

Notice of Eastern BCP Planning Committee

Date: Thursday, 25 September 2025 at 10.00 am

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



Membership:

Chairman:

Cllr P Hilliard

Vice Chairman:

Cllr M Le Poidevin

Cllr J Clements
Cllr D A Flagg
Cllr M Gillett

Cllr G Martin
Cllr Dr F Rice
Cllr J Salmon

Cllr T Slade
Cllr M Tarling
Cllr L Williams

All Members of the Eastern BCP 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=6128>

If you would like any further information on the items to be considered at the meeting please contact: Rebekah Rhodes on 01202 118505 on 01202 096660 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

AIDAN DUNN
CHIEF EXECUTIVE

17 September 2025

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

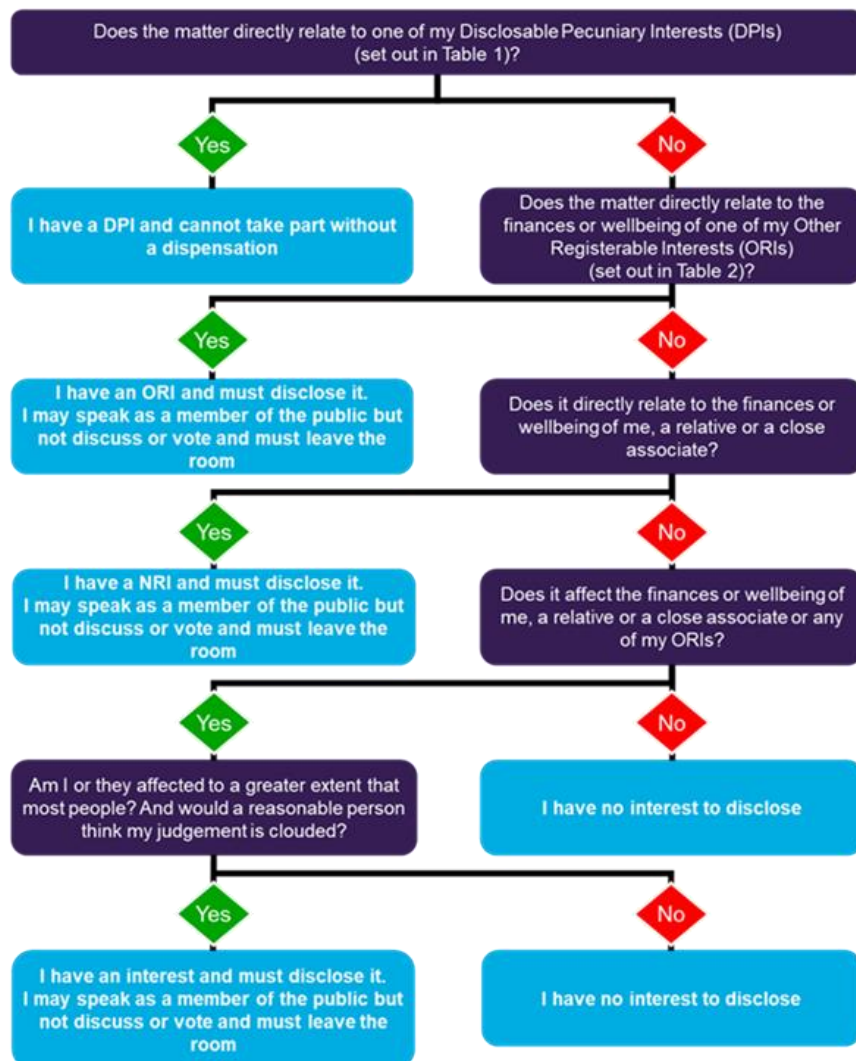


Maintaining and promoting high standards of conduct

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

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 - 10

To confirm and sign as a correct record the minutes of the meeting held on 28 August 2025.

5. Public Issues

11 - 18

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 24 September 2025 [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=613>

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.

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, 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.

ITEMS OF BUSINESS

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, please use the following link:

<https://www.bcpCouncil.gov.uk/planning-and-building-control/search-and-comment-on-planning-applications>

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.bcpCouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

- | | | |
|----|---|---------|
| a) | 4 Richmond Park Crescent, Bournemouth, BH8 9BU
Queen's Park ward

7-2025-22076-B

Change of use from an HMO (Sui Generis) to a hostel - Regulation 3.
Retrospective application | 19 - 38 |
| b) | 98 Gladstone Road East, Bournemouth, BH7 6HQ
Boscombe East and Pokesdown

P/25/00153/HOU

Single and two storey rear extensions to the dwellinghouse and
construction of a garden room using the existing detached garage footprint. | 39 - 60 |

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

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 28 August 2025 at 10.00 am

Present:-

Cllr P Hilliard – Chair

Cllr M Le Poidevin – Vice-Chair

Present: Cllr J Clements, Cllr D A Flagg, Cllr M Gillett, Cllr G Martin,
Cllr B Nanovo (In place of Cllr M Tarling), Cllr Dr F Rice and
Cllr L Williams

35. Apologies

Apologies were received from Cllr J Salmon, Cllr T Slade and Cllr M Tarling.

36. Substitute Members

Notification was received that Cllr B Nanovo was substituting for Cllr M Tarling for this meeting.

37. Declarations of Interests

Cllr B Nanovo was not taking part or voting as a committee member for Agenda Items 6b and 6c as she wished to address the committee in her capacity as a ward councillor. She sat in the public gallery for these items.

For transparency Cllr P Hilliard and Cllr D Flagg declared that they were council representatives on the Bournemouth Airport Community Fund.

38. Confirmation of Minutes

The minutes of the meeting held on 31 July 2025 were confirmed as an accurate record and signed by the Chair.

39. Public Issues

There were a number of requests to speak on planning applications on the agenda as detailed below.

40. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to C of these minutes in the Minute Book. A Committee Addendum Sheet was published on 27 August 2025 and appears as Appendix D to these minutes.

41. Bournemouth Airport Terminal Building, Christchurch BH23 6SE

Commons Ward

8/24/0441/FUL

Extension to passenger terminal buildings, provision of reconfigured transport interchange, landscaping and associated works (phased)

Public Representations

Objectors

- ❖ Ian Searle
- ❖ Russell Horne, Chairman, Brockenhurst Parish Council

Applicant/Supporters

- ❖ Steve Gill, applicant
- ❖ Robert Barnes, on behalf of the applicant

Ward Councillors

- ❖ None registered

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

Voting: For – 8, Against – 1, Abstain – 0

42. Bistro on Beach site, now known as Cafe (SoBo Beach), Southbourne Promenade, Bournemouth BH6 4BE - P/25/01453/CONDR

East Southbourne and Tuckton ward

P/25/01453/CONDR

Retention of all temporary structures and use for beach dining and bar purposes agreed on planning application 7-2023-1696-L to be extended until 31 October 2027 (from October 2026) (Variation of Condition 2 to read on or before 31 October 2027 the use of the land as a temporary beach dining and bar area including decking and supporting structures shall cease.

Public Representations

Objectors

- ❖ James Cain

Applicant/Supporters

- ❖ Matt Annen on behalf of the applicant
- ❖ Richard Slater, operations manager

Ward Councillors

- ❖ Cllr B Nanovo, in support

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 27.8.25

Voting: Unanimous

Notes:

In accordance with her declaration, Cllr B Nanovo did not vote on this item.
Cllr M Gillett left the meeting once this item concluded.

43. Bistro on Beach site, now known as Cafe, Southbourne Promenade, Bournemouth BH6 4BE - P/25/01581/FUL

East Southbourne and Tuckton Ward

P/25/01581/FUL

Erection of a sauna with associated changing rooms and upper floor seating/changing area with associated works including installation of replacement public toilet facilities and relocation of bin store.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Matt Annen on behalf of the applicant

Ward Councillors

- ❖ Cllr B Nanovo, in support

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report as updated by the Committee Addendum dated 27.8.25

Voting: Unanimous

Note: In accordance with her declaration, Cllr B Nanovo did not vote on this item.

44. Appeal report

The Chair referred to the appeals report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'E' to these Minutes in the Minute Book.

The report provided members with an update on the Local Planning Authority's appeal performance over the period.

RESOLVED that the planning committee notes the contents of the report.

Voting: Unanimous

The meeting ended at 12.49 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	4 Richmond Park Crescent, Bournemouth, BH8 9BU
Proposal	Change of use from an HMO (Sui Generis) to a hostel - Regulation 3. Retrospective application
Application Number	7-2025-22076-B
Applicant	BCP Council
Agent	BCP Council
Ward	Queen's Park Councillor Sharon Carr-Brown and Councillor Alasdair Keddie
Report Status	Public
Meeting Date	25 September 2025
Recommendation	Grant Planning Permission
Reason for Referral to Planning Committee	The application was made by BCP Council for a BCP Council owned building
Case Officer	Darren Henry
Is the proposal EIA Development?	No
For the purposes of the Conservation of Habitats and Species Regulations 2017 has the application been subject to an appropriate assessment	No

Description of Development

1. Planning consent is sought for Change of use from a HMO to a supported living hostel. No care provision is provided, such as doctors or physios, or meals provided. As such, this will be a change of use from Sui generis to use class C2: Residential Institution.
2. Please note that this application is done retrospectively.
3. It is proposed that the property will use no more than 7 bedrooms for single people on a temporary basis. The site has accommodated the same number of residents for many years and there are sufficient amenities to accommodate those residing in the 7 rooms.
4. Following a risk assessment of potential occupants, careful consideration is given to placing suitably assessed occupants at the accommodation. If it turns out that a resident's needs are

not being met, the resident will then be referred to an accommodation with a more supportive structure.

