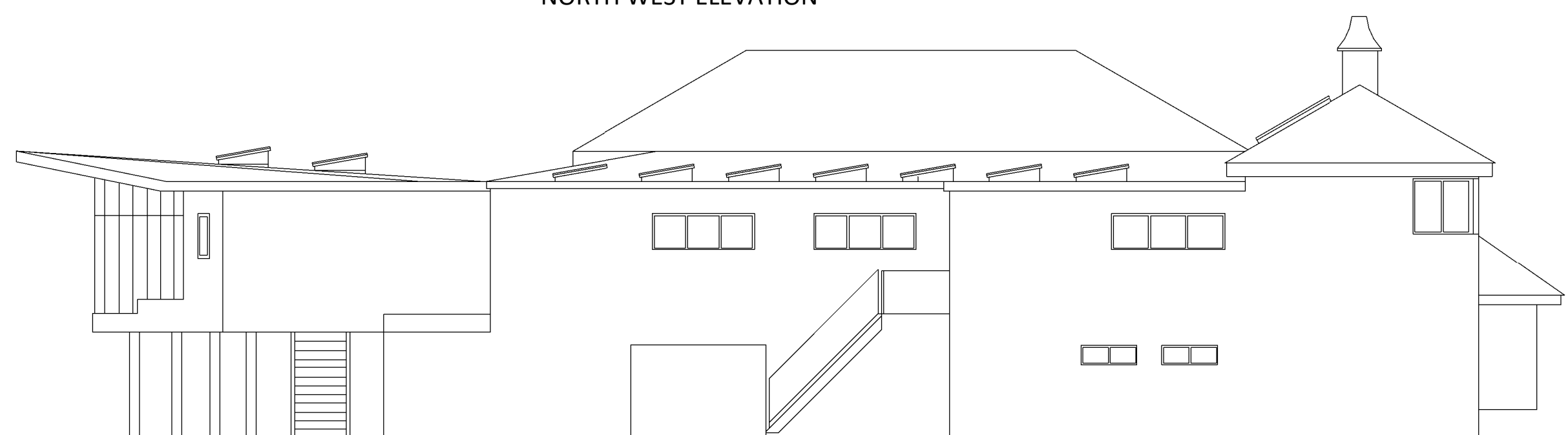
SOUTH WEST ELEVATION



NORTH WEST ELEVATION

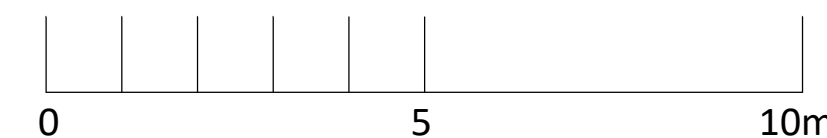
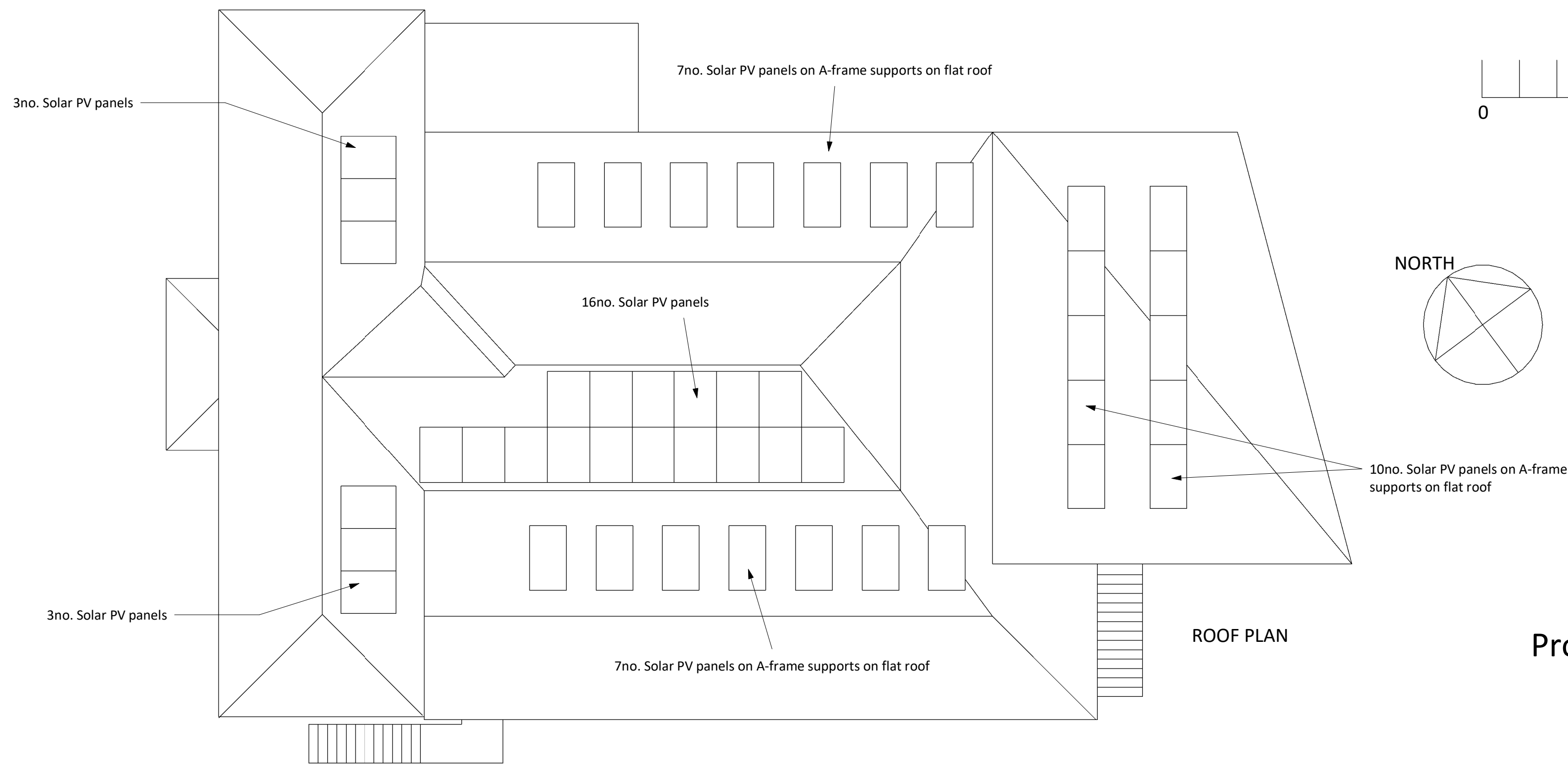


SOUTH EAST ELEVATION

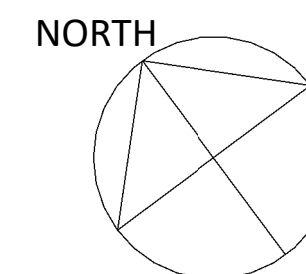


NORTH EAST ELEVATION

213



NOTE:
46 no. solar photovoltaic panels
Size: 1724x1134mm



Proposed
1 : 100

Christchurch Sailing Club
The Quay
Christchurch
Proposed Solar PV Installation
Proposed - RevA
1:100@A2

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Planning Committee

Application Address	98 Kitchener Crescent, Poole, BH17 7HY
Proposal	Replace existing single storey side utility and store with new single storey side and front extension to form larger entrance hall, home office, utility/WC and larger kitchen.
Application Number	APP/24/00126/F
Applicant	Mr Chris Hoar
Agent	David Martin JME Designs
Ward and Ward Member(s)	Creekmoor Cllr Judes Butt Cllr Paul Slade
Report Status	Public
Meeting Date	18 April 2024
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report.
Reason for Referral to Planning Committee	Applicant is a member of staff within Planning Services.
Case Officer	Emma Woods
Is the proposal EIA Development?	No

Description of Proposal

1. The proposals seek permission to replace an existing single storey side utility and store with a replacement single storey side and front extension of a pitched to flat roof form.
2. The extension would create a larger entrance hall, home office, utility/W.C and open plan kitchen, dining room.

Description of Site and Surroundings

3. The application site is located on the eastern side of Kitchener Crescent and is occupied by a semi-detached two storey dwelling.
4. The front of the site is enclosed with low brick walls and hedging to the front. The dwelling is set back from the road with a front lawn and block paved driveway. The driveway to the front / side of the property has parking for at least two vehicles. A set of double gates and single gate give access to the rear garden. The site is level, and the

back garden is enclosed with tall fences. To the rear of the garden is a raised patio and summer house.

