Notice of Eastern BCP Planning Committee

Date: Thursday, 18 December 2025 at 10.00 am

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

Membership:

Chair:
Cllr P Hilliard

Vice Chair:
Cllr M Le Poidevin

Cllr P Canavan	Cllr M Gillett	Cllr T Slade
Cllr J Clements	Cllr Dr F Rice	Cllr M Tarling
Cllr D A Flagg	Cllr J Salmon	Vacancy

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?MId=6131

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

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email press.office@bcpcouncil.gov.uk

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

AIDAN DUNN
CHIEF EXECUTIVE

10 December 2025

DEBATE NOT HATE

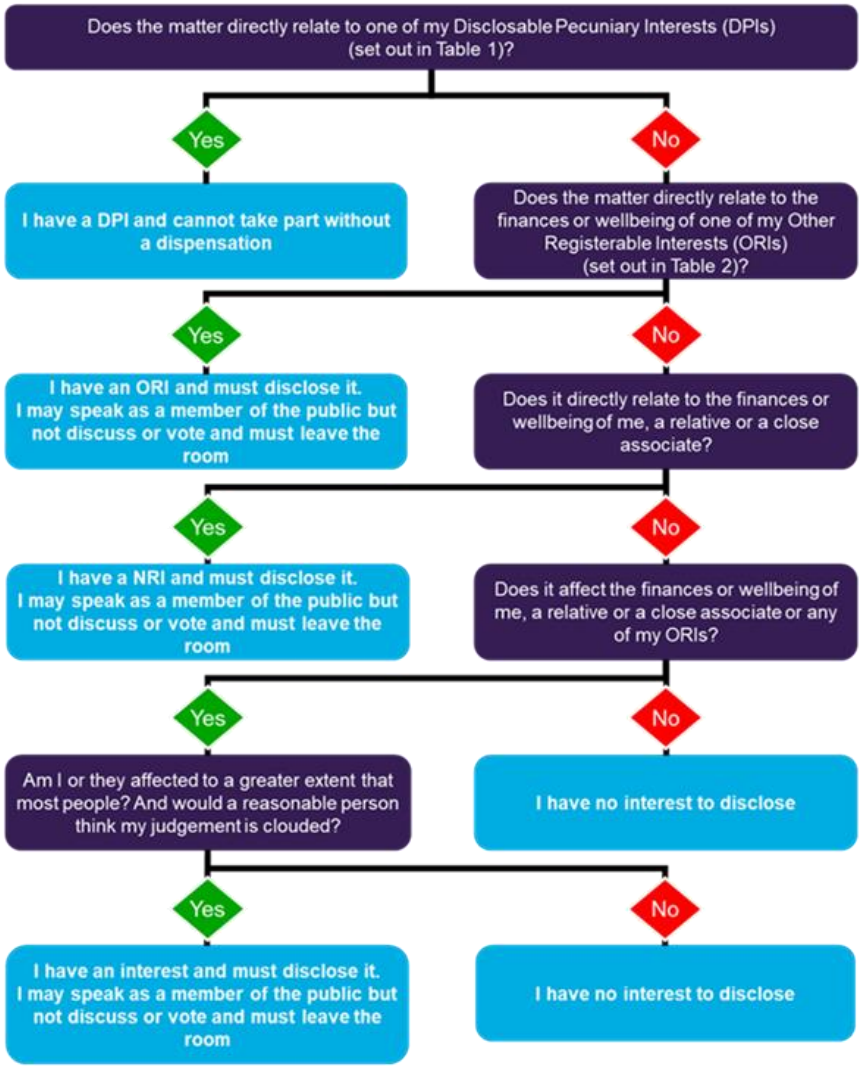
Available online and on the Mod.gov app

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	Predetermination 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?	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 - 12

To confirm and sign as a correct record the minutes of the meeting held on 20 November 2025.

5. Public Issues 13 - 20

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

The deadline for the submission of requests to speak is 10.00am on Wednesday 17 December 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.bcpcouncil.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) **Purbeck Court, 65-67 Boscombe Overcliff Drive, Bournemouth BH5 2EN** — 21 - 86

Boscombe East and Pokesdown ward

7-2024-3914-D

Outline application with some matters reserved for demolition of the existing building of flats and garages and erection of a 6 storey building consisting of 17 x 2-bed flats and 5 x 3-bed flats with underground parking, swimming pool and gym spa complex, associated bin and cycle storage and the erection of a detached dwelling fronting Rotherfield Road with associated access and parking.

b) **Silverways, Silver Way, Christchurch BH23 4LJ** — 87 - 134

Highcliffe and Walkford ward

8/25/0059/FUL

Extension to existing nursing home

c) **3 Nursery Road Bournemouth BH9 3AS** — 135 - 170

Moordown ward

P/25/01133/FUL

Proposed 1No Two Storey Dwellinghouse

d) **6 Ripon Road, Bournemouth BH9 1RD** — 171 - 182

Winton East ward

P/25/04115/HOU

Demolition of garage and rear single storey lean-to and construction of a single storey rear extension

ITEMS FOR INFORMATION

7. Appeal report — 183 - 196

This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period.

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

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL

EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 20 November 2025 at 10.00 am

Present:-

Cllr P Hilliard – Chair

Cllr M Le Poidevin – Vice-Chair

Present: Cllr P Canavan, Cllr J Clements, Cllr D A Flagg, Cllr M Gillett, Cllr Dr F Rice, Cllr K Salmon (In place of Cllr J Salmon), Cllr T Slade and Cllr M Tarling

62. Apologies

Apologies were received from Cllr J Salmon.

63. Substitute Members

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

64. Declarations of Interests

Cllr K Salmon reported that she would be speaking in her capacity as ward councillor on the planning application for 95 Charminster Avenue. She sat in the public gallery for this item and did not speak or vote as a committee member.

Cllr M Gillett reported that he was speaking on the planning application for the Lower Gardens application in his capacity as a councillor and that he was also Chair of the Lower Central Gardens Trust Board. He sat in the public gallery for this item and did not speak or vote as a committee member.

65. Confirmation of Minutes

The minutes of the meeting held on 23 October were confirmed as an accurate record and signed by the Chair.

66. Public Issues

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

67. Schedule of Planning Applications

The Committee considered four planning application reports, copies of which had been circulated and which appear as Appendix A and D to these

minutes in the Minute Book. A Committee Addendum Sheet was published on 19 November 2025 and appears as Appendix E to these minutes

68. Purbeck Court 65-67 Boscombe Overcliff Drive Bournemouth BH5 2EN

Boscombe East and Pokesdown Ward

7-2024-3914-D

Outline application with some matters reserved for demolition of the existing building of flats and garages and erection of a 6 storey building consisting of 17 x 2-bed flats and 5 x 3-bed flats with underground parking, swimming pool and gym spa complex, associated bin and cycle storage and the erection of a detached dwelling fronting Rotherfield Road with associated access and parking

The Development Management Manager referred to the updated recommendation in the Committee Addendum. Members were advised to defer consideration of the application due to an administrative error which had resulted in one of the representations on the planning register not receiving a notification letter advising of the committee date.

RESOLVED to DEFER consideration of the application to the next meeting on 18 December 2025 for the reasons set out in the Committee Addendum dated 19.11.25.

Voting: Unanimous

69. 95 Charminster Avenue, Bournemouth BH9 1RU

Moordown Ward

P/25/03627/FUL

Alterations, loft conversion to include dormer window and roof light and change of use from single dwellinghouse (Use Class C3) to 8-person House in Multiple Occupation (Sui Generis)

Public Representations
Objectors
- Bethany Booth
- Georgina McKeown

Applicant/Supporters
- Matt Annen, on behalf of the applicant

Ward Councillors
- Cllr Kate Salmon, objecting

RESOLVED to GRANT permission in accordance with the recommendation set out in the officer's report, subject to power being delegated to the Head of Planning Operations to agree the final wording of the following additional conditions:

- **Use to be in operation with the HMO Management Plan included in the Committee Addendum dated 19.11.25, subject to section 3.3 being updated to reflect legislative changes to tenancy agreements with effect from 1 May 2026 and the addition of contact details to be made available at all times.**
- **Maximum number of occupants to be 8 persons**

Voting: For – 6, Against – 3, Abstain – 0

70. Roysdean Manor, 5 Derby Road, Bournemouth, BH1 3PT

East Cliff and Springbourne Ward

P-7729-310125

Install a fence with a pedestrian gate

Public Representations
Objectors
- None registered

Applicant/Supporters
- Dominic Barnes, on behalf of Roysdean Manor residents

Ward Councillors
- Cllr Sara Armstrong, in support

RESOLVED to GRANT permission contrary to the recommendation set out in the officer's report with power being delegated to the Head of Planning Operations to agree the final wording of the reasons for the decision and conditions, summarised as follows:

The scale, design and appearance of the fence is considered to be acceptable in relation to impact on the street scene and impact on the character and appearance of the Conservation Area and the setting of the Listed Building. The application is therefore considered to be compliant with Policy CS39 of the Core Strategy (2012), and Policy 4.4 of the Bournemouth District Wide Local Plan (2002). There is no harm to the setting of the Langtry Manor Hotel due to the physical separation in the street scene. With reference to paragraph 215 of the National Planning Policy Framework, the less than substantial harm to the designated heritage asset is outweighed by the public benefits of the application in providing security for the residents of Roysdean Manor.

A condition to be included to require a planting scheme to be submitted to and approved in writing by the Local Planning Authority (reason - to help soften the impact of the fence on the Conservation Area).

Voting: For – 7, Against – 1, Abstain – 2

71. Lower Gardens, Bournemouth BH2 5AU

Bournemouth Central Ward

P/25/02126/FUL

Temporary installation of winter event (temporary period from 27 October 2025 to 25 January 2026 including the installation and removal of structures)

Public Representations
Objectors
- None registered

Applicant/Supporters
- Simon Smith, applicant
- Martin Davies, Chair of Bournemouth Town Centre Business Improvement District (BID)

Ward Councillors
- Cllr Jamie Martin, in support

Other Councillors
- Cllr Sara Armstrong, objecting
- Cllr Bernadette Nanovo, in support
- Cllr Andy Martin, in support
- Cllr Matthew Gillett, in support

RESOLVED that the Committee is minded to grant planning permission subject to the resolution of the BNG issues and therefore it delegates authority to the Head of Planning Operations to grant planning permission but that the application is referred back to the Committee if the Head of Planning Operations is not so minded.

Voting: Unanimous

Notes: Cllr Jamie Martin reported that he was speaking as a ward councillor and not as member or vice chair of the Lower Central Gardens Trust Board. Cllr Bernadette Nanovo reported that she was a member of the Lower Central Gardens Trust Board but was speaking on behalf of residents.

The meeting was adjourned between 11.47am and 11.56am.

The meeting ended at 1.24 pm

CHAIR

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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

speak 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 in 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

Planning Committee

Application Address	Purbeck Court 65-67 Boscombe Overcliff Drive Bournemouth BH5 2EN
Proposal	Outline application with some matters reserved for demolition of the existing building of flats and garages and erection of a 6 storey building consisting of 17 x 2-bed flats and 5 x 3-bed flats with underground parking, swimming pool and gym spa complex, associated bin and cycle storage and the erection of a detached dwelling fronting Rotherfield Road with associated access and parking.
Application Number	7-2024-3914-D
Applicant	Clifftop Developments Ltd
Agent	Pure Town Planning
Ward and Ward Member(s)	Boscombe East & Pokesdown Cllr Eleanor Connolly Cllr George Farquhar
Report status	Public Report
Meeting date	18 December 2025
Summary of Recommendation	**Approve subject to a S106 and conditions**
Reason for Referral to Planning Committee	20+ objections have been received from properties located within a 1-mile radius from the site
Case Officer	Piotr Kulik
Is the proposal EIA Development?	No

Description of Proposal

1. This application seeks outline permission for the proposed demolition of the existing building of flats and garages and erection of a 6 storey building consisting of 17 x 2-bed flats and 5 x 3-bed flats with underground parking, swimming pool and gym spa complex,

associated bin and cycle storage and the erection of a detached dwelling fronting Rotherfield Road with associated access and parking.

2. Aside from the principle of outline consent, the applicant seeks determination of the following matters:

- **Layout –** the way in which the buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development.

- **Scale –** the height, width and length of each building proposed in relation to its surroundings

- **Access –** this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

- **Appearance** – the aspects of a building or place which determine the visual impression it makes, excluding the built form of the development.

3. The following are not included although illustrative plans have been submitted to give an indication of the planning implications:

- **Landscaping** – this is the treatment of private and public space to enhance or protect the site's amenity through soft and hard measures, for example, through planting of trees or hedges or screening by fences or walls.

Description of Site and Surroundings

4. The site is located on the north side of Boscombe Overcliff Drive and comprises a 3-storey flatted block known as Purbeck Court which dates to the 1950's. The building is elevated above road level and has a similar depth footprint to the neighbouring 2-storey dwellings, albeit with subservient 3-storey rear 'wings' either end. Notwithstanding its larger size, the building features a pitched roof, with seaward balconies on each floor. It sits comfortably between the neighbouring 2-storey dwellings. The building provides 12 units of accommodation. Vehicular access is to the rear between 4 and 6 Rotherfield Road providing entrance to car parking and garaging behind the building. There is no vehicular access to the front of the site.

5. Boscombe Overcliff Drive comprises a mix of original two-storey dwellings to the north side that are gradually making way for flatted developments typically of four storeys with flat roofs and a contemporary appearance. Local Design is mixed but upper floors are generally of set back and with a subservient appearance. Front elevations tend to be flat but characterised by large, wide balconies. Permission was granted in February 2022 for the demolition of Nos. 69 and 71 and replacement with a block of 14 no. flats. The approved block of 14 flats at Nos. 69 and 71 is currently under construction following a prior approval procedure approval for demolition of 2no. dwellinghouses, ref. 7-2023-18630-C. Then, during 2020, no. 63 was demolished and replaced with a block of flats completed in 2021 following grant of the original planning permission in 2019 ref. 7-2019-27186.