Site and Surroundings

5. The property is a detached two storey building that was previously occupied as a seven bedroom House in Multiple Occupation (HMO) (use class Sui generis). It now consists of a seven-bed hostel for supported living (use class C2), which is owned and managed by BCP Council. This application is therefore a retrospective application for its conversion to a supported living hostel.
6. The site lies adjacent to the corner plot at a crossroads abutting both Richmond Park Crescent and Richmond Park Road with Bennett Road on the opposite side.
7. The properties in the immediate vicinity of the site are of a similar style but with hipped roofs although the properties in the wider vicinity are of a mixed design, particularly along Richmond Park Road in a Southerly direction.
8. All of the properties in the vicinity are detached and the majority have been converted to flats due to the size of the buildings. Each has an evenly spaced gap between them.
9. The properties in the vicinity all have low boundary walls to their frontage, some with the addition of low hedges, or are open plan in nature. This leads to a spacious look when viewed from the street. Vehicular access to the site is via a driveway from Richmond Park Crescent.

Relevant Planning Applications and Appeals:

10. No previous applications of relevance.

Constraints

11. None on the site, though there are TPOs on the adjacent site.

Public Sector Equalities Duty

12. 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

13. 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.
14. 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

15. Environmental Health – No objections - concerns about noise issues have been addressed in the supporting statement.
16. Highways – No objection
17. Planning Policy – No comments received
18. Waste and Recycling – No objections.

Representations

19. Site notices were posted in the vicinity of the site on 3rd January 2025 with an expiry date for consultation of 24th January 2025.
20. 20 representations were received objecting to the proposal, as well as a 25 signature petition. The representations received have raised the following issues:
 - Inappropriate for the area
 - Many disruptions in the area – it is changing
 - Safety concerns
 - Overlooking concerns
 - Concerns over crime
 - Should consider who they place in the hostel
 - Is an area of family homes
 - Management is inadequate
 - Has not worked in this setting
 - has been lots of disturbance
 - were no issues when it operated as an HMO

Many responses also mentioned de-valuation of properties, which is not a material planning consideration.

Key Issues

21. The main considerations involved with this application are:
 - Housing mix
 - Impact on character and appearance of the area
 - Impact on neighbouring amenity
 - Impact on living conditions of future residents

- Impact on highways and parking
- Impact on protected trees.

22. These points will be discussed as well as other material considerations below.

Policy Context

23. The following policies are considered to be of relevance:

Core Strategy (2012)

- CS41: Design Quality
- CS4: Surface Water
- CS6: Delivering Sustainable Communities
- CS16: Parking Standards
- CS18: Encouraging Walking and Cycling
- CS24: House in Multiple Occupation

District Wide Local Plan (2002)

- Policy 6.17 – Houses in Multiple Occupation and Hostels

Supplementary Planning Documents:

- Residential Extensions: A Design Guide for Householders – PGN (2008)
- Sustainable Urban Drainage Systems (SUDS) – PGN
- BCP Parking – SPD.

The National Planning Policy Framework (2024)

- Paragraph 11 sets out the presumption in favour of sustainable development. Development plan proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Background

24. Homelessness of all forms across the Bournemouth Christchurch & Poole (BCP) area has increased significantly in recent years. Local authorities have a legal duty to assist those experiencing homelessness. Providing suitable and safe temporary accommodation is an important element of meeting that duty whilst providing support to people who are experiencing traumatic and challenging circumstances.
25. In 2018, 4 Richmond Crescent was acquired by BCP (legacy Bournemouth Borough Council) for use as temporary accommodation. It was acquired as a House in Multiple Occupation, providing 7 rooms of temporary accommodation for singles and couples. BCP has since introduced enhanced services to provide 24/7 support and supervision to residents of the building who are housed there on a temporary basis. Other improvements were also made inside the property to create a more homely and trauma-free and informed environment.

26. Enhanced staff presence has enabled closer and better management of the building which has in turn improved the standard of accommodation offered to its residents with better opportunities for direct communication and two-way engagement. Clients generally have a greater level of engagement, which has resulted in positive outcomes, specifically moving out of homelessness more quickly than was previously the case. This improved throughput contributes greatly to reducing BCP's reliance on B&B use and helps clients alleviate their homelessness & rough sleeping.
27. The supported living arrangements include the availability of a staff member 24 hours a day 7 days a week. Residents will benefit from staff during working hours, provided by BCP Housing, and on-site attendance during out-of-hours through appointed contractors. There will be a minimum of one full-time staff member on-site Monday to Friday 9:00am to 5:00pm and a contractor on site at all other times including evenings, night times and weekends. Typically, daytime staff will be accompanied by other professionals, from statutory, voluntary and community sector organisations of the BCP Homelessness Partnership, providing advice, support and help to those recovering from homelessness.
28. With regards to Anti-Social Behaviour (ASB), BCP Council has developed robust management procedures and levels of security to deal with this effectively, if and when, ASB does surface. At other temporary accommodation sites within the BCP area, ASB is not an issue with many tenants and therefore low levels of ASB are experienced. The Intensive Housing Management Officer does not anticipate this site to be any different, noting that BCP Council has a wealth of experience in dealing effectively with any ASB.

Planning Assessment

Principle of conversion

29. Policy 6.17 of the saved policies of the Bournemouth District Wide Local Plan 2002 covers HMOs and hostels, and notes that they will be permitted subject to the following criteria being met:
- i. The proposal is compatible with the existing character of the area and the amenities of neighbouring residents will not be adversely affected by noise, overlooking, lack of privacy or general disturbance, having regard to the nature of the use and level of activity which would likely be generated;
 - ii. In the case of the conversion of an existing property, unless its existing use is non-residential and it is adjacent to other appropriate non-residential properties, it should be a substantial detached building which at present provides a minimum of seven habitable rooms, a kitchen and adequate bathroom and toilet facilities.
 - iii. The property has a defined garden or amenity area capable of being used for activities associated with residential use and of a size appropriate to the number of occupiers and the location of the property. There should also be an adequate area provided for the storage of refuse.
 - iv. On site car parking requirements will be assessed taking into account:
 - The scope for parking to be successfully designed into the scheme
 - The anticipated demand for parking
 - Highway safety and the free flow of traffic
 - The availability of public transport in the area.

30. With regard to part i), as no changes are proposed to alter the external appearance, there would be no additional impact to the character and appearance of the area when compared to its former use; as such criterion i) is fulfilled.
31. Regarding criterion ii), the building is a substantial detached building that comprises present provides a minimum of seven habitable rooms, a kitchen and adequate bathroom and toilet facilities, so this criterion is met.
32. The property also has a defined garden capable of being used for activities associated with residential use and of a size appropriate to the number of occupiers and the location of the property. There is also an adequate area for the storage of refuse. Therefore, it is considered that criterion iii) is met.
33. Regarding criterion iv), the parking requirements are considered acceptable, and there would be no highway safety impacts from the proposal. Furthermore, there is sufficient public transport in the area, being just off of Richmond Park Road and within walking distance of Charminster along Richmond Park Road; as such, criterion iv) is satisfied.

Impact on character and appearance of the area

34. Policy CS41 of the Bournemouth Core Strategy 2012 and the Residential Design Guide seek to ensure that all development and spaces are well designed and of a high quality. 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, and contribute positively to the appearance and safety of the public realm.
35. The proposal is for a retrospective conversion of the building with no additions or external alterations to the building to be made. It is therefore considered that the proposal has not resulted in any impacts on the character and appearance of the area, as no external alterations have been made. The proposal is therefore considered to comply with Policy CS41 of the Bournemouth Core Strategy 2012.

Impact on neighbouring amenity and living conditions of future residents

36. Policy CS41 states that *"The Council will seek to ensure that new developments, including changes of use, enhance the character, local distinctiveness, cultural identity, amenities of future occupants and neighbouring residents"*.

Neighbouring amenity

37. There are 2 immediate neighbouring properties situated either side of the application site.

2 Richmond Park Crescent:

38. This neighbouring property is situated at the street corner of Richmond Park Crescent and Richmond Park Road, and lies to the southwest of the application site, with the front elevation facing towards Richmond Park Road.
39. No external alterations are proposed, and all windows therefore will be in the same position as they were under the original C3 residential use and former HMO use.

6 Richmond Park Crescent

40. This neighbouring property is situated to the northeast of the application site. No external alterations are proposed, and all windows therefore will be in the same position as they were under the original C3 residential use and former HMO use.

Future residents

41. There have been no alterations to the bedrooms since their use as an HMO, all of which were considered to be of an appropriate size to meet the requirements of an HMO.
42. The minimum sleeping room floor area for one person (over 10 years old) is 6.51 sqm, as set out in the Houses in Multiple Occupation and residential property licensing reform: Guidance for Local Housing Authorities, whereas the Nationally Described Space Standards requires single bedrooms to be a minimum of 7.5sqm.
43. All bedrooms in the accommodation are compliant with the minimum NDSS for single occupancy and each have ensuite facilities
44. The rear garden has ample space and is suitable for the number of residents at the supported living accommodation
45. All bedroom and habitable rooms provide a high standard of amenity with a sufficient level of natural light and outlook. The communal facilities and outside amenity space are all considered to be of a sufficient size and scale to be appropriate for their purpose.

Nuisance Noise

46. With regards to noise, the Management Plan for the accommodation states that the *"The Council works closely across all departments, including Environmental Protection and the ASB Team, who have a wealth of experience and knowledge in addressing issues of noise and ASB across all communities within the BCP area. Both teams have close links with Neighbourhood Policing Teams and Police Community Support Officers"*.
47. Like other temporary BCP accommodation sites, there will be designated areas and agreed rights and responsibilities relating to the use of the outdoor amenity space to minimise the impact on the other residents and neighbours. These rights and responsibilities will include:
- For use by Residents.
 - Staff monitoring.
48. Environmental Health Officers have been consulted and have not raised any concerns, stating that "Concerns about noise issues have been addressed in the supporting statement" (The Management Plan).

Overall

49. The Case Officer considers that proposal provides acceptable standards of living for both the neighbours and the future residents and is in accordance with Policy CS41.