5. To the side of the existing dwelling is a lean-to style structure which currently forms a walkway, utility and store. The existing dwelling is constructed of red brick, with a tiled hipped roof.
6. The application site is located opposite the new Hillbourne Primary School and its grounds which have planning permission for redevelopment under APP/21/00748/F. Aside from this, the surrounding roads are residential in character with semi-detached and terraced houses of a similar architectural style and materials. The separation distance between the properties varies although the dwellings occupy a generally consistent frontage position to the road. The wider estate has an evident formal planned layout typical of such post-war developments.

Relevant Planning History:

7. None.

Constraints

8. None.

Public Sector Equalities Duty

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
 - eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Other relevant duties

10. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
11. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

12. None.

Representations

13. One representation has been received in support of the proposed development. Summarised below:
14. We are in support of the proposed development; the extensions and alterations are commensurate with the existing property and respect the character of the estate.

Key Issue(s)

15. The key issue(s) involved with this proposal are:
- Impact on the character and appearance of the area
 - Impact on the neighbouring amenity and privacy
 - Impact on parking provision
16. These issues will be considered along with other matters relevant to this proposal below.

Policy context

17. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (2018).
18. Poole Local Plan (Adopted November 2018)
- PP01 Presumption in favour of sustainable development
 - PP27 Design
 - PP35 A safe, connected and accessible transport network

Supplementary Planning Documents

- BCP Parking Standards SPD (adopted January 2021)
19. **National Planning Policy Framework** (“NPPF” / “Framework”) (December 2023).
- The policies in the Framework are material considerations which should be taken into account in dealing with applications.

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.”

Section 5 – Delivering a sufficient supply of homes.

Section 9 – Promoting sustainable transport.

Section 12 – Achieving well designed places.

Planning Assessment

Impact on the character and appearance of the area

21. Policy PP27 requires that proposal for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.
22. The proposed single storey wrap around front and side extension would be readily visible within the street scene of Kitchener Crescent and would reduce the separation distance between the application site and No.96 Kitchener Crescent. The proposed single storey extension would have a pitch to flat roof form, matching the existing pitch, an eaves height of 2.57m and total height of 3.87m.
23. Whilst the side extension would reduce the separation distance with No.96 a separation distance of a minimum of 1.6m would still be retained. The separation distance of properties along Kitchener Crescent do vary, with examples of side garages, and extensions within the streetscene.
24. The front extension would bring the building line forward by 1.3m, however the application site has a large frontage, which would be retained. The extension would be set back from the front boundary by 7.4m. Additionally the application site is set back from the neighbouring property to the south at No.96, therefore the established frontage position would be respected and the scheme would be in keeping with the pattern of development along Kitchener Crescent.
25. The proposed bulk and massing would be proportionate to the plot size, which would retain suitable forecourt and rear garden space. The single storey front and side extension would be inset away from the neighbouring property at No.96 Kitchener Crescent. The pitch to flat roof design, and matching materials would respect the appearance of the existing dwelling such that it would easily integrate with it. As such, the proposed wraparound front and side extension is considered to be a well designed scheme, in keeping with the building's character and will have an acceptable impact on the street scene of Kitchener Crescent and the wider surrounding area.
26. Therefore overall, it is considered that the proposed development would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on the neighbouring amenities and privacy

27. Policy PP27 outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy, and whether the development is overbearing or oppressive.
28. It is acknowledged that the proposed single storey front and side extension would bring a greater bulk and mass towards the neighbouring property at No.96 Kitchener Crescent. No.96 Kitchener Crescent has a single storey garage adjacent to the application site, additionally a separation distance of 1.6m would be retained. Therefore, it is considered that the proposed front and side extension due to its single storey nature and retained separation distance, combined with the orientation of the site would not appear overbearing and would not give rise to a material loss of outlook, loss of sunlight/daylight or harmful shading. Any potential shading resulting from the extension would be cast over the applicant's own property. As such, the living conditions of the occupants of the neighbouring properties would be preserved.