Relevant Planning History

6. Application site

7-2022-3914-C: Erection of a 5 storey building consisting of 13 x 2-bed flats and 6 x 3-bed flats with associated access and parking, involving demolition of existing residential and garage buildings – Approved (Planning Committee 19/01/2023)

7-2022-3914-B: Erection of a 5 storey building consisting of 13 x 2-bed flats and 6 x 3-bed flats with associated access and parking, involving demolition of existing residential and garage – Refused (Planning Committee 22/09/2022)

7-2021-3914-A: Prior approval procedure - Erection of 6 additional flats on top of the existing block of flats (two additional floors) – Approved

7. 69-71 Boscombe Overcliff Drive

7-2023-18630-C: Prior Approval Procedure - Demolition of 2 dwellinghouses - Permitted Development – Approved

7-2021-27186-C: Minor material amendment of condition no. 1 of application no. 7-2020-27186-B to vary the plans and variation of condition nos.6 7,10 and 13 to amend the bin store provision with a new access to the front boundary (Original submission: Minor material amendment to vary condition no. 1 of application no. 7-2019-27186 to increase the footprint of flat 7 at third floor level, extending to the north (rear), and amendments to window positions on the north (rear), and east and west side elevations (Original description - Erection of a block of 7 flats with partial under croft car parking, modification of vehicular access and formation of parking spaces)) – Approved

7-2020-12924-A: Demolish existing buildings and erection of a single block of 14no. flats set over 4 storeys, with associated access and new basement level parking, bin and cycle stores – Approved

8. 71 Boscombe Overcliff Drive

7-2018-18630-A: Demolition of existing bungalow, erection of 4 storey block of 6 flats, formation of vehicular access and parking spaces - Refused

7-2018-18630-B: Demolition of existing bungalow, erection of 4 storey block of 4 flats, formation of vehicular access and parking spaces – Withdrawn

9. 63 Boscombe Overcliff Drive

7-2021-27186-C: Minor material amendment of condition no. 1 of application no. 7-2020-27186-B to vary the plans and variation of condition nos. 6 7,10 and 13 to amend the bin store provision with a new access to the front boundary (Original submission: Minor material amendment to vary condition no. 1 of application no. 7-2019-27186 to increase the

footprint of flat 7 at third floor level, extending to the north (rear), and amendments to window positions on the north (rear), and east and west side elevations (Original description - Erection of a block of 7 flats with partial under croft car parking, modification of vehicular access and formation of parking spaces)) – Approved

7-2019-27186-A: Minor material amendment to vary condition no. 1 of application no. 7-2019-27186 to vary the plans to increase the size of the top floor level and amend windows in North, East and West elevations (Erection of a block of 7 flats with partial under croft car parking, modification of vehicular access and formation of parking spaces) – Refused

7-2019-27186: Erection of a block of 7 flats with partial under croft car parking, modification of vehicular access and formation of parking spaces - Approved

10. **Constraints**

- Cliff stability

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

14. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

Consultations

15. Fire Safety Advisor – Advice provided, the scheme needs to comply with building control regulations

16. Coastal Stability Engineer – No objection, subject to conditions

17. Dorset Police Planning Advisor – Advice provided

18. Waste Management Officer – No objection

19. Local Highway Authority (LHA) Officer – No objection, subject to conditions

20. Ecologist – No objection, subject to conditions

21. Tree Officer – No objection, subject to conditions

22. Urban Design – Objection (based primarily on the overall scale of the development, but also concerns with some design details)

Representations

23. Site notices were posted in the vicinity of the site on 03/06/2024 with an expiry date for consultation of 24/06/2024. There was also press advertisement on 26/04/2024 with an expiry date for consultation of 17/05/2024. Further re-consultation site notice was displayed on 21/08/2024 with an expiry date for consultation of 01/09/2024.

24. 38No. letters of objection from neighbouring properties were received, plus 10no. extra letters outside a 1 mile radius. The grounds for objection are as following:

- Unjustified loss of the existing building
- Design out of keeping with the locality
- Overpopulation
- Overdevelopment
- Overbearing impact
- Scale and Massing
- The proposed building is too height
- 6 storey building is not acceptable
- Excessive number of units on site
- Design concerns
- Loss of affordable housing contribution
- Loss of light
- Loss of privacy
- Inadequate parking provision
- Traffic concerns
- Highway safety
- Cliff stability
- Not in line with the Boscombe neighbourhood plan

Key Issues

25. The key issues involved with this proposal are:

- Principal of development
- Tourism
- Impact on character and appearance of the area
- Impact on residential amenity

- Living conditions for future occupants
- Highway safety
- Sustainable energy
- Ecology
- Trees
- Drainage
- Waste and Recycling
- Heathlands contribution
- Affordable Housing
- Community Infrastructure Levy

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

Policy Context

27. Local documents:

Bournemouth Local Plan: Core Strategy (2012)

Policy CS1 – NPPF Presumption in Favour of Sustainable Development
Policy CS2 – Sustainable Homes and Premises
Policy CS3 – Sustainable Energy and Heat
Policy CS4 - Surface Water Flooding
Policy CS6 – Delivering Sustainable Communities
Policy CS14 – Transport Infrastructure
Policy CS15 – Green Travel Plan and Transport Assessments
Policy CS16 – Parking Standards
Policy CS17 - Encouraging Greener Vehicle Technologies
Policy CS18 – Increasing Opportunities for Cycling and Walking
Policy CS21 – Housing Distribution Across Bournemouth
Policy CS33 – Heathlands
Policy CS35 Nature and Geological Conservation Interests
Policy CS38 – Minimising Pollution
Policy CS39 – Designated Heritage Assets
Policy CS40 – Local Heritage Assets
Policy CS41 – Quality Design

Bournemouth District Wide Local Plan (2002)

Policy 3.25 – Cliff Stability
Policy 4.25 – Landscaping
Policy 6.10 - Flat development
Policy 8.2 – District Distributor Roads

Boscombe and Pokesdown Neighbourhood Plan (2019)
BAP1: The scale and density of development
BAP2: Good design for the 21st century
BAP6: The number and type of new homes
BAP7: The quality of new homes

Supplementary Planning Documents:

Affordable Housing – SPD
Dorset Heathlands Planning Framework – SPD
BCP Parking Standards – SPD
LTN1/20 – Cycle Infrastructure Design (2020)
Residential Development: A Design Guide – PGN
Sustainable Urban Drainage Systems (SUDS) - PGN
Footprint Ecology New Forest Strategic Access Management and Monitoring Strategy 2023.

National Planning Policy Framework 2024 ("NPPF"/"Framework")

Paragraph 11 sets out the presumption in favour of sustainable development. Plans and policies should apply a presumption in favour of sustainable development. For decision taking this means:

- approving development proposals that accord with an up-to-date development plan without delay; or
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

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

Chapter 2 – Achieving sustainable development
Chapter 5 – Delivering a sufficient supply of homes
Chapter 8 – Promoting healthy and safe communities
Chapter 9 – Promoting sustainable transport
Chapter 12 – Achieving well-designed places
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment

Planning Assessment

Housing Delivery Test

28. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five year supply of deliverable housing sites (with

buffer where applicable) or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.

29. At 1 April 2024 BCP Council had a housing land supply of 2.1 years against a 5-year housing requirement that includes a 20% buffer. The Council currently does not have a five year housing land supply and as such para 11 d) of the NPPF is engaged. As the Plan is technically considered to be out of date, the principle of presumption in favour of sustainable development is applied. For the Authority to refuse the application, any harm must significantly and demonstrably outweigh the benefits of addressing the shortfall in housing delivery.

30. For this planning application the benefits provided from the supply of new homes will have significant weight and a 'tilted balance' in favour of the grant of planning permission. For the Local Planning Authority to refuse this development, the benefits of the provision of new homes must be significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal.

Principle of the proposed development

31. Boscombe Overcliff Drive comprises a mix of original two-storey dwellings to the north side that are gradually making way for flatted developments of typically four storeys with flat roofs and a contemporary appearance. There is a mix of design, but upper floors are generally set back and with a subservient appearance. Front elevations tend to be flat but characterised by large, wide balconies. One exception is Purbeck Court to the west of the application site which comprises a 3-storey pitched roof 1950s flatted block which appears to have a double width frontage and large car park accessed from Montague Road.

32. It should be noted that a prior approval permission ref. 7-2021-3914-A for the erection of 6no. additional flats on top of the existing block of flats (two additional floors) already expired on 26 August 2024. The site owner did not start any associated works. Despite no implementation of this prior approval application, policy circumstances have not changed at a time of writing this report, hence very likely, similar works could be authorised by the Local Planning Authority (LPA) should a new application be submitted. However, there is now no likelihood of the most recent prior approval development being carried out. Weight can only be attached to a fallback position if there is a likelihood that the development would be undertaken.

33. The current application follows a recent approval ref. 7-2022-3914-C for 19no. flats and seeks consent for 22no. flats (3 additional flats), as well as a number of modifications compared with the previous approval. The proposal also reduces the number of 3-bed family homes and proposes an additional two storey 5-bedroom single dwellinghouse fronting Rotherfield Road to the rear of the plot. At the time of writing this report, none of the conditions associated with the recent approval ref. 7-2022-3914-C have been discharged although a recent condition discharge application has been submitted to the Council. The likelihood of the development being carried out is still potentially possible, with the expiry date of the application being 26/01/2026. The consent therefore still represents a significant material consideration due to its recent nature and the development plan situation remaining the same.

34. Boscombe and Pokesdown Neighbourhood Plan (NP) Policy BAP 6 [Part B] requires proposals to "*sensitively redevelop the site where the proposal includes* (a dwelling mix of) *50% 3-bed units, 40% 2-bed units and 10% 1-bed units*". The recent approval ref. 7-2022-3914-C aimed to deliver 6no. 3-bed units (around 32%) and 13no. 2-bed units (68%). Whereas the current application shows 17no. 2-bedroom (77%) and 5no. 3-bedroom (23%).

35. As such, the current application also fails to meet the 50% 3 bed policy aim, with an even higher percentage of 2-bedroom units, so Policy BAP6-B is not satisfied. However, it is important to consider the explanatory paragraph 8.32 within the BAP which justifies the 'housing mix aim' as to:

- 'promote family housing';
- 'encourage a mix of housing types consistent with the needs of the community' and
- 'encourage appropriate density within new developments'.

36. The aim of the policy is to limit the over provision of 1-bed units locally and promote family housing, both of which this proposal does. Also, the current application introduces a 5-bedroom family detached dwelling of a decent size hence not solely rely on the provision of residential flats. The existing building on the site contains 12 x 2 bedroom flats and therefore the proposal represents an improved mix over that which exists on site.

37. As stated above, BAP6-B is to require 'sensitive redevelopment' of sites through an appropriate density. Boscombe and Pokesdown NP Policy BAP1 states that residential densities in excess of 100 dwellings per hectare (dph) will not be supported unless it can be demonstrated for viability or to meet an identified housing need. The development density equates to 104dph therefore only marginally fails to comply with the policy Nevertheless, the proposed housing density is on balance acceptable given a sustainable location of the application site and additional housing boost to the current housing supply.

38. The final part of BAP6, this states that if a proposal includes a different housing size mix to the one set out in part B, it *"must be supported by up-to-date housing need evidence and/or an assessment which demonstrates that compliance with the requirements of A ii and/or B are not viable."* To comply strictly with the aims of policy BAP6-B, the overall scheme would need to be re-arranged and appropriate parking provision would be likely questioned on site given site constraints and a need for appropriate soft landscaping caused by latest BNG requirements. Also, a significant lack of local housing supply distribution, and a fact that the local planning authority is unable to demonstrate a five-year supply of homes are relevant considerations.

39. The proposal omits the 1-bed unit type, to which there is normally significant local objection when it is proposed on a site. In exchange, 36% of the units would be three-bed or more and 74% two-bed (compared to 100% on site presently). Additionally, all of the units would be generous in their internal space provision. To offer a mix suggested by the policy would very likely require substantial redesign and physical changes to the scale, shape, position, and height of the building, that would result in further local policy conflicts with CS16, CS38 and BAP1. The development proposes a different housing mix to the one set by BAP6 B but does not conflict with the aim of the policy itself, providing a robust number of 2- and 3-bed family units, with generous floorplans in excess of minimum standards.

40. The proposal therefore on balance does satisfy sustainable development principles and housing policy that seeks to target and meet housing need within the urban area and to

deliver the type of dwelling at a location where these is long term demand. The Council currently is not meeting its housing supply targets. The proposals would make a significant and positive contribution to meeting housing need at a sustainable location to which weight should be given.

Impact on character and appearance of the locality

41. Core Strategy Policy CS6 requires good design principles for new buildings, regard for how spaces are treated, and enhancement of features that contribute to an area's character and local distinctiveness. Policy CS21 requires good design and for proposals to enhance the quality of the street scene. Policy CS41 is similar and relates to securing good design. The local area setting can be characterised by a mix of block of flat ranging from traditional to contemporary design, and some remaining residential houses. As such, there is no uniform design along the street scene.

42. The proposed contemporary design of the proposed block of flats is not objected to in principle by the Council's Urban Design Officer, and officers agree that is not out of keeping with the emerging character of the area with numerous contemporary blocks of flats facing Boscombe Overcliff Drive. Also, a traditional design detached dwelling facing Rotherfield Road would be in keeping with the character of this stretch of this road which is of a more domestic scale.

43. The existing building is set upon a raised site, and the proposals include excavation works to the site frontage similar to those, which can be found locally, e.g. as present at the adjacent sites (69-71, 73, 75). The proposed vehicular access would be provided from Boscombe Overcliff Drive, as such arrangements can also be found locally.