Impact on highways and parking

50. This application refers to the retrospective conversion of an existing building into a 7-bedroom hostel, plus office and a meeting room. The previous use was a House in Multiple Occupation (HMO). The site is located in Parking Zone D.
51. Whilst the application is retrospective and internal alterations have been made, no works outside have taken place. As such, the front access remained as previous existing and there are three car spaces available.
52. As the BCP parking standards SPD does not have a specific criterion for hostels; however, for HMOs which are a similar class, one parking space is required for residents. The site contains a large forecourt to the front of the building which is not split into marked bays; however, there is sufficient space for three cars to the front of the curtilage. The Local Highways Authority have been consulted and have no objections, stating that the current parking provision is acceptable. Furthermore, *“As the requirements for a Sui Generis HMO and hostel are the same and the building is not going under extensive alterations, and this is a retrospective application and therefore it has been operating like this for some time, no objections are raised on highway grounds by the LHA”*.
53. In light of the above, the Case Officer considers the proposal provides a safe access and complies with Policy CS16 and the BCP Parking Standards SPD.

Impact on protected trees

54. The site lies adjacent to two TPOs on the neighbouring plot at number 2 Richmond Park Crescent. However, as the works are retrospective but also have not involved any excavations, it is considered that there are no impacts from the proposal on protected trees and the proposal is considered acceptable in this regard.

Biodiversity Net Gain

55. In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), it is now a statutory requirement that major applications received since 12th of February 2024 provide an uplift in biodiversity of 10%, unless it can be demonstrated that an exemption applies.
56. The exemptions are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) and the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#).
57. In this instance the de minimis exemption is applicable.

58. However, the de minimis exemption only applies to development if the following two conditions are met:
- the development must not impact on any onsite priority habitat; and
 - if there is an impact on other on-site habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of on-site linear habitat (such as a hedgerow)
59. Nevertheless, the applicant, if they consider their development proposal would be within the scope of the de minimis exemption, must state in their planning application form that they consider the proposal to be subject to the de minimis exemption and provide reasons for this.
60. The Applicant claims the de minimis exception on the application form. No physical development will take place and therefore the development will not impact a priority habitat and the development will impact on less than 25 square metres (5m by 5m) of on-site habitat and less than 5 metres of on-site linear habitats such as hedgerows.
61. The Case Officer is satisfied that the de minimis exemption applies and there is no requirement to provide a 10% biodiversity net gain.

Dorset Heathlands & New Forest Mitigation

Heathlands

62. 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 1994. 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.
63. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. However, as the number of bedrooms remains the same as it was under its previous use, there is no net gain in bedrooms. Consequently, no capital contribution is required in this instance.

New Forest

64. Formal advice from Natural England (NE) has recently been given to the Council regarding the recreational pressures being placed on the New Forest's European designated sites (SAC, New Forest SPA and New Forest Ramsar site). In light of this, NE has advised that any additional residential development within 13.8km of the New Forest should not be permitted without first securing appropriate mitigation.
65. The New Forest Strategic Access Management and Monitoring Strategy 2023, prepared by Footprint Ecology, demonstrates that additional residential development within 13.8km of the New Forest Designated Sites, where in conjunction with advice from Natural England, it has been recognised that housing growth and increases in bedroom numbers have the potential to generate cumulative impacts upon the integrity of the New Forest. There is a reasonable

likelihood that the occupants of the proposed development would visit the New Forest for recreation purposes.

66. BCP Council's approved mechanism to deliver such compensation is via a s106 legal agreement. The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024) sets out suitable mitigation can be implemented through the collection of SAMMs payments and sets a tariff per net dwelling of £300 for most of the BCP area. The site is outside the 13.8 Km buffer zone, but within the additional buffer zone beyond the 13.8km where development for 200 + dwellings are also subject to making a financial mitigation payment. However, as the proposal is only for 15 dwellings it is not liable to make a financial mitigation contribution towards the New Forest.
67. Whilst the site is within the 13.8km zone, no contributions are required as there is no net gain in bedrooms.

Community Infrastructure Levy

68. The development proposal is located outside Bournemouth City Centre and provides a form of supported living, classed as a C2 use (Residential Institution). The proposal, therefore, is CIL liable. However, as there is no net increase in the number of bedrooms, no levy will be charged.

Planning Balance

65. The proposed development is considered to be acceptable in principle, subject to conditions, and will not result in any significant impact upon neighbour amenity, character and visual appearance of the area, highway safety, or result in increased risk of flooding or contamination.
66. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to compliance with the conditions attached to this permission, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

GRANT permission with the following conditions, which are subject to alteration/addition by the Head of Planning Services provided any alteration/addition does not go to the core of the decision:

Conditions

List of Approved Plans

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

Location Plan, dated the 11th of July 2024

Floor Plans and Layout
Proposed Site Layout 1-500, dated 6th of August 2025
Proposed Site Layout 1-1250, dated 6th of August 2025

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

Adhere to Management Plan

2. The change of use hereby approved shall, at all times, be carried out in strict accordance with the approved Management Plan V1.0, dated November 2024.

Reason: To ensure the facility is well managed

Specific Use Only

3. The development hereby permitted shall only be used for Supported Living and for no other purpose, including any other purposes in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To preserve the residential amenities of nearby residential properties.

Informatives

BNG

1. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission does not require the approval of a biodiversity gain plan before development is begun because one of the statutory exemptions or transitional arrangements listed is relevant".

Working Positively with Applicants

2. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance:

The application was acceptable as submitted and no further assistance was required, other than the submission of better detailed plans.

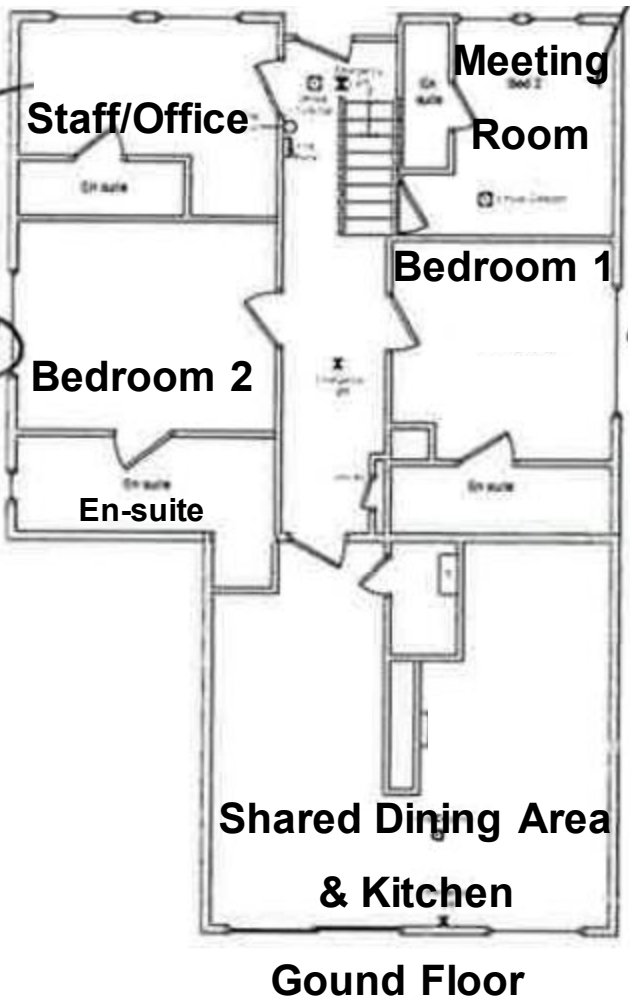
Background Documents:

Case File – ref 7-2025-22076-B

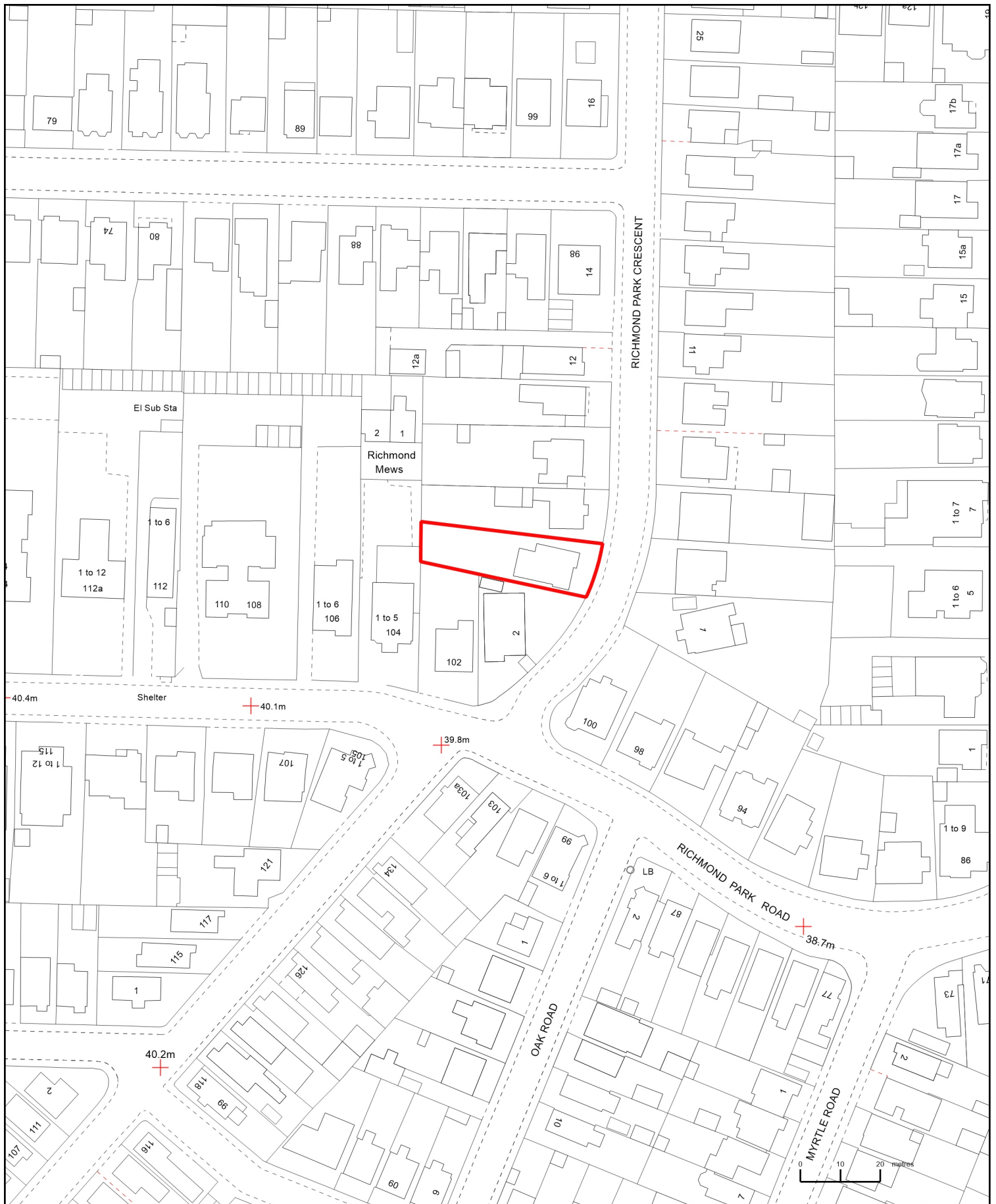
NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