29. The proposed single storey wrap around front and side extension would be sufficiently distanced from No.100 Kitchener Crescent and the properties to the rear of the application site. Therefore, the proposal would not give rise to a loss of sunlight/ daylight or loss of outlook and would not appear overbearing to these neighbouring properties.
30. In terms of the fenestration arrangements the proposed windows and new entrance door to the front elevation would face over the front of the application site and across the public realm of Kitchener Crescent. As such would not materially harm the privacy of the occupants of any of the neighbouring properties.
31. On the rear elevation of the proposed extension, one window serving a kitchen would be introduced, and a set of patio doors would replace one of the existing rear windows. This door and window would allow views overlooking the rear garden of the application site itself. Given the height and nature of the existing boundary treatments, there would not be overlooking or a material loss of privacy to the occupants of the neighbouring properties.
32. Moving onto the side / south elevation, one window is proposed to service the newly formed utility room. This window does not serve a habitable room (utility/w.c.). Given the height and nature of the existing boundary treatments, there would not be a loss of privacy to the occupants of the neighbouring properties.
33. The proposal would introduce a flat roof area over the front and side extension. A condition has been imposed to restrict the flat roof area of the proposed extension from being used as an external balcony, terrace or amenity space without the prior benefit of planning permission.
34. Having regard to the above considerations, the proposed development would not have a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties and therefore would be acceptable in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on parking provisions and highway safety

35. Policies PP34, PP35 and PP36 of the Local Plan give a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, in accordance with adopted standards.
36. The application site has an existing driveway to the front and side of the existing dwelling. Whilst the proposed extension would reduce the size of the driveway to the front and side of the existing dwelling an area of hardstand approx. 5.4m (W) x 7.3m (L) would be retained. The level of on-site parking provision retained would accommodate 2 x parking spaces, in accordance with the standard parking space dimensions of 2.6m x 4.8m per parking space.
37. In accordance with the Parking Standards SPD, the application site is situated in Parking Zone D which requires the provisions of two parking spaces for a dwelling of 4 or more habitable rooms. Therefore, the proposal would provide adequate on-site parking provisions to meet the needs of the resultant dwelling and to accord with the BCP Parking Standards SPD (Adopted January 2021).
38. The proposal is therefore in accordance with Policies PP27 and PP35 of the Poole Local Plan (November 2018).

Conclusion

39. The proposed development has been assessed against national and local plan policies. The proposal to replace an existing single storey side utility and store with a replacement single storey side and front extension of a pitched to flat roof form is considered acceptable in principle given that this is an existing residential area. The proposal is considered to respect the established character and appearance of the surrounding area. In addition, the scheme has acceptable impacts on the living conditions of neighbouring properties and highway safety. The scheme is considered to comply with the Development Plan as a whole and is recommended for approval.

Recommendation

40. It is therefore recommended that this application be approved.

Conditions

1. The development to which this permission relates to shall be begun no 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. The development hereby permitted shall be carried out in accordance with the following approved plans:

- Block & Location Plan – Drawing No: 001 – received 05/02/24; and
- Proposed Plans & Elevations – Drawing No: 003 – received 05/02/24.

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

3. The materials and finishes to be employed on the external faces of the development hereby permitted shall be as specified on the application form.

Reason - To ensure that the external appearance of the building is satisfactory and in accordance with Policy PP27 of the Poole Local Plan (November 2018).

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 and the Town and Country Planning Act 1990 or any subsequent re-enactments thereof, the flat roof area of the ground floor extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

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

Informative Notes

1. 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.
- in this case the application was acceptable as submitted and no modification or further assistance was required

Background Documents:

Case File ref APP/24/00126/F

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

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Location Plan - 1:1250

DS

soakaways to be proprietary soakaway cells wrapped in terram or similar geotextile membrane and to be instructed to comply with Approved Document H.

3 total new roof area = 20m²
3 total new hardstanding (non-permeable) = 0m²

Area(m²) x (Rainfall rate at 50mm/hr in UK / 3000)
 $20 \times \left(\frac{50}{3000}\right) = 0.33\text{m}^3$

Therefore the required soakaway for the additional roof area is to be 0.33m³

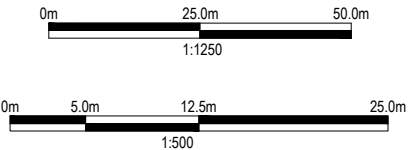
existing soakaway to be exposed to determine capacity, if required increase capacity of existing soakaway to accommodate additional load.

soakaway to be constructed using soakaway cells and in the locations shown on the drawing. Distance must be at least 5m away from any structure and always agreed with building control prior to construction.

surface water to be diverted through below ground surface water pipes serving the soakaway.