44. Nevertheless, the Urban Design officer still considers that the overall scale and mass of the proposed building would over-dominate the street scene. The consultee acknowledges that the more recent developments in the area are larger and higher than the 2 or 2 ½ storey houses that were replaced by these new buildings. However, none of them are taller than 4-storey (or 5-storey but with a lower ground-floor which is not welcome in the UD point of view).

45. The proposed building has a very similar ridge height to the previously approved scheme. However, it should be noted that additional floor over that approved can create an impression of greater height and psychological altitude. A higher floor number can be interpreted as a greater physical height because it suggests more levels have been added to the structure, contributing to the perception of the building being taller. However, the number of floors is not a precise measure of actual height because floor-to-floor heights vary between buildings based on their type and usage, meaning the actual height is a more accurate indicator.

46. For comparison, below tables show approximate elevation height and width (including balconies) of works recently granted and this currently proposed when measuring approved plans.

Proposed width	East Elevation	West Elevation	North Elevation	South Elevation
7-2021-3914-A	16.3m	16.3	27.4m	27.4
7-2022-3914-C	29m	30m	27m	27m
CURRENT	31.5m	31.5m	27.7m	28.5m

Proposed height	East Elevation	West Elevation	North Elevation	South Elevation
7-2021-3914-A	15.7m	15.7m	15.8m	15.5m
7-2022-3914-C	15m	15m	16m	15.4m
CURRENT (+ approx. 1.5m below ground level)	15.7m	15.7m	16m	16m

47. As shown above, the scale and massing of the proposed block of flats is comparable to that already granted on site. Furthermore, final revisions of the current scheme when comparing to a prior approved for two additional storeys granted in August 2021 on site (ref. 7-2021-3914-A), show highest points of the roof (excluding lift shafts) set below this already approved. The plans have been amended during the application process. The agreed revisions show that the depth of the front balcony projections has been reduced. The proposed external facing materials would be also in keeping with the character of the area.

48. Moreover, the proposed block of flats shows a similar footprint when comparing to that recently granted under a planning approval ref. 7-2022-3914-C. The width and set back position between eastern and western southern boundaries are almost identical, depth to the rear would match this already granted, whereas deepest point of a front elevation would be set approximately 1.5 metres forward when comparing to 7-2022-3914-C. Thus, it can be argued that a similar scale, form and layout of the proposed structure is established via recent permission at this site.

49. The 2024 National Planning Policy Framework (NPPF) promotes innovative and well-designed buildings through Paragraphs 134-137. These sections emphasize that development must be of high quality, contribute to making places beautiful, and that planning policies should require good design. When comparing to most recent approvals on site, it is officer's view that the current scheme demonstrates a height quality and sustainable block of flats with interesting articulation of design features. Therefore, complies for instance with paragraph 131 of the NPPS, which states that '*good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities'*.

50. Then, the proposed standalone detached dwelling would be set to the rear of the site facing Rotherfield Road, which lies within an established residential area predominantly characterised by a mixture of bungalows and two-storey detached properties set within proportionately sized plots, set within a verdant setting. The proposed 5-bedroom detached house would be a two and a half storey traditional style dwellinghouse that would fit well into its immediate setting. The proposed dwelling would provide generous living space and acceptable outdoor amenity space set on a plot matching those that can be found within its vicinity. Overall, the proposed development of a large family dwellinghouse to the rear of the site is considered to be acceptable in principle. Material samples can be conditioned to

ensure an acceptable appearance of this building is achieved without compromising the street scene.

51. Despite concerns raised by the Urban Design officer, the case officer needs to balance a perception of street scene harm against other material planning considerations. It is the officer's view that the proposals would comply with the NPPF and the Local Plan, which require that any development preserve the local area setting. The proposal is considered satisfactory, and would meet those requirements. It is similar to the previous applications on the site and is located on a main coast road which is suitable for a degree of intensification in line with other developments in close proximity. A significant public benefit in form of 22no. new and specious residential units is also identified, as well as a generous residential dwellinghouse contributing towards local housing supply. Overall, the development is considered to be acceptable to the street scene.

52. For the reasons outlined above, the proposal would be acceptable and in accordance with planning policies CS21, CS41, 4:25 and 6.10 which, in part, require development to complement and respect the character of neighbouring development, ensure that development is of high quality and to be of good design, as well as neighbourhood plan policies BAP1 in respect of the scale and density of development and BAP2 in respect of the design.

Impact on Trees

53. Although Landscaping remains a reserved matter, consideration of hard and soft landscape potential nevertheless remains a fundamental and integral part of the master planning process, especially given BNG requirements, and must be developed alongside the building and site layout rather than be treated as an element to be retrofitted at a later date. Green infrastructure and landscaping form important and significant elements of the site infrastructure and can greatly enhance streetscapes and sense of place. A hard and soft landscape plan should therefore be submitted at the earliest opportunity. This is particularly important on a site affected by the BNG legislation, as well as where a landscape form not only important and significant elements of the site infrastructure but also greatly enhance the street scene and overall sense of place. As noted by the Council's Arboricultural Officer, the nature of the site's coastal frontage creates an important area for high quality tree planting and soft landscaping, and the layout of this frontage should allow this to be achieved.

54. There are three important trees to the northern end of the site which are to be retained. The agreed plans show that a large soakaway is no longer located in the retained trees' root protection areas. There will be a cellular confinement system for the driveway to prevent damage to tree roots. Such approach was considered by the Local Lead Flood Authority, which confirmed that the proposals are fully feasible.

55. Retention without harm of T1, T2 and T3 is important for the visual amenity they provide and any harm or loss of them will be harmful to visual amenities and will have implications for the new soft landscaping for this site and the BNG scheme for the site. Overall, the proposed works are not objected by the Council's Arboricultural and Landscape Officer, subject to compliance with the arboricultural method statement and tree protection plan for this site. Such requirement can be conditioned. Also, the officer assessed the revised soft landscaping scheme and soft landscaping maintenance scheme, and recommends their

approval. Such details would be further assessed at the reserved matters stage considering landscaping details. On this basis, the proposal would be compliant with Policy 4.25.

Impact on residential amenity

56. Section 3.7.1 of the adopted Residential Development: A Design Guide is relevant in terms of privacy and requires the following minimum distances:

3.7.1 Privacy

People's privacy is normally affected by the degree in which their property is overlooked. In most urban areas a degree of over looking is inevitable, however new proposals should not cause an increase in harmful overlooking.

Criteria	Standard
Minimum back to back distance between parallel 2 or 3 storey buildings (with rear facing windows but no living room windows on upper floors).	21.0m
Minimum back to back distance for 3 storey buildings with rear facing living room windows on upper floors and for buildings of 4 or more storeys.	25.0m
Minimum back to side distance for 2 or 3 storey buildings with rear facing windows on the back elevation facing the side elevation of another property with no windows or obscure windows.	12.5m
Minimum front to front distances for 2 storey dwellings.	10.0m

57. Similar to the approved 5 storey block of flats granted by committee members in 2023, the current proposals show front facing balconies only, with marginal side outlook. There are proposed front balconies with an outlook over the frontage hence with a similar relationship with neighbouring properties as the existing balconies on site. The impact of the proposal on existing neighbouring amenity has been considered in relation to the following properties:

69-71 Boscombe Overcliff Drive

58. Nos. 69 and 71 is a former site of two-storey houses, which is now under construction following an approval for a block of 14 flats granted under a planning approval ref. 7-2020-12924-A.

59. With regards to the approved development, 4no floors have been approved on this neighbouring site, with the uppermost floor set in further away from the flank of Purbeck Court than its three lower levels. The windows in the flank elevations of the approved block of flats on 69-71 were so designed to avoid interface conflict, as Purbeck Court currently retains bedroom and kitchen windows along its eastern elevation. It is possible to condition the lower portions of the bedroom and kitchen windows within the proposed side elevation to prevent any overlooking of no 69. Although the proposals would result in a taller building

near the boundary with no 69, the existing Purbeck Court building already blocks sunlight and outlook to/from the rear of no 69. The proposed building will make little difference given the steep angles upwards involved. The committed/approved planning application for 14 flats does have bearing over the status quo and once built both buildings will, like the house at present, continue to receive sunlight from the south. The proposal would also move the built form on the application site 0.8 metres further away from no 69 as same as the approved scheme for a 5 storeys block of flats on site (ref. 7-2022-3914-C).

60. Whilst the proposal would be taller and have a shadowing impact on the rear of no 69 to an extent, the properties face south and flats in the approved 69-71 scheme all face due south. Subject to the above conditions, the proposed relationships to 69-71 are considered acceptable in the contexts of neighbouring amenity, privacy and daylight impacts, satisfying policies CS21 and 6.10.

63 Boscombe Overcliff Drive

61. This building comprises a flatted development approved in 2019. As approved, no.63 only incorporated high level and obscure windows facing this boundary. The eastern ends of the balconies to no.63 are also already angled and obscured to prevent overlooking from Purbeck Court flats. Subject to conditions to apply similar obscuration to balcony ends on the western end of the proposed balconies, and the lower portions of the proposed flank windows, the proposals would have a negligible impact on the privacy or amenities enjoyed by occupants of no 63. The relationships and offsets of the proposal with on 63 are considered acceptable.

62. In considering the design mitigation and possible harm to outlook is important to bear in mind that there is no right to a view across another owners' land (i.e. the site) and outlook from the balconies at 63 is primarily intended to be of the seaward view, not over this neighbouring site. The balconies within no.63, as a whole would still receive significant light due to their open south facing position post completion of the proposal. The proposal would respect the amenities of neighbouring residents within No.63 as required by policies CS21 and 6.10.

8 Rotherfield Road

63. The rear windows of 8 Rotherfield Road to the north are between 35 metres and 41 metres from the closest parts of the existing building. The proposal would place windows within 34 metres, 29.6 metres and 27 metres of those to the rear of the nearest Rotherfield Road houses. The distances are shorter than those currently experienced but with reference to s.3.7.1 (Privacy) of the LPA's 2008 Residential Design Guide, these distances exceed the minimum 25 metres guidance set out therein in respect of buildings having more than 4 floors and facing buildings having up to 3 floors. When comparing to the approved 5 storey scheme under 7-2022-3914-C, the current scheme is seen as an improvement as parking spaces to the rear would be fully replaced by soft landscaping. This would remove potential impact upon immediate neighbours caused by on site car users. Subject to conditions to secure landscaping and fencing details along the boundary with no 8, the proposal would respect the amenities of neighbouring residents within no.8 as required by policies CS21 and 6.10.

4 Rotherfield Road

64. The rear windows of 4 Rotherfield Road to the northwest are over 28 metres from the rear elevation of the existing flats. The four storey no 63 was approved with a 24.2 metres offset distance between its rear windowed elevation and the bungalow's rear wall. The proposal would bring windows within 25 metres of the bungalow's rear elevation, and although a

closer series of windows exist within approximate 24 metres, the angle of viewing would not permit direct overlooking. There exists a technical conflict with the Residential Design Guide but it is not considered material in view of the angle of viewing. Any interface distance between facing windows would again be 1-3m longer than these distances on account of the hypotenuse length of the angle upwards from ground level to vantage point. The distances exceed the distances approved in respect of no. 63 and staggers in the rear elevations would be such that no harmful overlooking of or impacts on privacy to occupants within no. 4 would ensue. The proposal would respect the amenities of neighbouring residents as required by policies CS21 and 6.10.

65. The proposed dwellinghouse would be separated from the nearest residential houses by 5.3 metres (west) and 6 metres (east), Nos. 4 and 8 Rotherfield Road respectively. There is no adopted minimum separation distance in terms of side to side elevations. The proposed separation distances are set at acceptable level and in keeping with the local area setting. There would be no side facing habitable windows above ground floor level proposed. However, 2no. west facing first floor windows serving en-suite bathrooms are proposed but those would be obscure glazed. In overall, given the proposed design and siting of the proposed detached dwelling, the proposed works would not result in overbearing impact or loss of privacy at immediate neighbouring properties.

Other neighbouring dwellings

66. All other neighbouring properties are sited at an appreciable distance from the proposal. On this basis, it is not considered that any significant adverse impact in residential amenity would be caused.

Shadowing

67. Any lengthened shadows are likely to be limited to a few minutes at sunrise and sunset, in winter. When the sun is higher overhead in spring, summertime, and autumn the additional storeys will have no discernible impact on shadows falling across nearby plots. The morning and afternoon shadow in winter will be slightly longer in its timing, but will fall over areas already shadowed by the 3 storey building. With regard for the preceding assessments the increased height would not result in any significantly detrimental impact in terms of loss of sun or daylighting. Again the earlier approved five storey building was a very similar height and mass.

Noise

68. To offset noise from the demolition and construction works a construction management plan would be conditioned. The construction management plan should outline the start and finish times; provide an indication of noisy works that are likely to be audible beyond the site boundary; and outline a community consultation strategy which includes how and when local residents will be kept informed during the development. A noise survey will be required to inform the CEMP and may necessitate the need for soundproof glazing to the frontage windows of the proposal.

69. Overall, it is considered that the combination of the building height, interface distances, window positions, set-ins and balcony screening in relation to adjacent plots would not oppress or be overbearing to those neighbouring properties, having an acceptable level of impact on outlook, daylight, sunlight and satisfying the aims of policies CS21 and 6.10.

Crime prevention

70. The consulted Crime Prevention Design Officer raised few concerns regarding the proposed design. The consultee suggested adding a security standard door, permanent location of wheelie bins on site, a security shutter/ gates to be installed at the underground garage, or introduction of CCTV cameras on site. Subject to conditions to secure a Crime Prevention Design mitigation plan, the proposed works are considered to be on balance acceptable.

Future living conditions

71. Aim 2 of the Neighbourhood Plan require to provide better homes and affordable homes for existing residents by rebalancing the housing stock with a presumption in favour of family dwellings with at least 2 bedrooms throughout the area, subject to site opportunities and constraints. The Government's Technical Standards provide guidance on the size of accommodation that is proposed, and this is supported in policy by BAP7.