Background Documents

Floor Plans and Layout



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4 Richmond Park Crescent



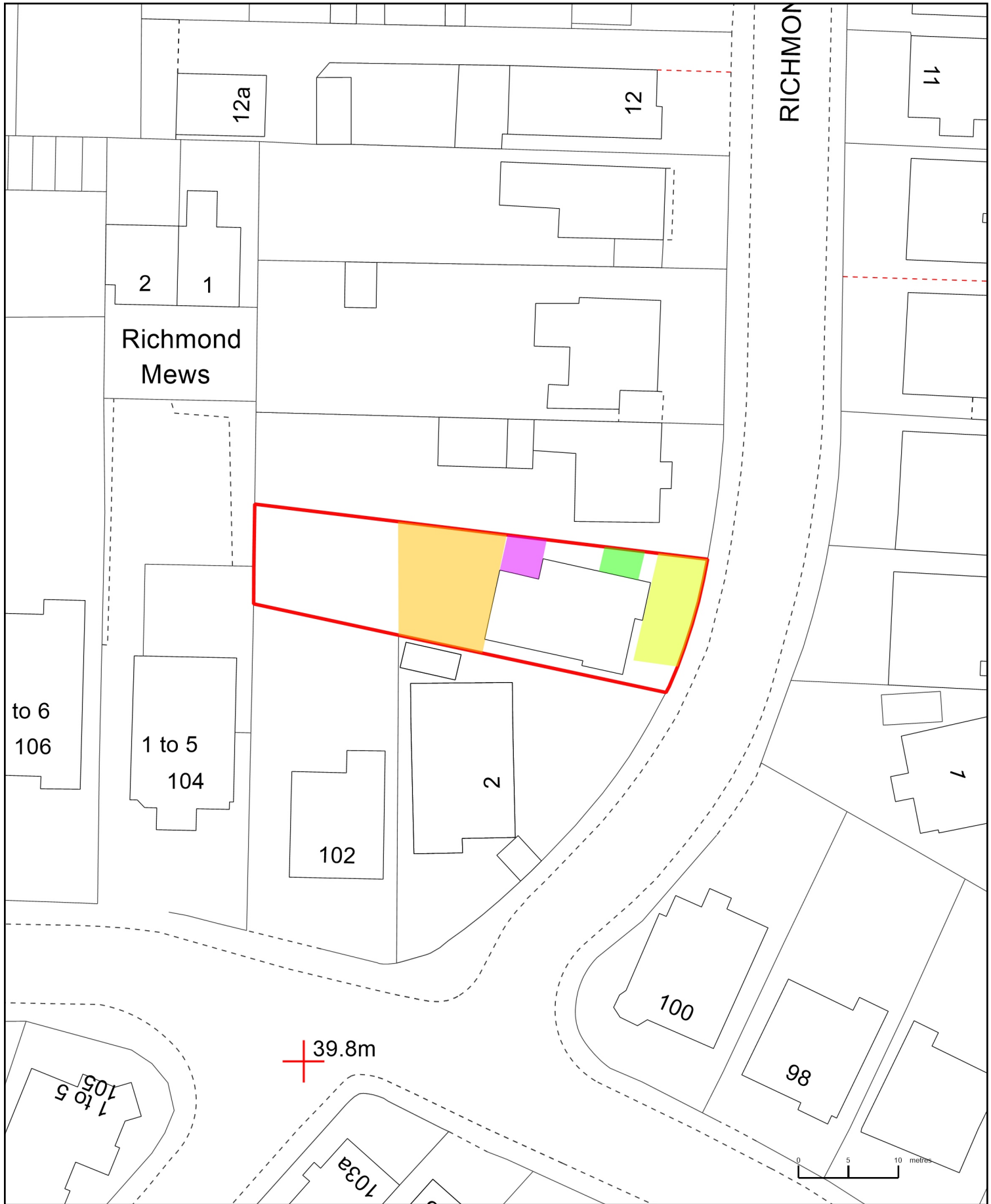
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Date: 11 July 2024

Creator: Property and Estates



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4 Richmond Park Crescent planning application



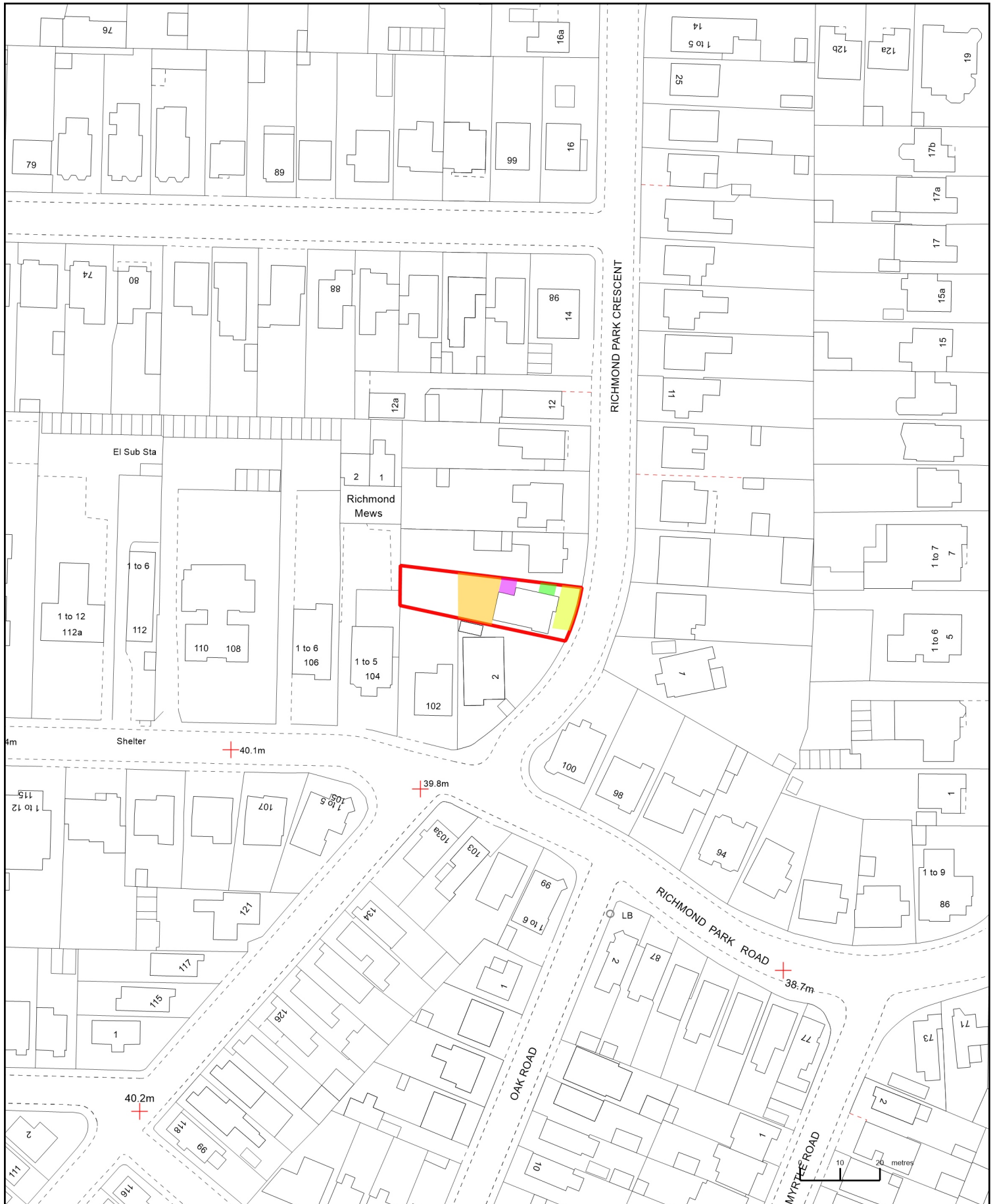
- Enquiries
- Bin area
 - Cycle parking area
 - Parking area
 - Shared outside area
 - Site demise

Scale: 1:500 @ A4
 Date: 06 August 2025
 Creator: Property Records Team

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4 Richmond Park Crescent planning application



- Enquiries
- Bin area
 - Cycle parking area
 - Parking area
 - Shared outside area
 - Site demise

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 Creator: Property Records Team



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Planning Committee

Application Address	98 Gladstone Road East, Bournemouth, BH7 6HQ
Proposal	Single and two storey rear extensions to the dwellinghouse and construction of a garden room using the existing detached garage footprint.
Application Number	P/25/00153/HOU
Applicant	Mr Martin Wybrow
Agent	Martingales
Ward and Ward Member(s)	Boscombe East & Pokesdown Councillor Eleanor Connolly and Councillor George Farquhar
Report Status	Public
Meeting Date	25 September 2025
Summary of Recommendation	Refuse for the reasons set out below.
Reason for Referral to Planning Committee	<p>Councillor Call In: Cllr Farquhar and Cllr Connolly. For the following reasons, unconditionally:</p> <p>Boscombe Pokesdown Neighbourhood Plan CS19, CS20, CS21, CS24 BAP1 Scale & Density BAP8 Houses of Multiple Occupation Article 4 Direction 2011</p> <p>A registered HMO is applying for 2 storey as if they were a single occupancy residence.</p> <p>Single and two storey extensions to dwellinghouse, extension to garage and conversion to garden room and erection of a single storey outbuilding comprising gym/playroom</p> <p>Local resident reports concern for loss of light but may wish to remain anonymous</p>
Case Officer	George Sanders
Is the proposal EIA Development?	No
For the purposes of the Conservation of Habitats and Species Regulations 2017	No

has the application been subject to an appropriate assessment	
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Description of Proposal

1. The proposal is for a two-storey rear extension and a small single storey extension beyond this element. It also includes the demolition of the garage and erection of a garden room which utilises and extends upon the existing garage footprint.