Block Plan - 1:500

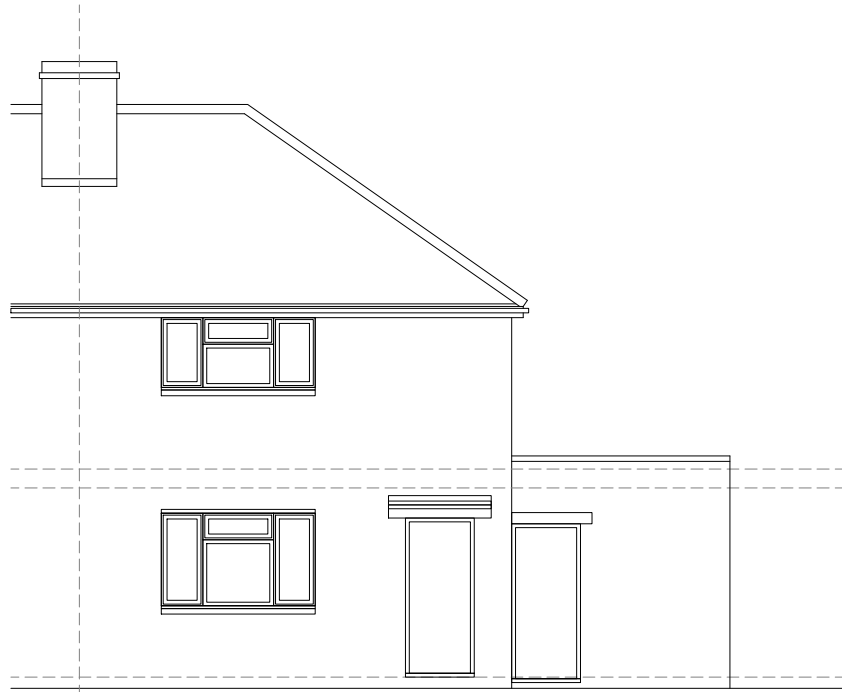


Broken hatch shows extent of proposed extension
Solid hatch shows extent of existing building

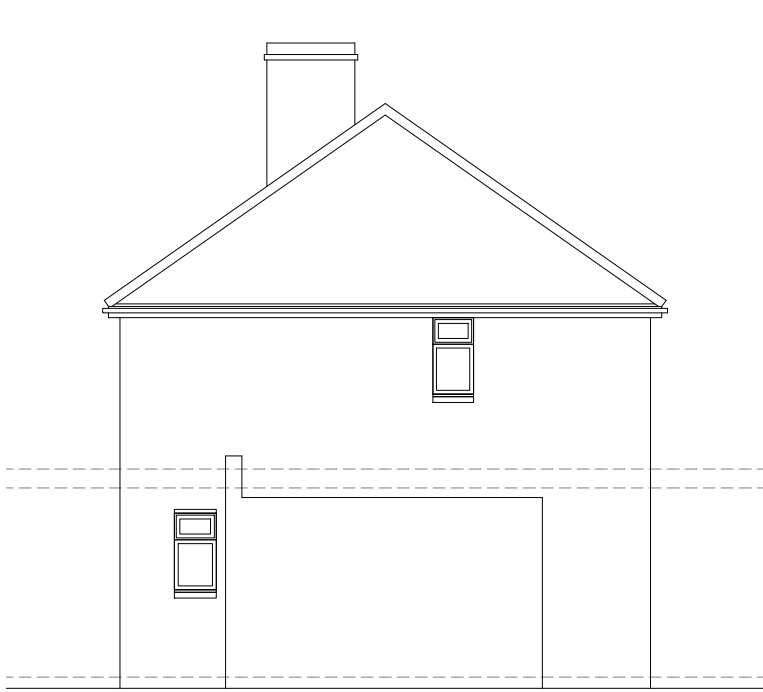
Issued for:		Rev.	Date	Details	Drawn
PLANNING					
Project/Client:		Project No:			
98 Kitchener Crescent		23023			
		Dwg No:			
		001			
Drawing:		Rev:			
Block and Location Plan		-			
		Scale:			
		varies @A3			
Drawn By:		Date:			
DM		08.12.23		www.jme-design.co.uk	