72. The Governments' Technical Standards provide guidance on the size of accommodation that is proposed. Each of the proposed flats will have rooms that would benefit from a window and natural light The proposals would also need to provide acceptable living accommodation for future residents meeting the Governments Technical Housing Standards (THS) as specified by the technical guidance. The Council uses the DCLG Technical Housing standards to inform the quality of internal living environment for new dwellings.

73. National space standards require the following gross internal floor area for a 2-bedroom and 3-bedroom units:

- 2 bedroom, 3 person dwelling set over 1 storey – 61 square metres
- 2 bedroom, 4 person dwelling set over 1 storey – 70 square metres

- 2 bedroom, 3 person dwelling set over 2 storey – 70 square metres
- 2 bedroom, 4 person dwelling set over 2 storey – 79 square metres

- 3 bedroom, 4 person dwelling set over 1 storey – 74 square metres
- 3 bedroom, 5 person dwelling set over 1 storey – 86 square metres
- 3 bedroom, 6 person dwelling set over 1 storey – 95 square metres

- 3 bedroom, 4 person dwelling set over 2 storey – 84 square metres
- 3 bedroom, 5 person dwelling set over 2 storey – 93 square metres
- 3 bedroom, 6 person dwelling set over 2 storey – 102 square metres

- 3 bedroom, 4 person dwelling set over 3 storey – 90 square metres
- 3 bedroom, 5 person dwelling set over 3 storey – 99 square metres
- 3 bedroom, 6 person dwelling set over 3 storey – 108 square metres

- 5 bedroom, 6 person dwelling set over 1 storey – 103 square metres
- 5 bedroom, 7 person dwelling set over 1 storey – 112 square metres
- 5 bedroom, 8 person dwelling set over 1 storey – 121 square metres

- 5 bedroom, 6 person dwelling set over 2 storey – 110 square metres
- 5 bedroom, 7 person dwelling set over 2 storey – 119 square metres

- 5 bedroom, 8 person dwelling set over 2 storey – 128 square metres

- 5 bedroom, 6 person dwelling set over 3 storey – 116 square metres
- 5 bedroom, 7 person dwelling set over 3 storey – 125 square metres
- 5 bedroom, 8 person dwelling set over 3 storey – 134 square metres

74. The proposed accommodation schedule for flats is as following:

- Unit 1: 2-bedroom 115sq. metres
- Unit 2: 2-bedroom 139sq. metres
- Unit 3: 2-bedroom 143sq. metres
- Unit 4: 2-bedroom 88sq. metres
- Unit 5: 3-bedroom 132sq. metres
- Unit 6: 2-bedroom 142sq. metres
- Unit 7: 2-bedroom 140sq. metres
- Unit 8: 2-bedroom 126sq. metres
- Unit 9: 3-bedroom 132sq. metres
- Unit 10: 2-bedroom 142sq. metres
- Unit 11: 2-bedroom 140sq. metres
- Unit 12: 2-bedroom 126sq. metres
- Unit 13: 3-bedroom 132sq. metres
- Unit 14: 2-bedroom 142sq. metres
- Unit 15: 2-bedroom 140sq. metres
- Unit 16: 2-bedroom 126sq. metres
- Unit 17: 2-bedroom 120sq. metres
- Unit 18: 2-bedroom 142sq. metres
- Unit 19: 2-bedroom 140sq. metres
- Unit 20: 2-bedroom 126sq. metres
- Unit 21: 3-bedroom 173sq. metres
- Unit 22: 3-bedroom 169sq. metres

The proposed two and a half storey 5-bedroom house would cover 304sq. metres of floorspace.

75. Therefore, floorspace of the proposed detached house and residential flats would be well in excess of the minimum space standards set out by the Government's Technical Housing Standards 2015 and Neighbourhood Plan Policy BAP7. The proposals would also occupy a sustainable location within proximity to local services and amenities, as well as a local seafront public open space area. All flats would benefit from private amenity spaces in form of either ground floor patio areas of upper floor balconies, as well as will have dual-aspect windows. Also, most flats proposed would benefit from extensive open views across the clifftop to the south.

76. The proposed detached dwelling is of a generous space with dual aspect windows. There is proposed large garden amenity space to the front of the dwelling, as well as further garden amenity space to the rear. It is considered that the level of internal and external amenity spaces would be satisfactory for a modern 5-bedroom family house in this location.

77. Given the above, it is considered that the proposed works would comply with provisions of Policy 6.8 of the Bournemouth District Wide Local Plan 2002 (the Local Plan), Policies CS21 and CS41 of the Bournemouth Local Plan Core Strategy 2012 (the Core Strategy),

BAP7 of the Boscombe and Pokesdown Neighbourhood Plan and Part 3 of the Residential Development – A Design Guide SPG 2008 (the Design SPG).

Highway Safety

78. The proposal includes underground parking for the flats, associated bin and cycle storage and the erection of a detached dwelling fronting Rotherfield Road with associated access and parking.

Proposed dwellinghouse

79. The layout serving the proposed dwellinghouse is considered to be acceptable by the Local Highway Authority (LHA) regarding the provision of car and cycle parking. Where redundant, the dropped kerb will be reinstated with full height kerb to the Council's specification and satisfaction and at the applicant's expense. The provision of pedestrian inter-visibility splays at both sides of the widened access represents a betterment of the existing access arrangement.

80. The principle of reversing movements to/from Rotherfield Road is acceptable given it is a minor residential road and this arrangement mirrors those of many neighbouring properties. Consequently, the traffic generated by a single dwelling is not considered to prejudice the safe operation of the highway network in this location.

81. The agreed site plan shows amendments to the initially submitted width of the pedestrian access paths to/from the cycle stores. These have been widened to 2 metres at the rear of the flatted building and measure between 1.8 to 2 metres to the side of said building, before narrowing slightly upon the site frontage. On balance, the access arrangement is considered acceptable.

82. Submitted plans suggest that the proposed access arrangement will require the relocation of an existing highway asset (lamp post). This matter is covered by Highways Act legislation, a separate process to planning permission. It is important for the applicant to note that if the current planning permission were granted it does not automatically mean permission to remove the highway asset would be granted under the Highways Act. If permission to remove the asset is not secured/approved despite being required, the applicant would not be able to implement the current proposal.

83. Whilst the integral garage for the house is of substandard size to be considered a formal parking space (section 3.2 of the BCP Parking Standards SPD (2021) refers), there is ample 'external' space to provide parking for multiple cars which therefore meets the SPD requirement of 2 spaces. The size of the parking spaces (2.6 metres x 4.8 metres) can be secured by condition. The provision of 3 cycle stands within the garage offers secure, covered, purpose-built parking for 6 cycles, sufficient for the proposed dwellinghouse.

Proposed flats

84. Vehicular access to the site is proposed from Boscombe Overcliff Drive, a 30mph single carriageway road running parallel to the coast. This section of the highway network experiences an uplift in vehicular movements across the summer months however, it is a non-classified road with no recorded strategic status and good forward visibility thus the formation of a new access is acceptable in principle.

85. The revised site plan also shows 54 cycle parking spaces across 3 cycle stores. The majority of spaces are now provided as 'Sheffield' type stands whilst 2 spaces are specified for non-standard cycles. The design of all stores is considered to enable the parking and manoeuvring of cycles.

86. The revised site plan shows amendments to the width of the pedestrian access paths to/from the cycle stores. Following a request from the LHA Officer, these have been widened to 2 metres at the rear of the flatted building and measure between 1.8 to 2 metres to the side of said building, before narrowing slightly upon the site frontage. On balance, the revised access arrangement is considered acceptable.

87. Final revisions are not objected by the LHA subject to conditioning details of footway crossing; vehicle access, parking and turning; cycle parking; and a construction management plan. Consequently, the proposals would comply with the aims of Policies CS16, CS17, CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (2012), as well as aims of paragraphs 116 and 117 of the National Planning Policy Framework (2024) which seek new development to provide safe and suitable access for all, and to give priority first to pedestrian movements.

Sustainable energy

88. Policies CS2 and CS3 of the Core Strategy require developments to be sustainable and to embrace the use of renewable/low carbon energy generations. The Applicant has failed to provide information which outlines how the building will be energy efficient. However, a condition could be introduced to outline the final design in this respect and meet the requirements of the relevant policies, including the guidance set out in Policy CS2, the Town Centre Development Design Guide 4.2 and the Residential Design Guide 3.10 in terms of the careful use of natural resources.

Cliff Stability

89. Policy 3.25 requires from developments '*within 200 metres of cliffs and chines, or in proximity to steep embankments, to incorporate measures necessary to demonstrate such development will have no adverse effect upon existing cliffs, chines or steep embarkme*nts'. As stated within paragraph 3.58 of the saved local plan '*the stability of the ground is so far as it affects land use, is a material consideration which should be taken into account in determining a planning application'.* Paragraph 3.60 goes further that 'the stability of the land can have significant implications as to what form of development is appropriate or could be considered.

90. Given that the development is in the order 100 metres from the adjacent cliff frontage, a cliff stability appraisal was submitted with the application. The slope stability assessment highlighted the recommendations for appropriate site drainage. The Cliff Stability Engineer commented that this approach appears sufficient hence in line with Policy 3.25, subject to appropriate conditions to resolve drainage. Those would be in respect to the demolition of the existing structures; the drainage design; the ground investigation, as well as the basement structure and sea cliff stability.

Land Contamination

91. As this site has a domestic history away from commercial uses, potential contamination issues are likely to be confined to the fabric of the existing buildings rather than ground below.

Ecology

92. An Ecology Report has been submitted. No evidence of nesting birds, bats or any other protected species has been recorded on the site. To enhance the site for ecology, eight bird nesting boxes, four bat boxes and six bee bricks will be installed within the new block of flats and the new dwelling. The Council's Ecology Officer raised no objections to the proposed works subject to conditioning full compliance with the biodiversity recommendations as given in section 5 and appendix H of the submitted 'Ecology & Biodiversity Net Gain Assessment (BNGA) Report'. Furthermore, the consultee suggested that vegetation clearance on this site should be carried outside the bird breeding season of 1st March to 31st August inclusive. Also, an informative note should be supplied that if bats are found during demolition that all work to cease.

93. Overall, it is considered that the proposals comply with relevant provisions of the NPPF, which further seeks net gains for biodiversity, Policy CS30 which seeks to promote green infrastructure and Policy CS35 which seeks to promote the Borough's biodiversity and geodiversity interests.

Biodiversity Net Gain (BNG)

94. The Biodiversity Net Gain (BNG) requirement in England became effective on 12 February 2024, compelling all planning permissions to positively impact biodiversity. The BNG requirement means that, for all planning applications made after 12 February 2024, every planning permission will have a BNG Condition attached. This condition requires a Biodiversity Gain Plan to be submitted and approved by the Planning Authority prior to commencement of the development (Paragraph 13 Schedule 7A TCPA 1990). The biodiversity gain objective/condition is met if the development increases the biodiversity value of the site by at least 10%, relative to the pre-development value of the onsite habitat, this percentage subject to change by the Secretary of State.

95. However, exemptions apply to certain development. Those could be developments below a de minimis threshold and applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5 metres by 5m metres) of non-priority onsite habitat (such as modified grassland) or 5 metres for non-priority onsite linear habitats (such as native hedgerows). This exemption is designed to ensure that BNG does not apply to either very small-scale development or development which does not impact habitat, through loss or degradation within the red line boundary.

96. Initially, a BNG consultee raised concerns due to a lack of a draft Habitat Management and Monitoring Plan. Such details were requested in order to determine whether or not the

biodiversity gain condition can be discharged in accordance with the biodiversity gain hierarchy, and whether the proportion of onsite habitat proposed would be satisfactory.

97. As noted above, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021. An ecological impact assessment and Biodiversity Metric has been submitted with the application. The metric demonstrates that -16.86% BNG will be achieved (a net loss on site). However, the applicant intends to make up through the purchase of offsite biodiversity units and such approach is not objected by the BNG consultee as it is considered to be in line with the BNG hierarchy because they have demonstrated that they are retaining as much on site habitat as possible, including the existing trees and providing replacement habitat where possible.

98. The consulted BNG Officer also confirmed that the baseline habitats recorded in the revised metric received are considered to be acceptable. The proposed habitats and trees shown on the revised Landscape Plan (2381/1l) are acceptable and achievable for this site. The Council's Tree Officer has considered tree protection details and confirmed that he is satisfied that the trees indicated for retention would not be harmed by the development. The area of verge to the front of the site which is outside the application site red line must be protected. The BNG Officer noted if the habitat were to be impacted by the development, it would need to be included within the red line boundary.

99. A number of the proposed habitat parcels represent 'significant' biodiversity gain habitats, and therefore a detailed Habitat Management and Monitoring Plan (HMMP) is required when discharging the statutory condition. A HMMP condition has also therefore been added. The applicant also agreed on the offsite units requirement prior to purchase to reduce delays post decision. The correct number of units will need to be purchased prior to submitting the Biodiversity Gain Plan in order to discharge the statutory condition. BNG monitoring fees of £3,748.00 are suggested to cover the costs of the council checking the monitoring reports which the applicant is required to submit over the statutory 30 year period, and this will be secured by Section 106 Agreement. Additionally, the management and maintenance of communal areas is proposed to be secured by Section 106 Agreement

100. Finally, suitable conditions to secure protection of retained trees within the site and protection of habitat and trees outside the site, as well as the informative advising the applicant about the statutory condition are required. Subject to an appropriately worded conditions, the submitted metric has been completed correctly and that the development would be capable of achieving the mandatory 10% net gain onsite.