Description of Site and Surroundings

2. Gladstone Road East is a residential street in Boscombe, Bournemouth. Dwellinghouses are typically detached, with some having driveways extending down the side from the highway to garages which are located towards the rear gardens. Material finishes are typically brick, render or a mixture of both. Roofscapes are pitched in a variety of shapes.
3. Number 98 is typical of the dwellinghouses along the road. It is a detached dwelling finished with grey render. There is a small conservatory attached to the rear elevation. In the garden, the west boundary (between the garage and the rear boundary) is hedging. The east boundary is a breezeblock wall, which forms a boundary separating the garden from a row of dwellings on Haviland Mews whose walls would otherwise back onto it.

Relevant Planning History:

4. The relevant planning history has been outlined in the table below:

Issue Date	Application Number	Description of Development	Outcome
31/03/2023	PRE-6052	Change of use to an 8-bedroom HMO (Sui Generis Use)	Written Response Given: Not Supported
09/07/2007	7-2007-6052-C	Alterations, extensions and conversion of premises to four flats and erection of a bin/ cycle store.	Refused
05/04/2007	7-2007-6052-B	Alterations, extension and conversion of dwellinghouse into 4 flats, erection of cycle store and formation of parking spaces.	Refused

Constraints

5. There are no relevant site constraints

Public Sector Equalities Duty

6. 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.

Consultations

7. The following consultation responses have been received:

Consultee	Date	Comments
Tree Officer	04/07/2025	Trees of low visual amenity will be lost. Limited scope for new soft landscaping at the site. No Objection
Highways Officer	06/06/2025	The existing garage is not used for parking and the conversion is therefore seen as acceptable. The previous iteration of the scheme showed a front extension which prevented car parking. Despite the Zone A nature of the proposal (Parking Standards SPD), no parking is lost under the new plans, and no changes are made to the existing parking layout. No Objection

Representations

8. Site notices were displayed in 3 locations on the 29/05/2025. Several representations were received from residents. These consisted of:

Representation Type	Number
Support	0
Objection	12
Other/ Comment	1

9. The issues and objections raised are summarised below, grouped by concerns.

Concern	Comments
Dwellinghouses use as an HMO	Existing dwellinghouse is being used as a HMO and not as a family dwellinghouse. The application is a method of increasing occupancy rates. The (initially proposed) 2 garden rooms will be used and rented as contained annexes (this has since been reduced to 1 garden room).
Character and appearance of the area	<ul style="list-style-type: none">• The footprint of development is large and not in keeping with the area.• The dwellinghouse is already one of the largest in the street, the proposal would make the size out of character.
Neighbouring Amenity	Comments regarding the impact on 96 Gladstone Road East: <ul style="list-style-type: none">• The application dwellinghouse shares a driveway to the garages to the rear with number 96. The development will cause noise and an unwanted traffic of people on the driveway.

	<ul style="list-style-type: none"> • Loss of privacy. <p>Comments regarding the impact on 100 Gladstone Road East:</p> <ul style="list-style-type: none"> • The bulk and massing with lead to a loss of light. The proposed extension would be 1m away from windows, including habitable rooms. • The proposal would create overlooking over the garden.
Landscaping and Trees	<ul style="list-style-type: none"> • The east boundary includes a 2x Fir Trees which would need to be addressed due to being overgrown and within falling distance of the garden rooms (now single garden room). • The rear boundary includes 1 Fir Tree which would need to be cut down to accommodate the garden rooms (now single garden room). • A smaller tree may perish to give access for works. • All these trees are established and shown on the 2007 rejected planning application for flats. • The rear garden is sizeable and the only space on the block for wildlife such as nesting birds.

Key Issue(s)

10. The key issues involved with this proposal are:

- The impact on the character and appearance of the area.
- The impact on neighbouring residential amenity
- The impact on existing and future occupiers
- The impact on trees
- The impact on highways
- The impact on BNG

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

Policy context

11. Local documents:

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 of:

Bournemouth Core Strategy (2012):

- CS30: Promoting Green Infrastructure
- CS41: Design

Boscombe and Pokesdown Neighbourhood Plan (2019):

- BAP1: Scale and Density of Development
- BAP2: Good Design for the 21st Century

Supplementary Planning Documents and Guidance:

- Parking Standards SPD (2021)
- Residential Extensions: A Design Guide for Householders (2008)

12. National Planning Policy Framework (“NPPF” / “Framework”) (2024)

Including the following:

- “Section 2 – Achieving Sustainable Development: Paragraph 11
 - i. “Plans and decisions should apply a presumption in favour of sustainable development.
 - ii. 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 strong 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 in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”
- “Section 12 – Achieving well-designed places: Paragraph 135
 - Planning policies and decisions should ensure that developments:
 - a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

- f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Planning Assessment

The impact on the character and appearance of the area.

13. Although the proposed extension would increase the footprint, bulk and massing of the dwellinghouse by a substantial amount, it would do little to impact the character of the area.
14. The extension is to the rear and would be largely unseen from Gladstone Road East except for oblique angles between gaps in the houses. There would be some views from surrounding roads such as potentially from Haviland Mews, but this would be from the rear windows of dwellings and any views from the public domain would be distant.
15. The use of render would match the existing dwelling. The proposed roofscape would be visible from the front elevation, but only a small amount which is pitched to match the existing roof. From the rear, the roof will be subject to more substantial changes, but a gable design is not alien to the area with examples on Gladstone Road East and Portman Road.
16. The garden room would not be visible from the highway except when viewed between the gap between number 96 and 98. From this view, it would appear similar to that of the existing garage in form, due to the distance and orientation of the garden room.
17. From the properties of Portman Road, the garden room would be visible from the rear windows. The garden of number 98 is long and open; the garden room would slightly detract from this feeling of openness for properties along Portman Road (specifically those closer to the junction with Gladstone Road East). However, despite the additional built form, there is still a substantial amount of green and open space to the south and east of the garden room which helps maintain the areas open feel. Crucially, enough to maintain a buffer to the properties of Haviland Road. The garden room is also single storey in height.
18. Although the design would increase the bulk and massing of number 98, it is felt that the site can accommodate the proposed extensions. The design and placement of the development would mean it would not impact on the character and appearance of the area negatively. This makes the proposal compliant with Policy CS41 of the Core Strategy (2012) as well as the Policy BAP2 of the Boscombe and Pokesdown Neighbourhood Plan (2019).

The impact on neighbouring residential amenity

Haviland Mews

19. These properties back onto the side boundary of the application site. However, there are no overlooking ground floor windows facing towards the application site. Each of these dwellings have roof lights some of which face towards the applicant property.
20. Due to the angle and positioning of the rooflights, it is unlikely that any new windows on either the rear extension or garden room will increase overlooking of these neighbouring properties.

96 Gladstone Road East

21. The occupier of this property has submitted a representation raising issue with the development being of detriment to his privacy. The proposal seeks to create 3 new windows facing this property. Two of which are on the original dwelling and a third within the new extension.
22. The two windows proposed on the main dwelling would be for a kitchen at ground floor and a bedroom at first floor. The kitchen window would be considered a habitable room and there is currently a 2m separation distance (the shared driveway) between the dwellinghouses. This window would be opposite 2x windows, one for a bathroom (which is obscure glazed) and the other a lounge. The sightlines from the proposed kitchen window, which would be of high usage compared to other rooms, would create additional harmful overlooking and impact on the amenity of the residents of number 96. There are no mitigating factors to this as there is a lack of any boundary treatments and a small separation distance.
23. The proposed first floor bedroom window is opposite a bathroom window. This bathroom window is obscure glazed at the lower part, but the upper pane is not and can be opened. This could potentially lead to some overlooking. Furthermore, the 2m distance and clear view would at the very least create the perception of being overlooked.
24. The new side elevation window to the living room/ diner in the extension would look over the shared driveway of both 96 and 98, including the area in front of number 96's garage. This loss of privacy is raised by the occupier. Currently, the rear conservatory does offer some views over this land, but I noted on my site visit there were blinds in the down position which removed the scope for overlooking of this space. The new window would be further south towards the garden and offer more direct views over this shared space. This could be harmful to this neighbours residential amenity. However, I note that the window is a secondary window serving the living room/ dining room and therefore it would be reasonable to condition this window to be obscure glazed. This would not be to the detriment of the applicant because they would retain an outlook and good light levels from the bi-fold doors and other window in the rear elevation.
25. The removal of the garage and replacement with a garden room would create a wall which faces the boundary of 96. However, no new windows will impact this dwellinghouse. Any increase in noise would be residential and to ensure this the garden room could be conditioned (if the application is approved) to remain ancillary to the dwellinghouse. The positioning and entry point (off the shared driveway and the rear doors of number 98) would mean any non-ancillary use would raise further concerns over its access, noise and privacy issues regarding number 96.
26. It is noted the property is subject to an enforcement complaint and representations have raised concerns over the dwellinghouse operating as an HMO. Conditioning the garden room to be ancillary and not for separate rental use would avoid exacerbating these concerns and problems associated with increasing occupancy numbers. The alleged use of the premises as a HMO is a separate Enforcement matter at this time.
27. In conclusion it is considered the harm to the neighbouring amenity of number 96 would be of such a detriment that it can be considered a reason for refusal. The new kitchen and bedroom windows would lead to excessive overlooking over number 96.