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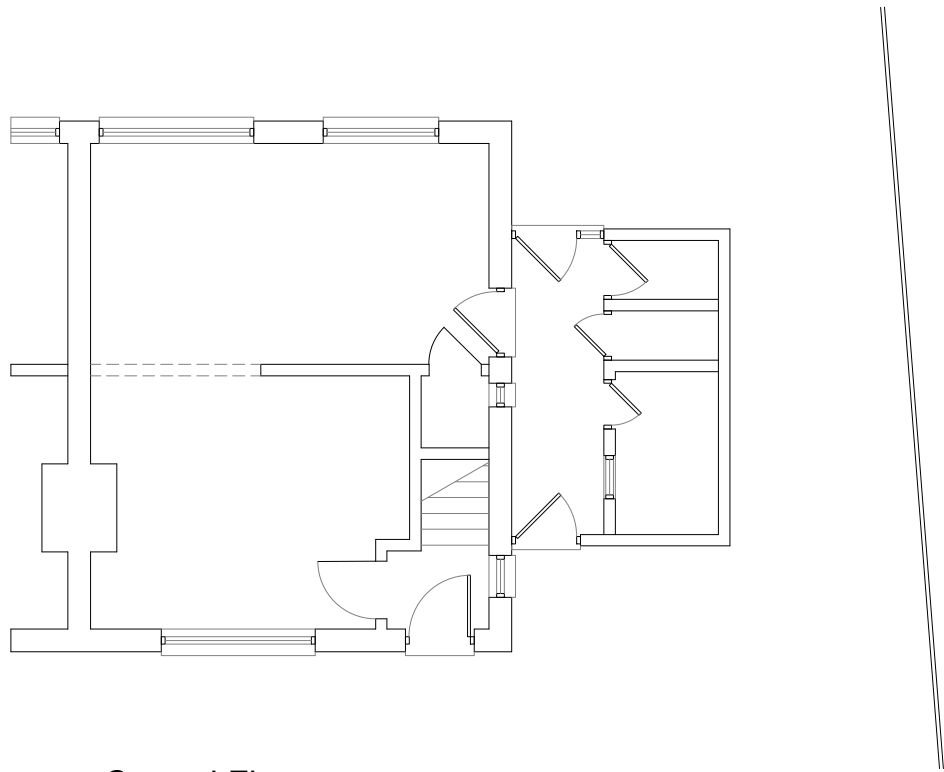
Front Elevation