Drainage

101. The application site qualifies as major development and therefore requires the involvement of the Lead Local Flood Authority (LLFA) as a technical consultee. All (major) development proposals have to be supported by a (conceptual) strategy of surface water management in accordance with the National Planning Policy Framework (NPPF), which demonstrates both that the proposed development and any adjoining property or infrastructure are not to be placed at risk, or to suffer from any worsening. The site sits at the top of the cliff within Flood Risk Zone 1, where low risk of flood exists. The land is previously developed with a drainage system connected to the sewer network. The clifftop location prohibits the use of a simple into-the-ground drainage-system on stability grounds.

102. The consulted LLFA raised no objection to agreed drainage details subject to conditioning full compliance with details and recommendations set with the agreed Surface Water Drainage Strategy and Flood Risk Assessment Report.

Waste and Recycling

103. A waste management officer reviewed the proposed works and raised no objections. For a development of 22 x flats provision should be made for 5 x 1100L recycling bins and 3 x 1100L refuse bins. The proposed dwelling would utilise a 240 litre capacity bin for recycling, 180 litre capacity bin for refuse and a 23 litre capacity bin for food waste. Residents may also subscribe for the garden waste collection service, via a 240 litre wheeled bin. The bin stores for flats ware a suitable size to accommodate the number of containers required. Also, the bin store for flats is within 10 metres of the public highway to facilitate collections. The collection vehicle would not enter the development in order to service the bins of the dwellings. Residents should present their bins at Rotherfield Road and return them to their property boundaries once they have been emptied. The plans are suitable from a Waste Collection Authority perspective.

Heathland Mitigation

104. 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.

105. 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. A capital contribution is therefore required and in this instance is £3,990, plus a £199.50 administration fee as per April 2024 rates. A legal agreement has been processed by the Council at the time of writing this report although needs to be finalised prior issuing a final decision.

New Forest SAMM

106. The site lies within the 13.8km zone of influence of the New Forest National Park. Natural England have formally advised BCP that in the light of the significant evidence relating to recreational pressure on the New Forest designated sites, all new residential development within the zone of influence of the New Forest SAC, New Forest SPA and New Forest Ramsar will be required to secure appropriate mitigation. Such appropriate mitigation must enable the conclusion that development coming forwards will not lead to an adverse impact on the Integrity of the New Forest Designated sites.

107. The zone of influence defines where additional housing growth would trigger likely significant effects on the New Forest SAC/SPA/Ramsar from recreation and as such where mitigation would be required. In this instance, the application site is located within the zone of influence. As such, mitigation is required.

108. The contribution required for this site in this instance is £2,255, plus a £112.75 administration fee (£205 per flat, including flats plus 5% admin fee). The required mitigation will be secured through a legal agreement to overcome that issue and make it acceptable.

Affordable Housing

109. All applications proposing residential development in excess of 10 units net will be subject to the Council's adopted affordable housing policy. The affordable housing DPD sets out an approach to achieving contributions towards the delivery of affordable housing in Bournemouth. Policy AH1 contained within DPD requires all residential development to contribute towards meeting the target of 40% affordable housing. When considering residential development, the Council will seek a 40% contribution except where it is proven to not be financially viable. The DPD was revised in November 2011 and sets out in greater detail how the DPD will be implemented as well as including an indicative contribution table which applicants can agree to rather than submit viability information.

110. In this case the applicant has agreed to pay the 40% policy compliant affordable housing contribution. The contribution consists of the following:

- 40% Policy compliant contribution for those 22 units (£13,867 per unit) would be **£305,074**, plus **£53,250** for the detached house.

111. The applicant has agreed to pay such amount to cover affordable housing associated with this site. The affordable housing contribution figures will be included into a final S106 agreement. This is a significant benefit of the proposed development.

Community Infrastructure Levy

112. The development proposal is liable to a community infrastructure levy charge.

Planning Balance / Conclusion

113. As outlined above, the public benefit of extra 11 residential units into the area (23 in total) where a sufficient housing supply provision cannot be demonstrated, is considered to outweigh the visual perception of the 6 storey development against buildings with fewer storeys within vicinity. Given the shortfall of the number of homes delivered in the Local Plan area, the balance is tilted in favour of sustainable development and granting planning permission except where the benefits are significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal. The tilted balance approach forms a material consideration in this case.

114. The proposal would make efficient use of a brownfield site and provide 11 additional dwellings in a highly sustainable location in terms of public transport, local amenities including shops and a short distance to seafront. This has significant weight in terms of the substantial social and economic benefits of 11 additional dwellings, during both construction and in the future.

115. A positive aspect of the proposal is that all flats would benefit from balconies and outdoor patio/garden areas. They are also of good size and exceed the Nationally Described Space Standards. Also, a proposed dwellinghouse is of a generous size and blend in well within its immediate setting. A contribution is proposed towards affordable housing, which represents a further benefit.

116. The proposal therefore delivers a form of sustainable development in accordance with the development plan, when a balanced judgement is made. The proposed scheme is considered to represent on balance a good quality design that would enhance the character of the locality. 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

Conditional Permission

RECOMMENDATION I - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to:

a) satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Dorset Heathlands and New Forest SAMMS by securing the payment of financial contributions and conditions (below)

RECOMMENDATION II - That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary.

RECOMMENDATION III - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution.

Section 106 terms

- Financial contribution of £3,990 plus a £199.50 administration fee towards Heathlands Mitigation.

- Financial contribution of £2,255 plus a £112.75 administration fee towards the mitigation of the adverse effects arising from the development on the New Forest SAC, New Forest SPA and New Forest Ramsar site.

- As the development would include habitats that are considered 'significant' biodiversity gains, an HMMP will be required when discharging the statutory condition and therefore the HMMP condition should be added.

- BNG monitoring fees of £3,748.00 to cover the costs of the council checking the monitoring reports which the applicant is required to submit over the statutory 30 year period must be secured by Section 106 Agreement.

- The management and maintenance of communal areas must be secured by Section 106 Agreement.

- Affordable Housing contribution of **£358,324** plus £200 administration fee.

Conditions

1. Standard conditions

a) Before any development is commenced details of "reserved matters" (that is any matters in respect of which details have not been given in the application and which concern the landscaping of the site shall be submitted to the Local Planning Authority for their subsequent approval.

Reason: This condition is required to be imposed by the provisions of Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995.

b) Application for approval of landscaping must be made not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

c) The development to which this permission relates must be begun not later than whichever is the later of the following dates:-

i) the expiration of three years from the date of grant of outline planning permission, or

ii) ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: This condition is required to be imposed by Section 92 of the Town and Country Planning Act 1990.

; and to the following condition(s):

2. Approved Plans

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

- Proposed House Floor Plans And Elevations, drawing number 9753/208 rev. B;
- Existing Floor Plans drawing number 9753/210 rev. A
- Existing Elevations drawing number 9753/211;
- Proposed Bin and Cycle Stores and Stairwell drawing number 9753/207 rev. D;
- Site Block And Location Plans drawing number 9753/200 rev. I;
- Basement and Ground Floor Plans drawing number 9753/201 rev. F;
- Proposed First and Second Floor Plans drawing number 9753/202 rev. F;

- Proposed Third and Fourth Floor Plans drawing number 9753/203 rev. E;
- Proposed Fifth Floor and Roof Plans drawing number 9753/204 rev. D;
- Proposed Front (South) and Side (East) Elevations drawing number 9753/205 rev. F;
- Proposed Rear (North) and Side (West) Elevations drawing number 9753/206 rev. G;
- Proposed Street Scene drawing number 9753/209 rev. G;
- Indicative Drainage Plan 9753/212 rev. C;
- Drainage Strategy Overall Layout 24058-GAP-XX-XX-DR-C-9000 rev. P07;
- Drainage Strategy Ground Floor Layout 24058-GAP-XX-XX-DR-C-9001 rev. P07;
- Drainage Strategy Basement Layout 24058-GAP-XX-XX-DR-C-9002 rev. P07;
- Drainage Areas Pre-Development 24058-GAP-XX-XX-DR-C-9010 rev. P01;
- Drainage Areas Post-Development 24058-GAP-XX-XX-DR-C-9011 rev. 01;
- Drained Areas Post Development 24058-GAP-XX-XX-DR-C-9011 rev. P02;
- DS/9272424/AC Tree Survey and Arboricultural Method Statement;
- Tree Protection Plan & Arboricultural Method Statement DS/92724/AC;
- Landscape Comparison Study drawing number 9753/213;
- Landscape Proposals 2381/1I.

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

3. The demolition of the existing structure(s)

Before the demolition of existing structures on the site is undertaken, a 'demolition statement' and related temporary works design detaining the proposed demolition method, shall be submitted to the planning authority and approved in writing prior to commencement.

Reason: To ensure compliance with the requirements of Construction (Design and Management) Regulations 2015 (CDM 2015) and to allow consideration of the suitability of the demolition method being proposed for the structure, to review potential risks due to the sites location within an urban area and being close to a main road i.e. Boscombe Overcliff Drive.

4. Construction Management Plan – Major Developments

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- A construction programme including phasing of works;
- 24-hour emergency contact number;
- Hours of operation;
- Expected number and type of vehicles accessing the site:
- Deliveries, waste, cranes, equipment, plant, works, visitors;
- Size of construction vehicles;
- The use of a consolidation operation or scheme for the delivery of materials and goods;
- Phasing of works;
- Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction):
- Programming;
- Waste management;

- Construction methodology;
- Shared deliveries;
- Car sharing;
- Travel planning;
- Local workforce;
- Parking facilities for staff and visitors;
- On-site facilities;
- A scheme to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable
- traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- Methods of communicating the Construction Management Plan to staff, visitors and
- neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development

5. Ground Levels

Prior to the commencement of any below ground development, a plan indicating the finished site levels above Ordnance Datum of the building, and the finished site levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be completed in accordance with these approved details.

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

6. Significant LEMP condition

No part of the development hereby permitted shall be commenced unless a Landscape and Ecology Management Plan ("LEMP") has first been submitted to and approved in writing by the local planning authority. The LEMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development and the approved HMMP required in accordance with the conditions forming part of this permission ("the agreed HMMP"). The LEMP shall in particular include:

(a) details of all ecological matters (including species enhancements) and landscaping associated with the development not otherwise identified in the agreed HMMP including identification of what is to be retained as well as all proposed creation and enhancement;

(b) details of all proposed works relating to such ecological matters and landscaping together with any relating to on-site habitat not otherwise identified in the agreed HMMP including any proposed hard landscaping and all boundary treatments;

(c) a timetable for the provision of all such ecological matters, landscaping and works; and

(d) details and arrangements as to future on-going retention, management and maintenance of all such ecological matters, landscaping and works including provision for the replacement of any plant or tree found damaged, removed, dead or dying.

The approved LEMP shall at all times be accorded with and the identified ecological matters, landscaping and works at all times retained, managed and maintained in accordance with the approved LEMP.

Reason: to ensure there is adequate protection for the existing habitats and provide suitable external amenity space for future occupiers and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

7. Habitat Management and Monitoring Plan condition

(a) No part of the development hereby permitted shall be commenced unless a Habitat Management and Monitoring Plan ("HMMP") has first been submitted to and approved in writing by the local planning authority.
(b) The HMMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development hereby permitted.
(c) The HMMP shall in particular include:

(A) a background section; including:
  (i) a high level summary of all relevant matters identified in the HMMP;
  (ii) details of the person(s) who have written the HMMP and who will be responsible for delivery and maintenance of all Habitat Provision; and
  (iii) the metric used for the purposes of the HMMP; and
(B) a section setting out all planned habitat activities, including:
  (i) overarching aims and objectives;
  (ii) design principles informed by all relevant baseline information;
  (iii) full details of the Habitat Provision;
  (iv) a Condition Target for each habitat forming part of the Habitat Provision together with targets required to meet every Condition Target including timelines against which progress against those targets can be assessed;
  (v) details of all protective, management and maintenance measures in relation to the Habitat Provision to cover a period of at least thirty years from the Completion of Development; and
  (vi) details of any identifiable risk relating to the Habitat Provision and also the meeting of any Condition Target together with initial identified remedial measures relating to any such risk; and
(C) a monitoring schedule section including:
  (i) a monitoring strategy;
  (ii) details of monitoring methods to be used for a Monitoring Report together with intervals for the provision of every Monitoring Report to the local planning authority; and

(iii) details of how Adaptive Management will be incorporated into meeting every Condition Target; and

(D) plans and details reasonably necessary for each section.

(d) No part of the development shall be occupied unless the local planning authority has approved in writing the Completion of Development Report.

(e) The approved HMMP shall at all times be accorded with. If at any time it is identified that any Condition Target specified in the approved HMMP may not be, or is no longer being, met then Adaptive Management shall be implemented without unreasonable delay sufficient to ensure that the Condition Target will be met or continues to be met (as the case may be) in accordance with the approved HMMP.

(f) Whenever a Monitoring Report is submitted to the local planning authority in accordance with the approved HMMP, in addition to any other information, it shall in particular include:

(i) a progress summary;

(ii) details of the person(s) responsible for compiling the information in the monitoring report;

(iii) details identifying the success or failure of the Habitat Provision both generally and in particular as against every relevant Condition Target;

(iv) progress toward every Condition Target including any identified barrier(s) to such progress;

(v) any Adaptive Management required to ensure that the Habitat Provision is on track to meet each Condition Target and continues to meet every Condition Target once achieved;

(vi) a register of activity; and

(vii) any identified need to vary the approved HMMP together with relevant explanation.

For the purposes of this condition:

"Adaptive Management" means procedure(s) whether originally identified in the approved HMMP, a Monitoring Report or otherwise including a timetable for delivery to ensure that the Condition Target(s) are achieved and thereafter maintained.