100 Gladstone Road East

28. This dwellinghouse is to the east of the property. The proposal does not seek to add additional windows to the facing elevation. However, the two-storey extension would be in close proximity to number 100 (1.25m at the narrowest point). Number 100 also has windows on the facing elevation, which will be impacted by the proposal.
29. There is an obscure glazed window on the projecting bay. This would not be impacted as any impact on light levels in the room this window serves comes from the existing building.

30. The ground floor has a large window on the facing elevation towards the rear of the dwellinghouse. This window is level with the rear corner of the application dwelling and has been demonstrated as being a window for a kitchen/ diner. The proposed rear extension due to its two-storey height and additional rearward projection would negatively impact this window. The distance between the two properties, height and footprint of the extension would create a massing which is considered harmful on the amenity of number 100. This is by way of appearing overbearing and oppressive, as well as resulting in a loss of light and outlook. The kitchen/ diner is a high use area and the extension would have a significant impact on this room.
31. At first floor there is another large window above the ground floor window. Again, due to the height and additional reward projection of the proposed extension this window would be significantly impacted. The distance between the two properties, height and footprint of the extension would create a massing which is considered harmful on the amenity of number 100. This is by way of appearing overbearing and oppressive as well as resulting in a loss of light and outlook.
32. The garden room bi-fold doors will face number 100 and are taller than standard windows. However, the distances between this new room and the neighbouring property and garden, coupled with the boundary treatment (a wall) between the properties mitigate against any harmful overlooking.
33. Therefore, the impacts on the amenity of number 100 due to the large size of the two-storey extension make this development unacceptable in terms of impact on existing windows. It causes detrimental harm to the neighbouring amenity for these neighbouring residents.

Summary

34. In summary, the development would cause unacceptable detrimental harm to the neighbouring amenity of numbers 96 and 100 Gladstone Road East. This would be contrary to Policy CS41 (Design) of the Core Strategy (2012), BAP2 of the Boscombe and Pokesdown Neighbourhood Plan (2019) as well as provisions of the Residential Design Guide (2008) and the NPPF (2024).

The impact on trees

35. Large trees were identified during the site visit as being present near the proposed development area. This was also commented on by neighbours (see representations).
36. The Tree Officer commented that trees of low visual amenity will be lost and there is limited scope for new soft landscaping at the site. They raised no objection to the proposal.

The impact on highways

37. The demolition of the garage would not impact parking provision. Any development to the front of the dwellinghouse was removed through amendments, therefore not changing the existing parking provision and satisfying the Parking Standards SPD (2021).
38. The Highways Officer has raised no objection. Therefore, the impact on highways is deemed to be acceptable and compliant with the Parking Standards SPD (2021) as well as BAP1 of the Boscombe and Pokesdown Neighbourhood Plan (2019) (regarding the pressure for on street parking in the area).

The impact on BNG

39. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy CS30 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
40. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a householder application.

Planning Balance / Conclusion

41. Despite having acceptable impacts on the character of the area, highways, trees and BNG the proposed development does cause detrimental harm to neighbouring residential amenity in terms of appearing overbearing, oppressive and leading to loss of light and outlook from windows and as such this tilts the planning balance in favour of a planning refusal.
42. The harm to the neighbouring amenity of numbers 96 and 100 Gladstone Road East would not be acceptable and contrary to Policy CS41 of the Core Strategy (2012), BAP2 of the Boscombe and Pokesdown Neighbourhood Plan (2019), as well as provisions of the Residential Design Guide (2008) and the NPPF (2024). Therefore, planning permission must be refused.

Recommendation

Refuse, for the following reasons:

1. Unacceptable impact on neighbouring amenity
2. Contrary to Policy CS41 of the Bournemouth Local Plan Core Strategy (2012), BAP2 of the Boscombe and Pokesdown Neighbourhood Plan (2019) as well as the provisions of the Residential Extensions: A Design Guide (2008) and the NPPF (2024).

It is considered that the proposal would cause unacceptable harm to the residential neighbouring amenity of numbers 96 and 100 Gladstone Road East. The two-storey rear extension would be overbearing and lead to a loss of light and outlook from the neighbouring windows at 100 Gladstone Road East. The new windows to the bedroom and kitchen would create overlooking which is of excessive detriment to the neighbouring amenity of number 96. This constitutes detrimental harm to the neighbouring amenity of this dwellinghouse which is contrary to Policy CS41 of the Bournemouth Local Core Strategy (2012), Policy BAP2 of the Boscombe and Pokesdown Neighbourhood Plan (2019) as well as the provisions of the adopted Residential Extensions: A Design Guide (2008) and the NPPF (2024).

Informatives:

1. For the avoidance of doubt the decision on the application hereby determined was made having regard to the following plans:

J.26.2024-03 Existing Floor Plan
J.26.2024-04 Existing Elevations

J.26.2024-05 Revision B Proposed Floor Plans
J.26.2024-06 Revision A Proposed Elevations
J.26.2024-01 Location Plan
J.26.2024-02 B Block Plan

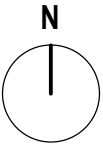
Background Documents:

“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.

Notes.

This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.

Reference to published works is not included.”



Block Plan 1 : 500



PROJECT 98 Gladstone Road East, Bournemouth

DWG TITLE Block Plan

BARRY J MILLS LTD

Tel : 01202 290469 barryjmillsltd@gmail.com

Wessex House
St. Leonards Road
Bournemouth BH8 8QS

DATE 04.04.25

A3 size SCALE 1 : 500

Rev. B Gymnasium removed 14.08.25
Rev. A Front extension removed 30.06.25

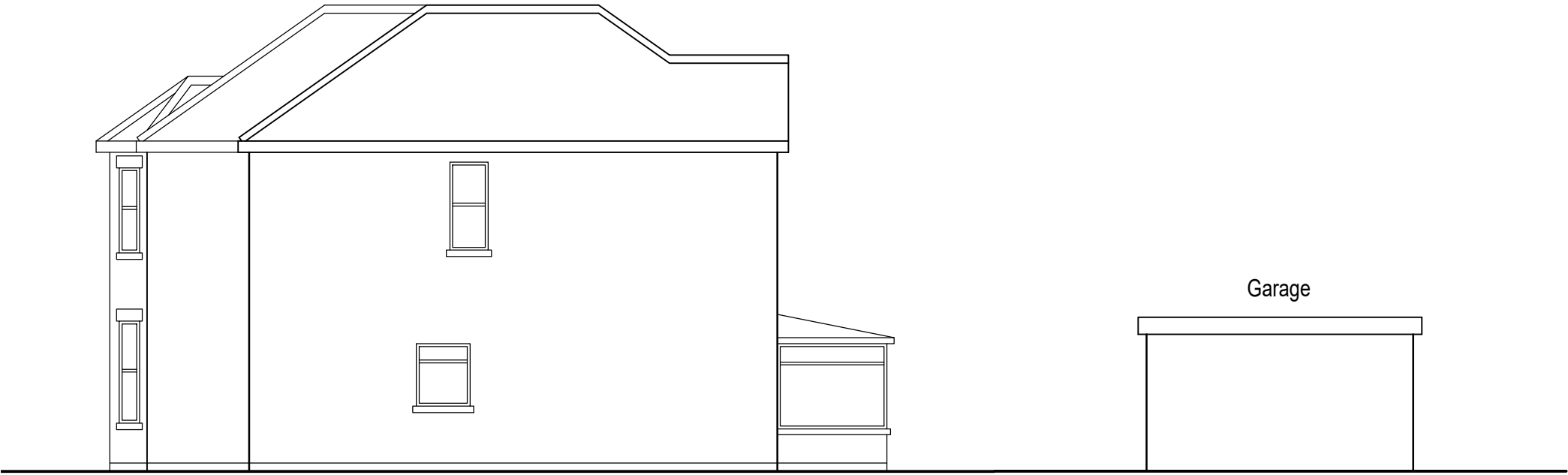
Architectural & Planning Consultant

DWG NO J.26.2024 - 02 B

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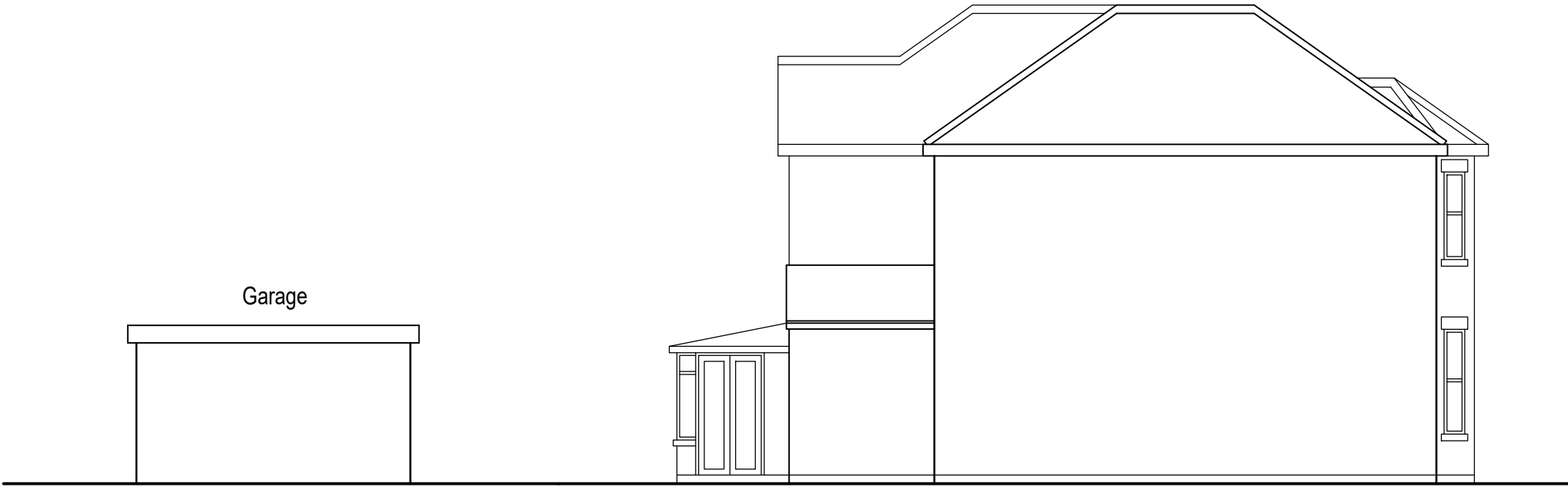
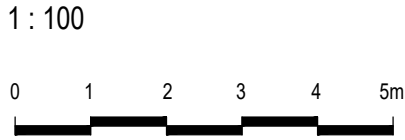
North West Elevation