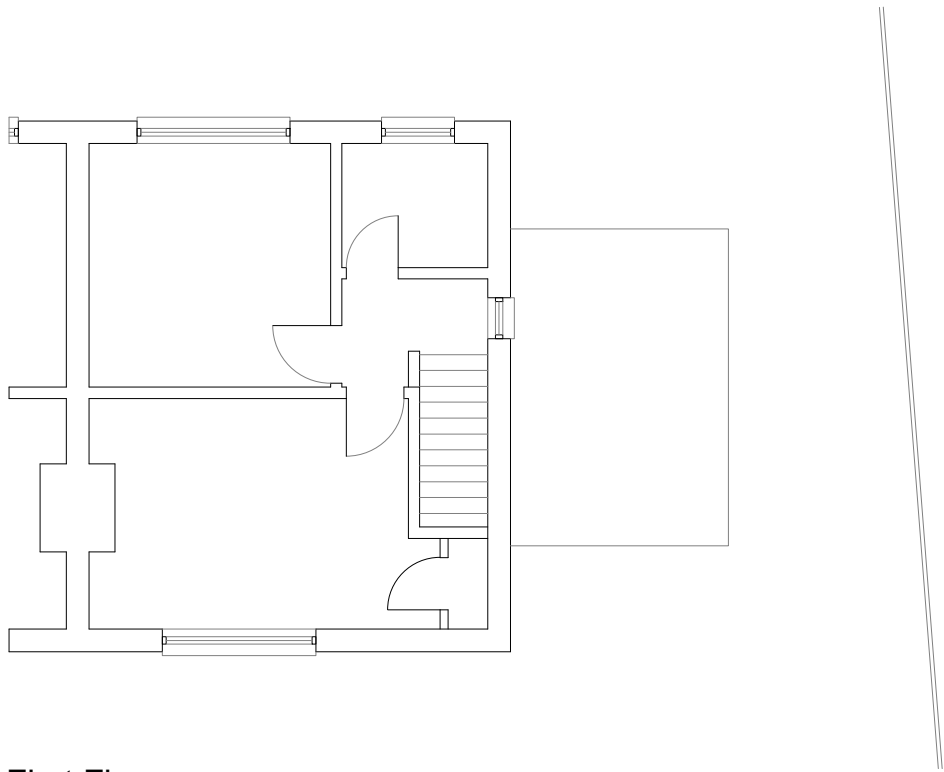
Rear Elevation



Side Elevation



Ground Floor



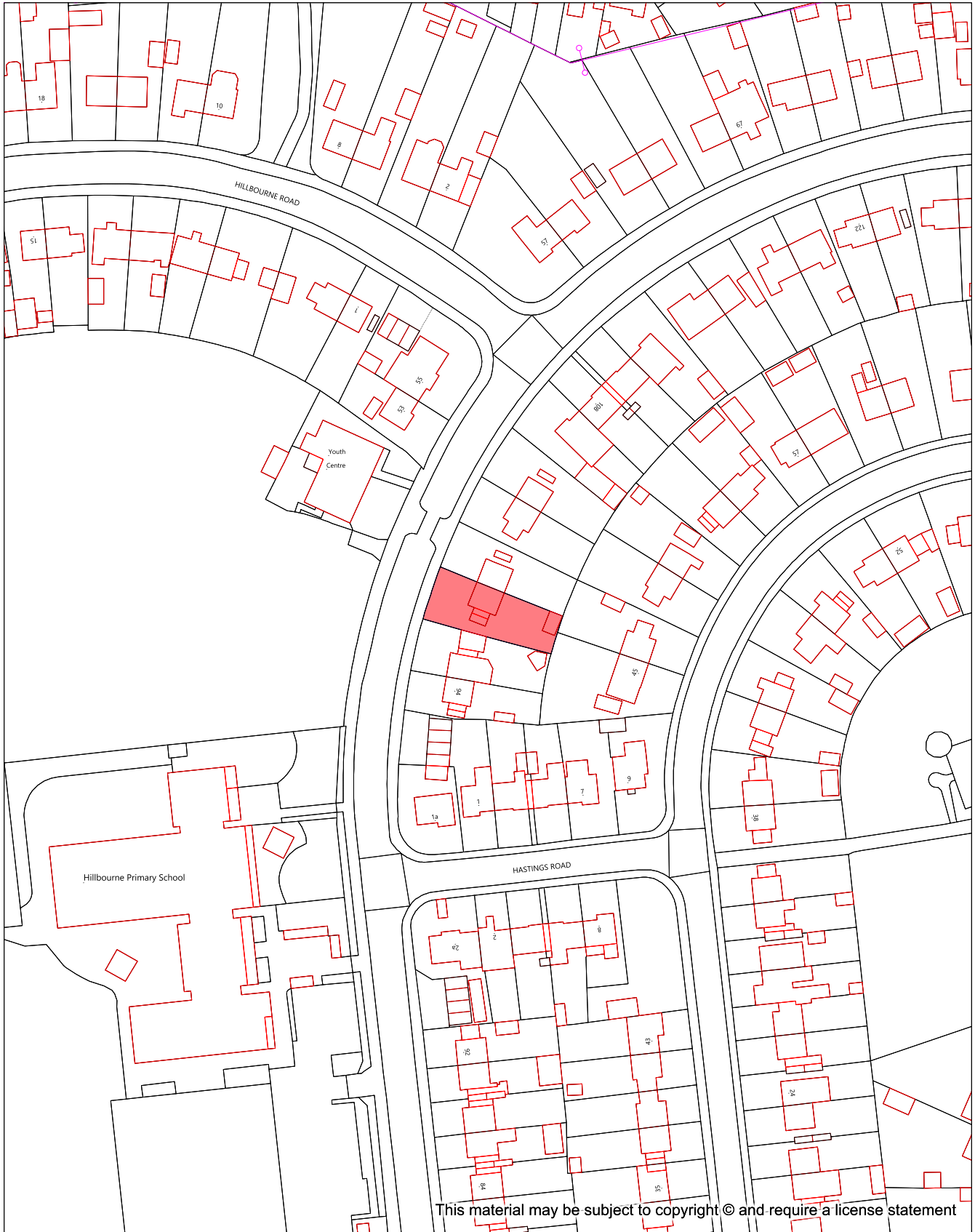
First Floor



Issued for:	PLANNING		Rev.	Date	Details	Drawn
Project/Client:	98 Kitchener Crescent		Project No:	23023		
Drawing:	Existing Layout		Dwg No:	002		
			Rev:	-		
			Scale:	1:100 @A3		
			Drawn By:	Date:	08.12.23	
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98 Kitchener Crescent