"Condition Target" mean the minimum acceptable targeted level of habitat condition in relation to each habitat type situated on the application site including a time by when that habitat condition will be reached where it is not already being met;

"Completion of Development" means the date on which the local planning authority issue an approval of the Completion of Development Report;

"Completion of Development Report" means a written report submitted to the local planning authority for the purposes of this condition identifying the date on which the development hereby permitted has been completed together with evidence of such completion and also of compliance with all targets applicable on or before that date identified in the approved HMMP;

"Habitat Provision" means all habitat situated on the application site to which this permission relates to be retained, created and enhanced

"Monitoring Report" means a report containing monitoring and survey information to be submitted to the local planning authority in relation to the Habitat Provision including person(s) responsible for undertaking all such monitoring and surveys and submission of the report to the local planning authority.

Reason: to ensure there is adequate protection for the existing habitats and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

8. Management of surface water

No development (including demolition) shall take place until detailed proposals for the management of surface water (including the provision of final and substantiated drainage designs), which strictly accord with the approved flood risk assessment and drainage strategy ("Surface Water Drainage Strategy and Flood Risk Assessment Report," Godsell Arnold Partnership Ltd, Revision F, 17/06/25 ref 24058-GAP-ZZ-ZZ-RP-C 9000_F, including Drainage Overall Layout Drawing 24058-GAP-XXX-XX-DR-C 9000 P07 17/06/25), have been submitted to and approved in writing by the local planning authority. The surface water scheme must be completed in accordance with the approved details and fully functional, prior to occupation of the development.

Reason: To prevent the increased risk of flooding and to protect available receiving systems.

9. Surface Water Management scheme

Prior to the first occupation of the development, a scheme for the maintenance and management of the Surface Water Management scheme required via condition 8 shall be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

Reason: To ensure future maintenance of the surface water drainage system, and to prevent the increased risk of flooding.

10. The ground investigation

Prior to the commencement of development, a site-specific ground investigation following the recommendations of BS EN 1997- 2: 2004 Eurocode 7 shall be undertaken, which is to include appropriate testing, factual and interpretative reporting. A Ground Investigation Interpretative Report (GIR) is required to provide an appropriate ground model and information on material parameters for detailed design of the structure(s). The report shall be submitted to the Local Planning Authority for approval in writing prior to commencement of development and development carried out in accordance with the approved details.

Reason: To safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general.

11. The basement structure and sea cliff stability

The Ground Investigation Interpretative Report (GIR) shall inform the production of a Geotechnical Design Report (GDR) which shall be prepared in accordance with BS EN 1997-1: 2004 Eurocode 7 and the UK national annex, relevant standards and codes of practice, shall consider all the geotechnical issues of the site, and shall be submitted for the

written approval of the Local Planning Authority prior to the commencement of development on site.

The GDR shall include (but not necessarily be limited to) consideration of both the temporary and permanent works, global stability; the potential for induced ground movement during construction (due to excavation/ lateral displacement/ wall relaxation) the potential impacts of dewatering if undertaken, and how ground movements shall be maintained within tolerable limits.

The GDR shall provide a 'basement impact assessment' to demonstrate that the temporary and permanent works will not adversely impact on adjacent services and structures. Furthermore the report shall demonstrate that the global stability of the Sea Cliff is not adversely impacted by the proposed development.

The GDR shall provide a supervision and monitoring plan, the assumed construction methodology; the sequence of development/ construction; details of backfilling and reprofiling where required, as well as the provision of a geotechnical risk register and supporting calculations. Once agreed, the recommendations of the report shall be implemented in full.

Reason: To ensure that the structural stability of the site is maintained, to minimise the risk of instability to the adjacent structures, services, and Sea Cliff.

12. Contaminated Land Remediation (Watching Brief)

If the presence of any previously unencountered below ground contamination that becomes evident during the development of the Site shall be reported to BCP in writing within one (1) week, and work on the affected area shall cease with immediate effect. At this stage, if requested by the Local Planning Authority, an investigation and risk assessment shall be undertaken, and an amended remediation scheme shall be submitted to and approved by the LPA prior to re-commencement works in the affected area. The approved details shall be implemented as approved. Following completion of the above remediation works a Verification Report must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

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

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

13. Samples of materials

Notwithstanding the annotations on the approved plans, no development above damp roof course level shall take place until details/samples of the materials to be used on the external surfaces of the proposed development including the bricks, glazing, walls, balconies, roof areas, balcony railings including any colour finish and texture have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

14. Compliance with the submitted arboricultural method statement and tree protection plan

The Arboricultural Impact Assessment & Method Statement ref. DS/92724/AC prepared by Treecall Consulting Ltd and dated 17 June 2025, as well as the submitted Tree Protection Plan & Arboricultural Method Statement drawing number DS/92724/AC dated 17 June 2025, shall be implemented in full, including the tree protection measures and compliance with the required arboricultural supervision, and shall be undertaken in accordance with the approved timetable and maintained and supervised until completion of the development.

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

15. Noise

No development shall take place until a detailed acoustic report on the existing noise climate at the development site has been submitted to and been approved in writing by the Local Planning Authority.

The report shall include a scheme of noise insulation measures for the proposed residential accommodation. The noise insulation measures shall be designed to achieve noise insulation to a standard that adverse amenity impact will not be caused to the occupiers of the residential accommodation by noise from road traffic on Boscombe Overcliff Drive.

The report shall have been undertaken by suitably qualified acoustic consultant/engineer, shall include 2no periods for daytime as 0700-2300 hours and 2no. for night-time as 2300-0700 hours, and identify appropriate noise mitigation measures. All residential units shall thereafter be designed so as not to exceed the noise criteria based on current figures by the World Health Authority Community Noise Guideline Values/BS8233 “good” conditions given below:

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

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS4142: 2014 "Method of rating industrial noise affecting mixed residential and industrial areas" and BS 8233: 2014 "Sound Insulation and Noise Insulation for Buildings - Code of Practice".

The approved scheme shall be implemented prior to the first occupation of any of the residential units hereby approved and be permanently retained thereafter.

Reason: In order to safeguard the amenities of future occupiers of the noise sensitive development.

16. Crime prevention scheme

The details of a Crime Prevention Scheme to be implemented within the development shall be submitted to and approved in writing by the Local Planning Authority in conjunction with Dorset Police. The approved scheme shall be implemented prior to the occupation of the development hereby approved and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of Crime Prevention.

17. Climate Change Mitigation

Prior to the first occupation of the development, full details of any sustainability mitigations for the site, including rooftop areas shall be submitted to the Local Planning Authority in writing for approval. Details shall set out how the development will achieve the Core Strategy Policy CS2 requirement that at least 10% of the energy to be used in development will come from decentralised and renewable or low carbon sources. No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. The equipment and/or planting shall then be installed in accordance with the approved details before the first occupation of any of the dwellings hereby approved.

See informative note on climate change mitigation

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

18. Off-Site Works a Pre-Requisite of Development – Footway Crossing

Before the development is occupied or utilised, a scheme for the provision of pedestrian visibility splays across the highway verge and the exact position for the relocation of the bench currently fronting the site, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the construction specification and surface treatment of the splay areas and shall comply with the standards adopted by the Local Highway Authority. The agreed scheme shall then be implemented prior to first residential occupation of any of the residential units hereby approved and no obstruction to visibility over 0.6m in height above ground level shall be erected within the area of the splays at any time.

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

19. Vehicular Access, Parking & Turning

Before the development is occupied or utilised, the proposed access, including the provision of a gradient no steeper than 1 in 12 for the first 5m, and the parking and turning areas, shall be constructed and arranged in accordance with approved plans and permanently retained and kept available for their intended purpose, at all times.

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

20. Cycle Parking

Before the development is occupied or utilised the cycle parking facilities and associated access arrangements shown on the hereby approved plans must have been constructed. Thereafter, these facilities must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use
of sustainable transport modes.

21. Servicing and Waste Management Plan

Prior to the first occupation of the development a Servicing Management Plan, incorporating a Waste Management Plan (CWMP) shall be submitted to the Local Planning Authority for approval in writing. The plan shall include

- details of how the building is to be serviced and the waste collected from the approved bin stores and moved to the collection day dwell space, including a weekly timetable with hours;

- details of procedures waste collection operatives will adhere to when faced with cyclists seeking to use the basement cycle store via the lift; and

- drawings showing the provision of 2m wide clearance across proposed footways immediately adjacent to the approved lift door opening serving the basement bin stores; and

- No bins or waste shall be stored within the bin collection point other than on the collection day the bins are due to be collected, commencing four hours before collection is due and returned to basement bin store within 6 hours.

No installation or instatement of the details shall be undertaken until approval is given for them, in writing, by the Local Planning Authority. None of the dwellings hereby approved shall be first occupied until the servicing and waste management plan has been approved AND any approved dropped kerbing, path widening and demarcation has also been fully implemented on site in accordance with the approved details. The approved details within sections (a), (b), (c) and (d) shall remain in situ and complied with at all times while the building is occupied by any residents.

Reason: To ensure that the business meets its duty under Environmental Protection Act 1990 (section34) to have suitable commercial waste agreement in place, guidance relating to capacity is based on Waste management in buildings — Code of practice BS 5906:2005, also the safe servicing and collection of refuse from the site so as not to impact the efficiency of the local highway network nor the safety of its users and in the interests of preserving visual amenities, meeting the needs of intended occupiers and highway safety and in accordance with Policy CS41 adopted October 2012

22. Biodiversity Enhancement Mitigation

Prior to the first occupation of any part of the development hereby permitted all biodiversity enhancement recommendations as given in section 5 and appendix H of 'Ecology & Biodiversity Net Gain Assessment (BNGA) Report' by ABR Ecology Ltd shall be implemented in full.

Reason: To ensure the development contributes to and enhances the natural and local environment by minimising impacts on and providing net gains for biodiversity in accordance with Policy CS30 of the Adopted Core Strategy (2012) and the aims of the National Planning Policy Framework (2024)

23. Bird nesting months

All work to trees and/or hedgerows on the site shall be carried out outside of the bird nesting season which runs from 1st March to 31st August inclusive, unless it can be sufficiently checked by an ecologist to show that nesting birds are not present.

Reason: To safeguard the active nests of all wild birds which in England are protected under the Wildlife & Countryside Act 1981

24. Obscure Glazing (windows)

Prior to the first occupation of any of the dwellings hereby approved:

a) The lower portions of all habitable windows in the eastern elevation facing the flank of no.69 Boscombe Overcliff Drive, serving flats nos. 4, 8, 16 and 20, as well as the en-suite within no.22; and shown on approved floor plans (9753/201 rev. F, 9753/202 rev. F, 9753/203 rev. E, 9753/204 rev. D) and elevation drawing (9753/205 rev. F) shall be fitted with obscure glazing to a point at least 1.6m above finished floor level within each unit; to Pilkington Level 3 obscuration or above (or the nearest equivalent standard) and shall be permanently retained as such.

b) The lower portions of the bedroom windows in the northern elevation facing rear, and lighting flat nos. 1, 2, 3 and 4; and shown on approved floor plan (9753/201 rev. F) and elevation plan (9753/206 rev. F) shall be fitted with obscure glazing to a point at least 1.3m above finished floor level within each unit; to Pilkington Level 3 obscuration or above (or the nearest equivalent standard) and shall be permanently retained as such.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

25. Obscure Glazing (balconies)

Prior commencement of the proposed works, full details of 1.8 metre high balcony privacy screens fitted to the eastern and western sides up to the curved end edges of the building frontage to flat nos. 5, 8 9, 12, 13, 16. 17, 20, 21 and 22, facing nos.63 and 69-71 Boscombe Overcliff Drive as shown on the approved floor plans (9753/202 rev. F, 9753/203 rev. E, 9753/204 rev. D) and elevations plans (9753/205 rev. F and 9753/206 rev. F) proving at least Pilkington Level 3 obscuration (or the nearest equivalent standard) shall be provided to and agreed in writing with the Local Planning Authority. The agreed details shall be permanently retained as such.

Reason: To protect the amenity and privacy of adjoining properties and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

26. Lighting (Light Spill)

Before the development hereby approved is first occupied, the external lighting across the site must be installed and maintained with connections to a timer so that it is extinguished overnight between 23.00h and 06:00h daily. Any additional overnight security lighting provided to building entrances and pathways shall operate by PIR sensor and extinguish by timer after 5 minutes of no activity. Any lighting installed to the exterior of the building or within the site (including that operated by the PIR) shall point downwards at an angle of no more than 30 degrees perpendicular from a point above the ground, not be mounted above the internal ceiling height of first floor level and not face any neighbouring residential windows within or outside the site.

The approved lighting scheme shall installed and thereafter at all times retained and maintained in full working order.

Reason: In the interest of highway safety and neighbouring amenity and in accordance with Policies CS14 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

27. No permitted development rights for enlargements

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no enlargements of the dwelling(s) including alterations shall be constructed without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

28. No permitted development rights for outbuildings

Notwithstanding the provisions of Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no outbuildings including garages shall be constructed within the curtilage of the dwelling hereby approved without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain control over the development of the site in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

Informative Notes:

1. **Informative note: Bats**

   If bats are found during demolition that all work to cease and if possible, part of structure that was removed and exposed bats put back into place. A bat ecologist employed to address situation and Natural England contacted.

2. **Informative note: No Storage of Materials on Footway/Highway**

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

3. **Informative note: Highway and Surface Water/Loose Material**

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

4. **Informative note: Dropped kerb**

   The applicant is advised that notwithstanding this consent, Section 184 of the Highways Act 1980 requires the proper construction of vehicle crossings over kerbed footways, verges or other highway land. Normally this work will be undertaken at the expense of the applicant by the Highway Authority although on occasions there might be instances where the applicant under supervision can undertake this work. A Section 171 (Highways Act 1980) licence application form is available within the Roads and Transport section of the council's website (www.bcpcouncil.gov.uk).

5. **Informative note: Car Parking Permit Schemes**

   The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.

6. **Informative note: Streetworks**

   Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or streetworks@bcpcouncil.gov.uk to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.

7. Informative note: Building Control

The assessment of this development proposal in respect of Building Control matters will be made during formal consultation, however early recommendations are identified on the attached schedules and relate to the following areas:

- Recommendations identified under B5 of Approved Document B relating to The Building Regulations 2010
- Recommendations to improve safety and reduce property loss in the event of fire.