South West Elevation



South East Elevation

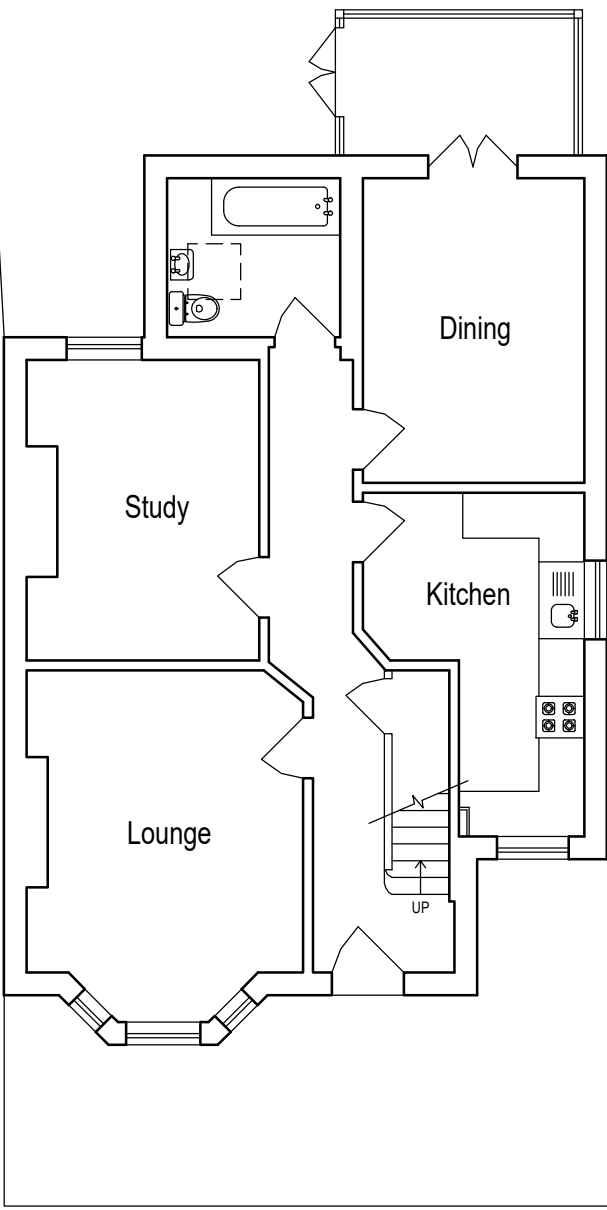
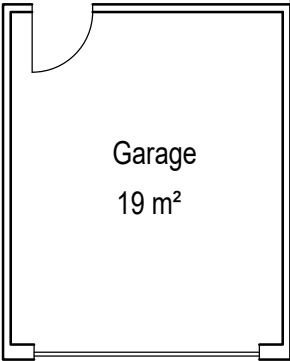
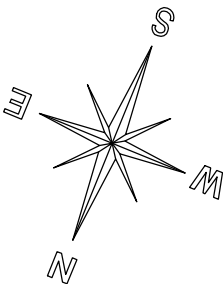


North East Elevation

PROJECT 98 Gladstone Road East, Bournemouth
DWG TITLE Existing Elevations

BARRY J MILLS LTD		Wessex House St. Leonards Road Bournemouth BH8 8QS	
Tel : 01202 290469 barryjmillsLtd@gmail.com			
DATE 04.04.25	A2 size		SCALE 1 : 100
Architectural & Planning Consultant		DWG NO	J.26.2024 - 04

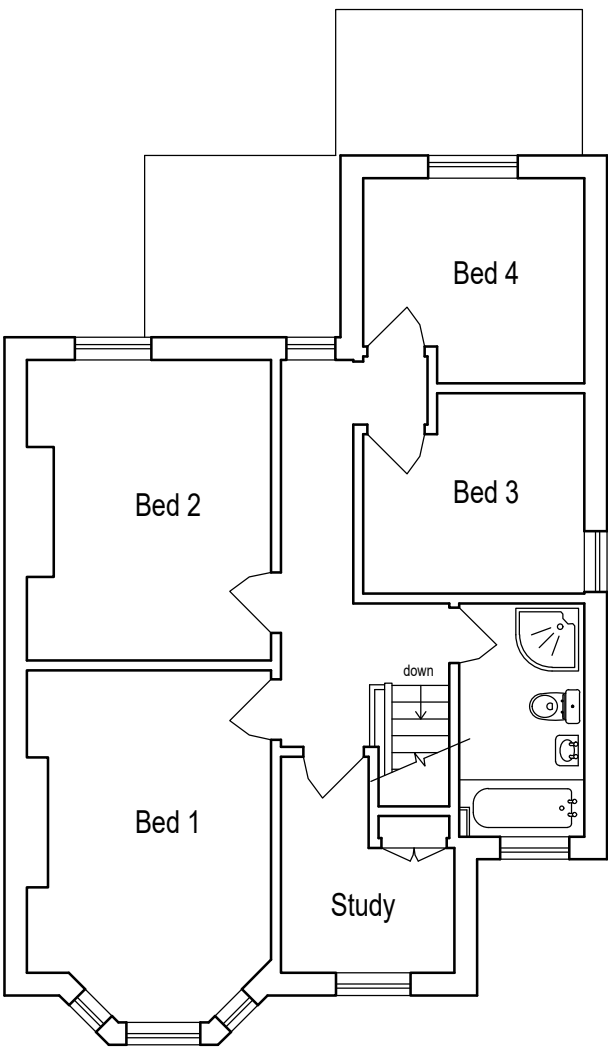
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Ground Floor Plan



Floor Area
76.39 m²



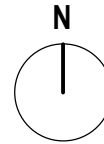
Floor Area
63.80 m²

First Floor Plan

PROJECT 98 Gladstone Road East, Bournemouth
DWG TITLE Existing Floor Plans

BARRY J MILLS LTD		Wessex House St. Leonards Road Bournemouth BH8 8QS	
Tel : 01202 290469 barrymillsLtd@gmail.com			
DATE 04.04.25	A2 size		SCALE 1 : 100
Architctural & Planning Consultant		DWG NO	J.26.2024 - 03