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Operator:	Name
Department:	Department
Drawing No:	1234-A
Date: 07/02/2024	Scale: 1:1249

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Front Elevation

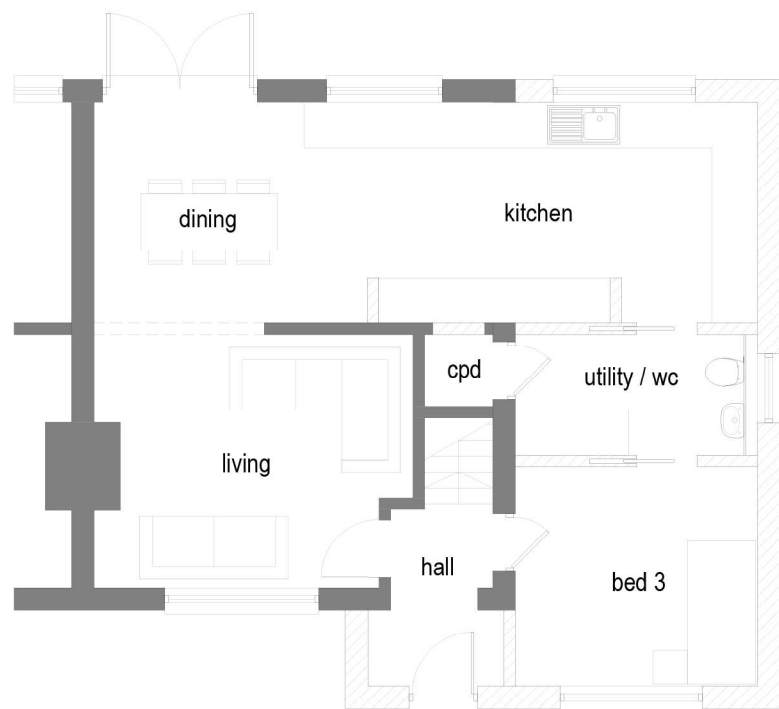


Rear Elevation

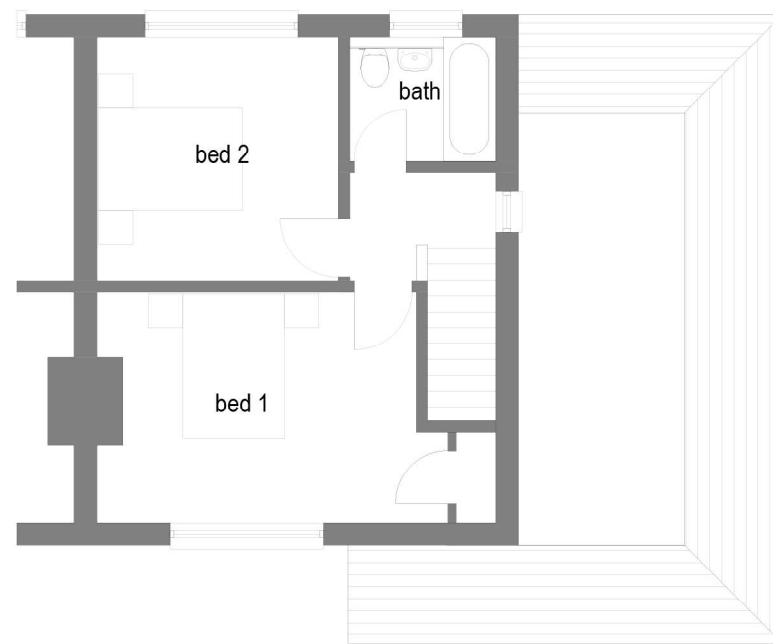


Side Elevation

229



Ground Floor



First Floor



Issued for:

PLANNING

Project/Client:

98 Kitchener Crescent

Drawing:

Proposed Layout

Project No:

23023

Dwg No:

003

Rev:

-

Scale:

1:100 @A3

Drawn By:

DM

Date:

08.12.23

Rev.

Date

Details

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