8. Informative note: No burning

No burning of demolition/construction waste materials shall take place on site at any time.

9. Informative Note: BNG Approval Required

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 is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

10. Informative note: Drainage proposals

Detailed drainage proposals may typically include:

1. Detailed drainage network layout
2. Manhole schedule
3. Construction details for drainage elements
4. Construction details for SUDS elements
5. Hydraulic modelling calculations
6. Exceedance flow routes (including proposed ground levels)

11. Informative note: Drainage maintenance and management

Drainage maintenance and management information may typically include:

1. Drainage ownership/responsibility layout
2. Maintenance schedules
3. Maintenance agreements
4. Adoption agreements
5. Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
6. Operation and maintenance manuals

12. Informative Note: Good acoustic design

A good acoustic design process should be followed in accordance with the 'Professional Practice Guidance on Planning and Noise: New Residential Development' (May 2017 or later versions) to ensure that the noise criteria are achieved with windows open. Any design measures that are used to control the ingress of noise must be consistent and compatible with the requirements of Approved Documents O and F.

13. Informative Note: Waste Collection

The Council, under section 46 of the Environmental Protection Act 1990, can specify the type of bin provided for waste collections, where bins are to be placed for emptying, the emptying frequency, the items that may or may not be put into bins and the steps to be taken by occupiers to assist the collection of waste.

The EPA s46 (4e-g) state that collection arrangements (including the time when receptacles must be placed for collection and subsequently removed) can be set by the Council. With regard to these collection arrangements, the Council's website provides clear instructions of when and where bins need to be put out for collection and returned to your property

https://www.bcpcouncil.gov.uk/Bins-waste-and-recycling/Bins/Household-rubbish-bin-collections.aspx

Regarding bin placement on the highway, the Highways Act 1980 section 130 imposes a duty on the Highway's Authority to assert and protect the rights of the public to use and enjoy the highway. This general duty is reinforced by s.130 (3) which states that the Highway Authority have a duty to prevent, as far as possible, the obstruction of the highway.

The comments in this response relating to capacity, collections and site compliance apply to this application exclusively. Should any alterations be made to the final build that differ from the plans available at the date of this consultation, a further consultation will be necessary.

The WCA's views and refer them to the planning guidance document available here

https://www.bcpcouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Bournemouth/Docs/waste-and-recycling-services-planning-guidance.pdf

Statement required by National Planning Policy Framework

In accordance with paragraph 39 of the NPPF the Council takes a positive and proactive approach to development proposals focused on solutions. The Council work with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service,
- as appropriate updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions,

In this instance:

the applicant/agent was updated of any issues after the initial site visit, the applicant/ agent responded by submitting amended plans, which were found to be acceptable, and permission was granted.

Background Documents:

7-2024-3914-D

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

Appropriate Assessment

Applicable to development in Bournemouth Local Plan area
Application Ref: 7-2024-3914-D
Address: Purbeck Court 65-67 Boscombe Overcliff Drive Bournemouth BH5 2EN
Site Proposal: Outline application with some matters reserved for demolition of the existing building of flats and garages and erection of a 6 storey building consisting of 17 x 2-bed flats and 5 x 3-bed flats with underground parking, swimming pool and gym spa complex, associated bin and cycle storage and the erection of a detached dwelling fronting Rotherfield Road with associated access and parking.

In accordance with the Conservation of Habitats and Species Regulations 2017 ("The Habitats Regulations) and findings of People Over Wind & Sweetman v Coillte Teoranta (Case C-323/17), Bournemouth, Christchurch and Poole Council (BCP Council) as the competent authority has concluded that, in the absence of mitigation the above application will have a likely significant effect on the European wildlife sites identified below (including Ramsar sites where relevant), arising from identified impact pathways.

In accordance with the Habitats Regulations, this document provides an appropriate assessment, which includes checking and confirming that avoidance and mitigation measures can be secured to prevent adverse effects on the integrity of the European sites identified below. This project level appropriate assessment has been undertaken to check that the proposal provides the necessary measures to prevent adverse effects on site integrity in accordance with the following strategic mitigation schemes:

- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
- Dorset Heathlands Interim Air Quality Strategy;
- New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020)
- Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023)
- Footprint Ecology – Discussion and analysis relating to the New Forest SAC/SPA/Ramsar and a zone of influence for recreation. (2021)
- Footprint Ecology – Recreational use of the New Forest SAC/SPA/Ramsar: Impact of recreation and potential mitigation approaches. (2020).
- New Forest Planning Position Statement (2025)

These strategic mitigation schemes set out avoidance/mitigation measures that are supported by an extensive and tested evidence base which has been scrutinised at various levels from planning appeals, public consultation processes and Habitats Regulations Assessments prepared for local plans or projects.

The proposal is assessed against the likely significant effects as follows:

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
• Dorset Heathlands SPA • Dorset Heathlands Ramsar • Dorset Heaths SAC • Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	**BCP** (Bournemouth, Christchurch & Poole)[1]	**Yes**	The proximity of urban development and its related effects including recreational pressures, arson, enrichment, etc. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures have already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, and the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025, along with the underpinning evidence base and plan level HRA work.

[1] Area covered by latest local plan – B: Bournemouth Core Strategy (2012), C: Christchurch and East Dorset Local Plan (2014), P: Poole Local Plan (2018)

• New Forest SAC • New Forest SPA and Ramsar	**BPC**	**Yes**	The proximity of urban development and its related effects including recreational pressures,. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.

Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European wildlife sites, this document represents the Appropriate Assessment undertaken by BCP Council as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of European wildlife sites is a matter of government policy set out in the National Planning Policy Framework.

Part 1: Compliance with strategic approaches

The starting point for this appropriate assessment is to check that the proposed development can be mitigated by compliance with the three strategic mitigation schemes set out above.

TABLE 1: Can the following strategic schemes mitigate the adverse effects of this planning application?

The proposed development provides the following contributions towards the strategic mitigation schemes listed above:

Impact: Addition 10 flats/ 1 house

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£527 per house/ £360 per flat	✓	A payment of £3,990 plus a £199.50 administration fee towards strategic access management, education and monitoring
		SANG/HIP	Two Riversmeet SANG and other HIPs projects	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
Dorset Heathland Air Quality Strategy	BCP	Direct / Indirect measures	Management of heathland, changing use of land, encouragement of modal shift / zero emission vehicles	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
The New Forest Strategic Access and Management Plan (October 2023); the	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research;	£300 per dwelling	✓	A payment of £3300, plus a £165 administration fee towards strategic access management, education and monitoring.

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024)			In perpetuity mitigation and funding			

Does the development plan, applicant's evidence or the Council's advisors indicate that additional bespoke mitigation measures are necessary? **Yes**

If yes, complete Part 2. If no, go to Part 3.

Part 2: Bespoke Mitigation Requirements

Table 2 sets out particular issues and mitigation measures that are additional to those covered in Table 1 and are not therefore covered by strategic mitigation schemes. These issues were highlighted by the development plan, applicant's evidence or the Council's advisors.

TABLE 2: What bespoke measures mitigate the adverse effects of this planning application?

Issue	Proposed Mitigation measures

Have the proposed mitigation measures in Table 2 above been agreed with Natural England as providing effective mitigation and will be secured by legal agreement to enable a conclusion of no effect? **N/A**

Part 3: Conclusion

Based on the assessment undertaken in Table 1 and if relevant Table 2, the Council is able to assess the application against the designated sites as follows:

Designated site affected	Document setting out adverse effect and mitigation strategy	Compliance with mitigation requirements		Confirmation that applicant has avoided / mitigated adverse effects on integrity for all features secured through the payment of CIL/S111/S106 or by any other suitable means and where necessary legal measures, enabling adherence to the relevant mitigation strategy
		Table 1	Table 2	
Dorset Heathlands SPA, Dorset Heathlands Ramsar, Dorset Heaths SAC, Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	Dorset Heathlands Planning Framework	✓	n/a	Yes Mitigation secured via S106 Agreement
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy	✓	n/a	Yes Mitigation secured via S106 Agreement

Conclusion

The Council as Competent Authority can therefore conclude that following appropriate assessment and with the necessary mitigation measures secured, there will be no adverse effect on the integrity of the designated sites identified above.

Signatures

Case officer signature *Piotr Kulik*

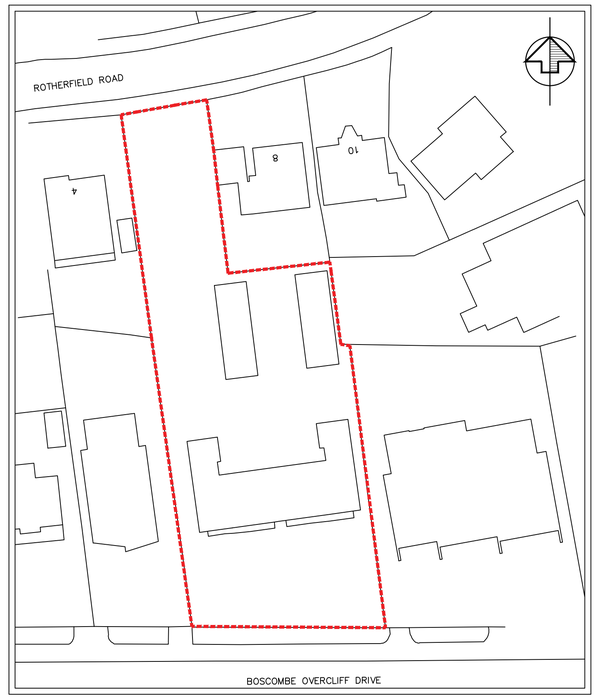
Date 05/11/2025

Sign off signature ……

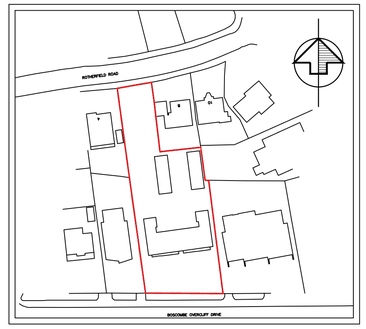
Date ……..……



SITE PLAN: BASED ON TOPOGRAPHICAL SURVEY INFORMATION
SCALE: 1:200



BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S LICENSE NO. - 100007080
SCALE 1:500



LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT
O.S LICENSE NO. - 100007080
SCALE 1:1250

SITE AREA: 0.219 HECTARES / 0.543 ACRES
46 X PARKING SPACES
54 X CYCLE SPACES
PROPOSED GIA - 5199 SQ.M / 55961 SQ.FT
EXISTING GIA - 937 SQ.M / 10085 SQ.FT

NOTES-PLANNING

rev-30-07-24

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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

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LEGEND

10m @ 1:100

SITE BOUNDARY
OUTLINE OF APPROVED NEIGHBOURING SCHEME
EXISTING BUILDING TO BE DEMOLISHED
OUTLINE OF BASEMENT
EXISTING TREES TO BE REMOVED
EXISTING TREES TO BE RETAINED
EXISTING GROUND LEVEL (+ 31.30)
INDICATIVE PLANTING
PROPOSED GROUND LEVEL (31.27)
2M X 2M VISIBILITY SPLAY
PART 'R' CONNECTIVITY POINT

No.	Revision.	date	by
I	Balconies reduced	17.12.24	AE
H	COMMENT REVISIONS	25.10.24	MC
G	Cycle store changes	12.09.24	TC
F	Planning consultant changes	15.07.24	TC
E	Planning consultant changes	27.06.24	TC
D	Bike store removed	15.03.24	TC
C	ARC checklist	06.03.24	TC
B	ARC checklist	16.02.24	TC
A	REVISED REAR UNIT SHOWN	30.01.24	JA