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SITE AREA : 407.7 m²

Location Plan 1 : 1250



PROJECT 98 Gladstone Road East, Bournemouth

DWG TITLE Location Plan

BARRY J MILLS LTD

Tel : 01202 290469 barryjmillsltd@gmail.com

Wessex House
St. Leonards Road
Bournemouth BH8 8QS

DATE 04.04.25

A4 size SCALE 1 : 1250

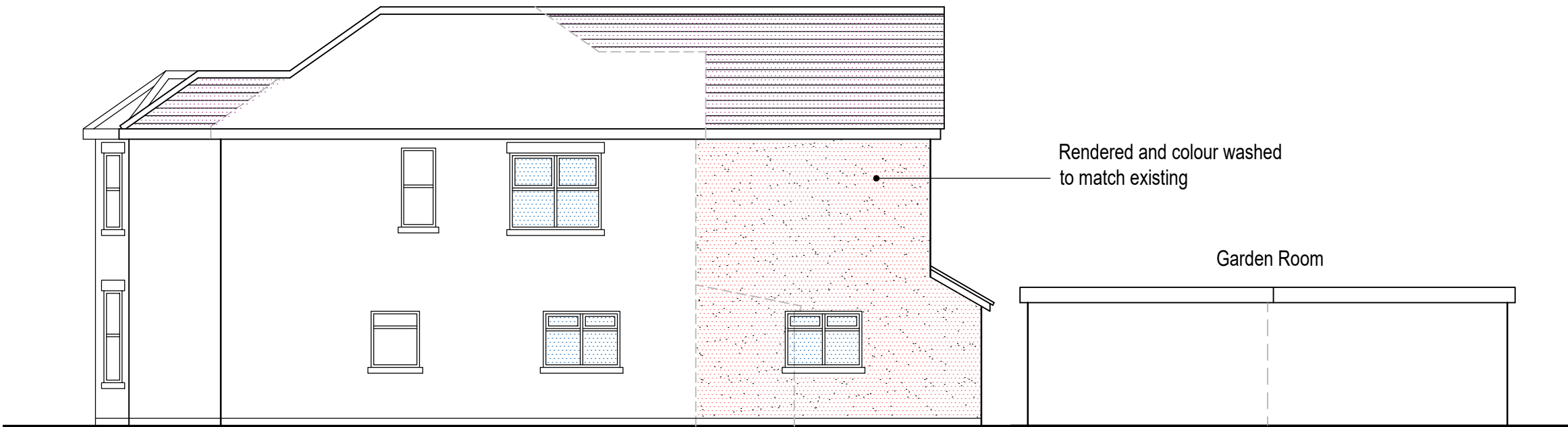
Architectural & Planning Consultant

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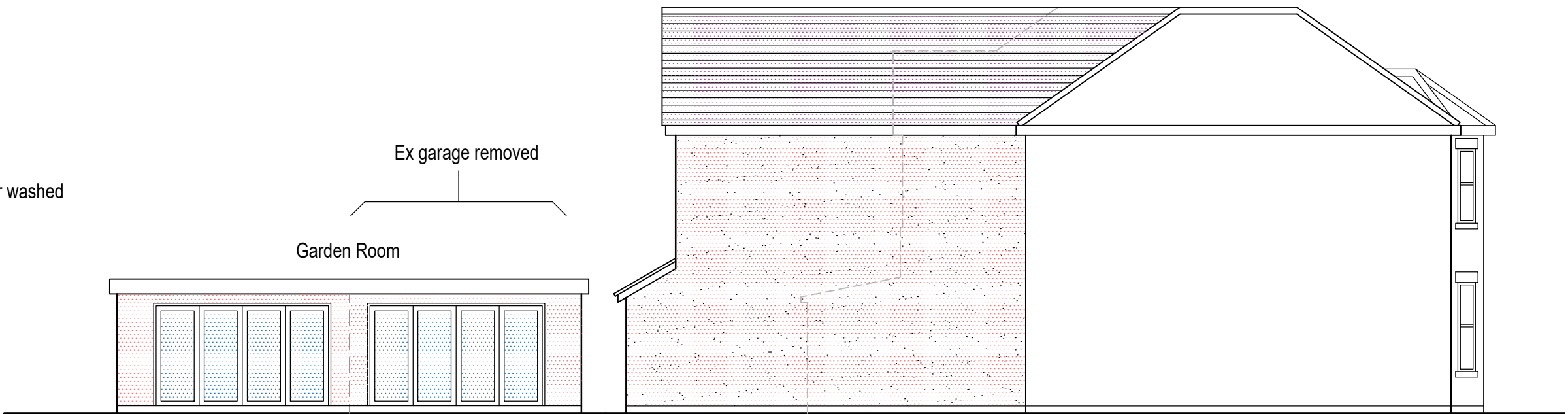
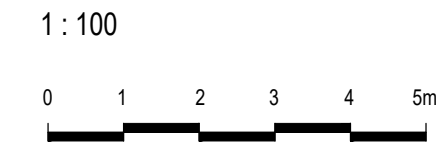
North West Elevation



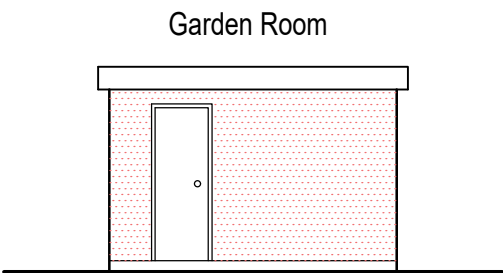
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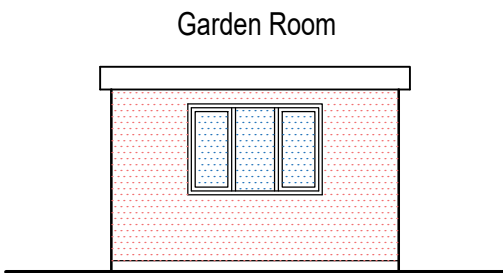
South East Elevation



North East Elevation



N - W Elevation

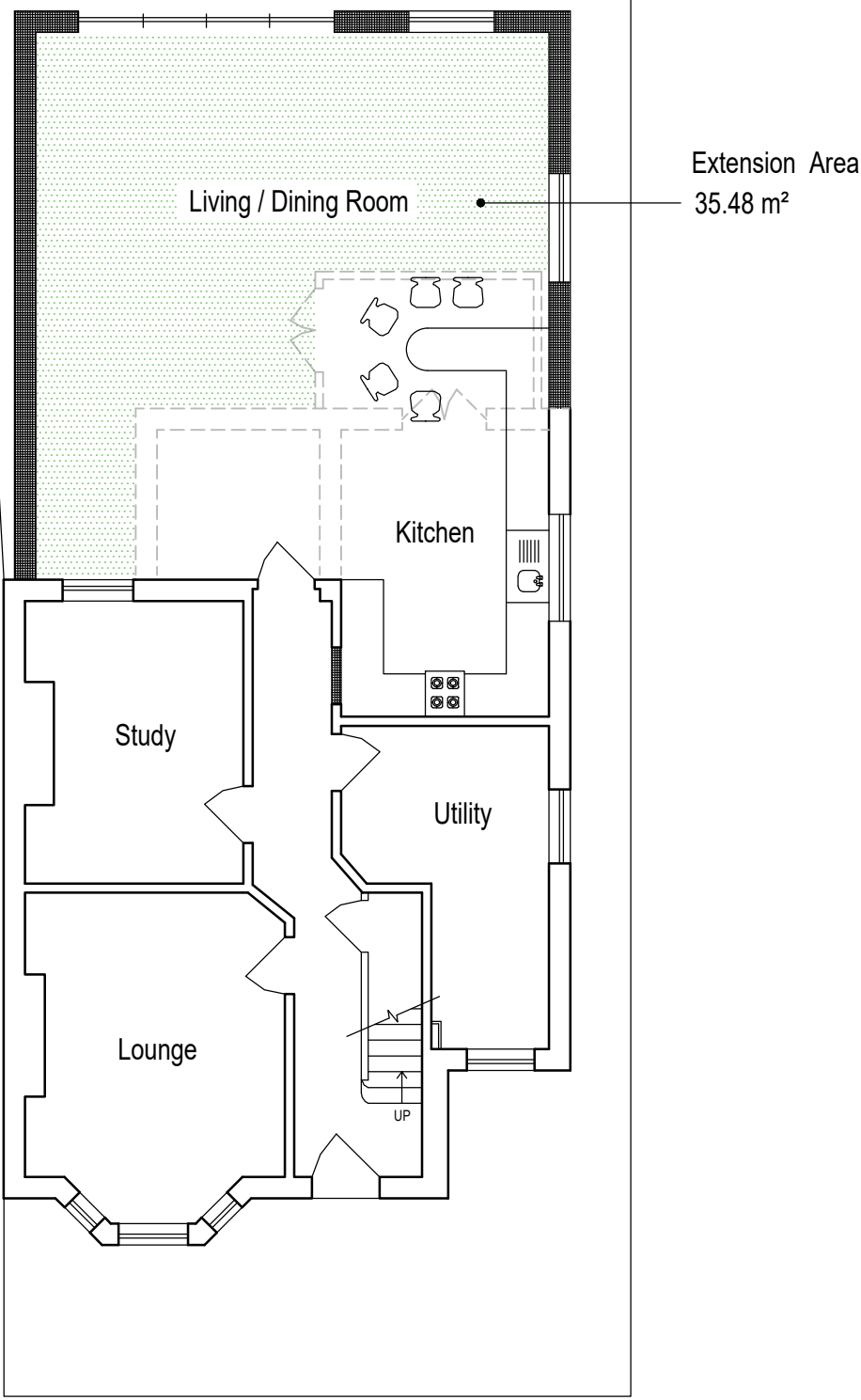
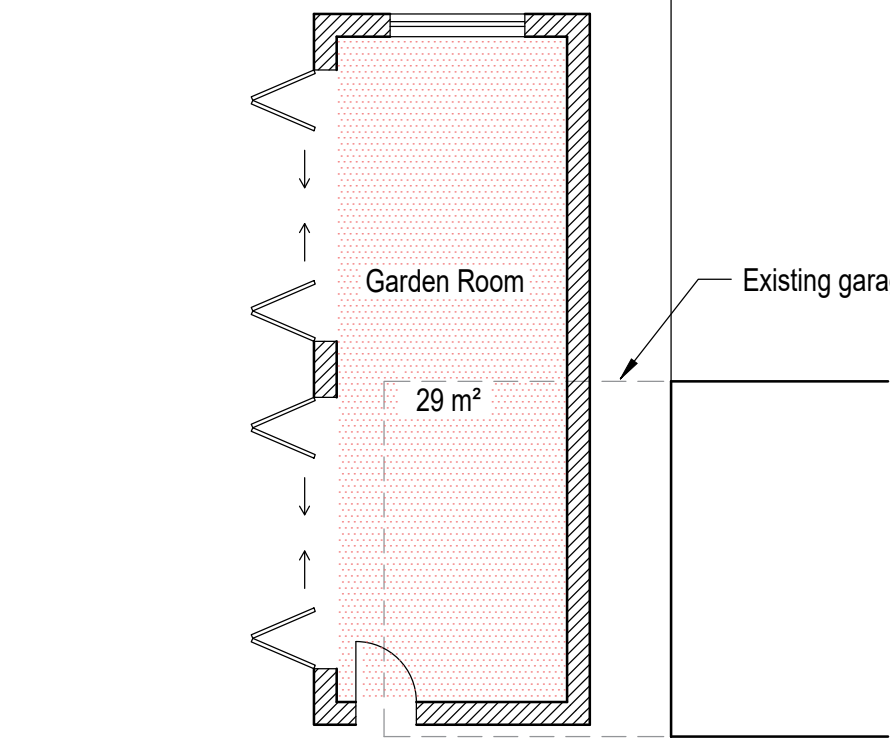
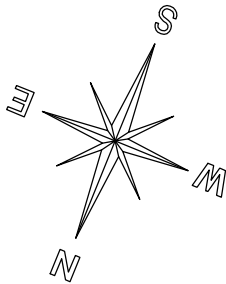


S - E Elevation

PROJECT 98 Gladstone Road East, Bournemouth
DWG TITLE Proposed Elevations

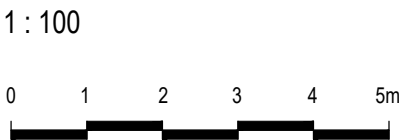
BARRY J MILLS LTD		Wessex House St. Leonards Road Bournemouth BH8 8QS	
Tel : 01202 290469 barryjmillsLtd@gmail.com			
DATE	04. 04. 25	A2 size	SCALE 1 : 100
Architectural & Planning Consultant		DWG NO J.26.2024 - 06 A	

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Ground Floor Plan

First Floor Plan



PROJECT 98 Gladstone Road East, Bournemouth
DWG TITLE Proposed Floor Plans

BARRY J MILLS LTD		Wessex House St. Leonards Road Bournemouth BH8 8QS
Tel : 01202 290469 barryjmillsltd@gmail.com		

Rev. B Gymnasium removed 14.08.25
Rev. A Front extension removed 30.06.25

DATE 02.05.25 SCALE 1 : 100
Architectural & Planning Consultant DWG NO J.26.2024 - 05 B

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