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

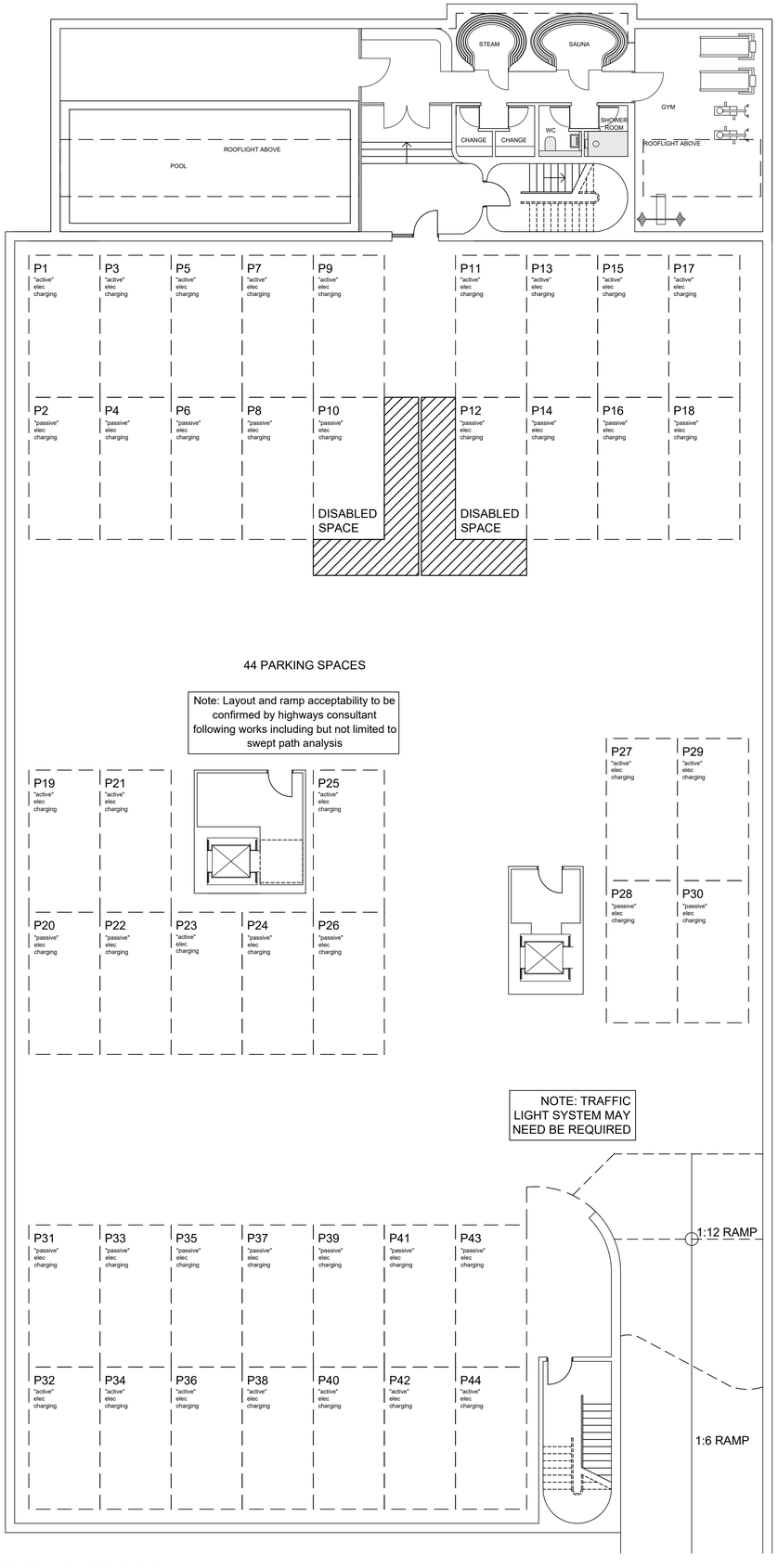
SITE, BLOCK & LOCATION PLANS

scale AS SHOWN @ A1	checked CS / JTR
date SEPTEMBER 2024	drawn AE / TC

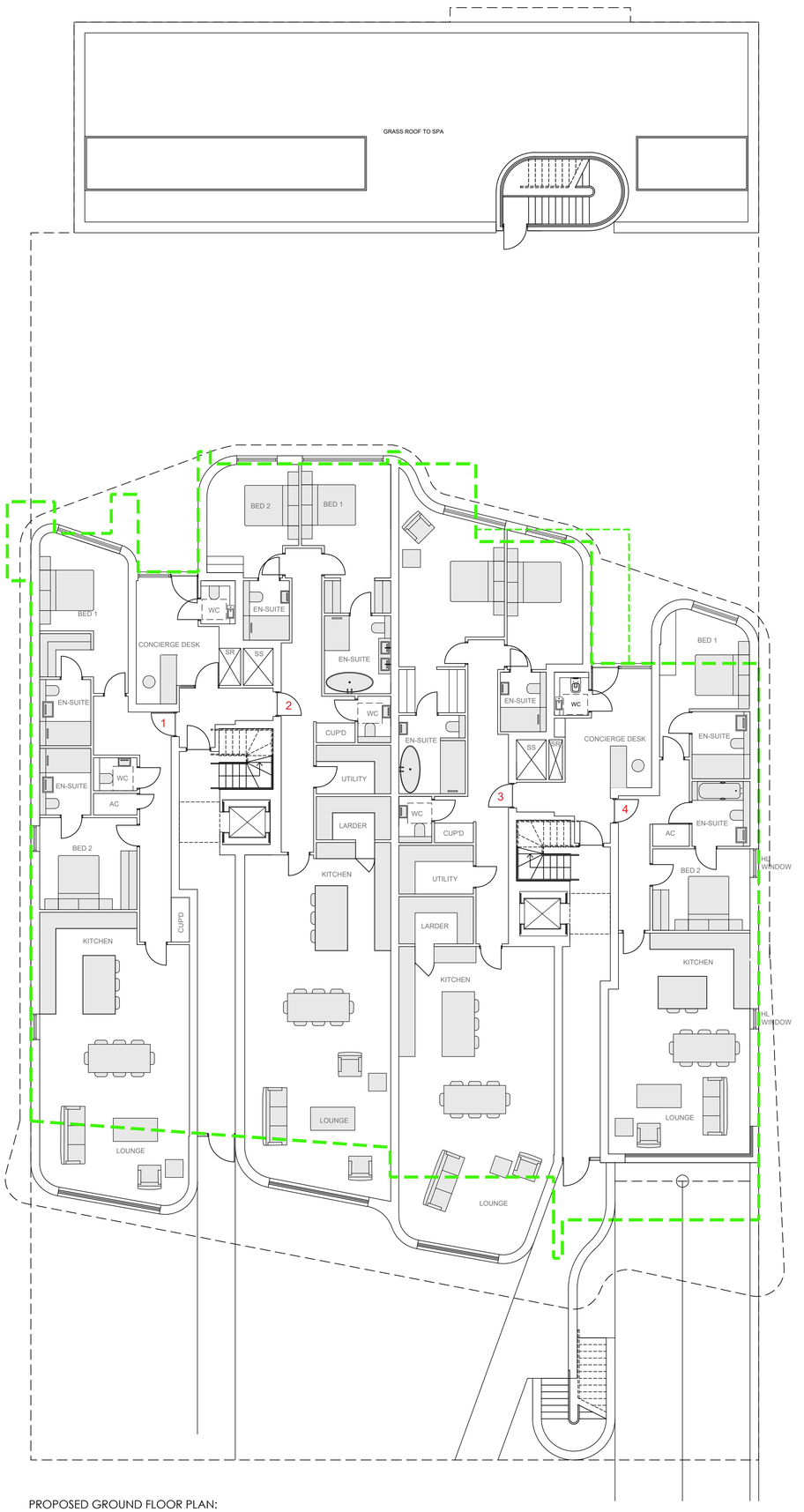
9753/200

A B C D E F G H I

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E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



PROPOSED BASEMENT FLOOR PLAN:
SCALE: 1:100



PROPOSED GROUND FLOOR PLAN:
SCALE: 1:100

NOTES-PLANNING

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LEGEND

10m @ 1:100

OUTLINE OF PREVIOUSLY APPROVED SCHEME

GROSS INTERNAL AREA		
FLOOR	SQM	SQFT
BASEMENT FLOOR PLAN	1309	14094
GROUND FLOOR PLAN	617	6644

SCHEDULE OF ACCOMMODATION			
UNIT NO.	BEDS	SQM	SQFT
1	2	115	1238
2	2	139	1496
3	2	143	1539
4	2	88	955

F	Balconies reduced	17.12.24	AE
E	COMMENT REVISIONS	25.10.24	MC
D	Outlines of approved added	15.07.24	TC
C	Planning consultant changes	27.06.24	TC
B	ARC checklist	06.03.24	TC
A	ARC checklist	16.02.24	TC

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

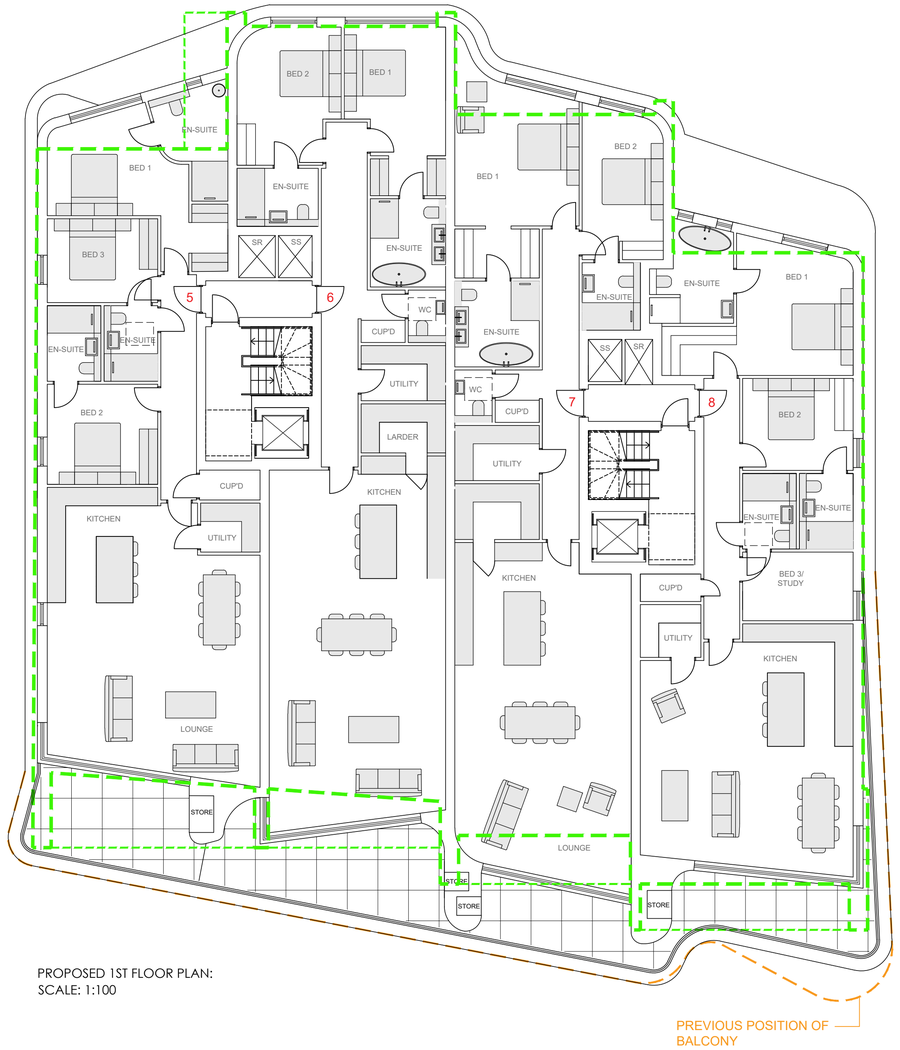
APARTMENT BLOCK -
FLOOR PLANS 1 OF 4

scale AS SHOWN @ A1	checked CS / JTR
date JULY 2024	drawn AE / TC

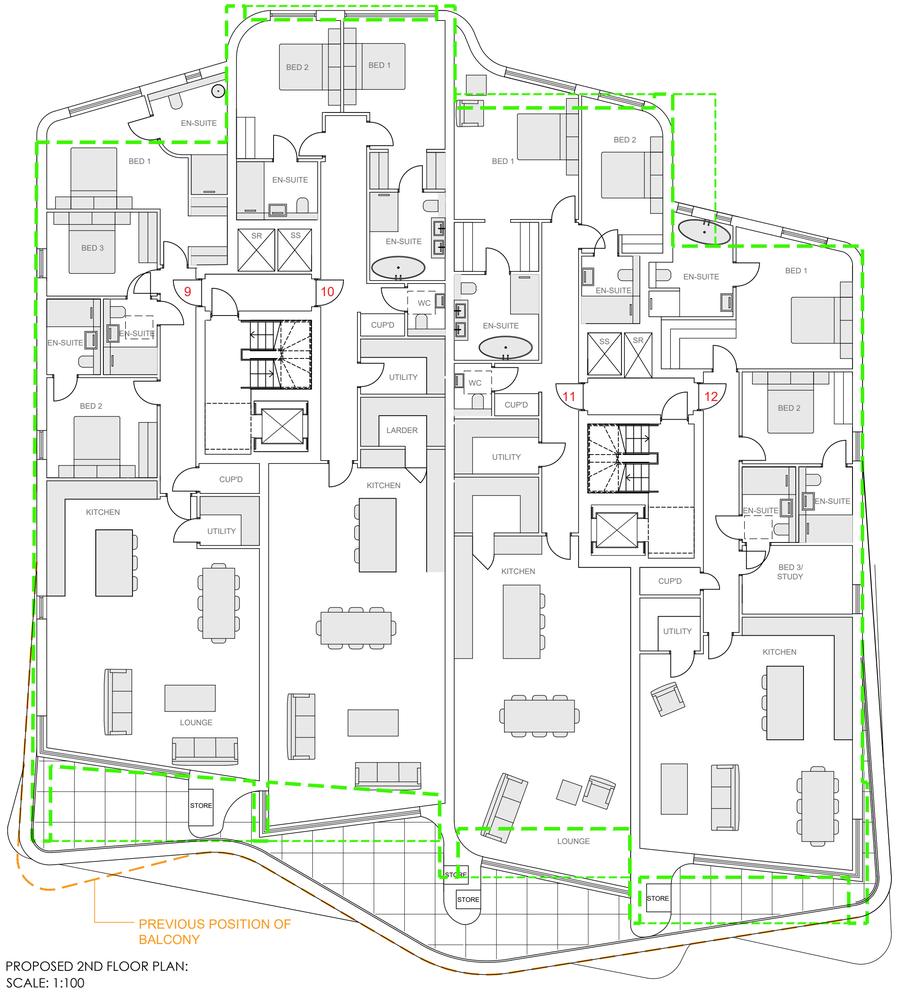
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PROPOSED 1ST FLOOR PLAN:
SCALE: 1:100



PROPOSED 2ND FLOOR PLAN:
SCALE: 1:100

10m @ 1:100

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LEGEND

10m @ 1:100

OUTLINE OF PREVIOUSLY APPROVED SCHEME

GROSS INTERNAL AREA		
FLOOR	SQM	SQFT
FIRST FLOOR PLAN	617	6641
SECOND FLOOR PLAN	617	6641

SCHEDULE OF ACCOMMODATION			
UNIT NO.	BEDS	SQM	SQFT
5	3	132	1420
6	2	142	1528
7	2	140	1506
8	2	126	1356
9	3	132	1420
10	2	142	1528
11	2	140	1506
12	2	126	1356

No.	Revision.	date	by
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PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

APARTMENT BLOCK -
FLOOR PLANS 2 OF 4

scale	AS SHOWN @ A1	checked	CS / JTR
date	JULY 2024	drawn	AE / TC

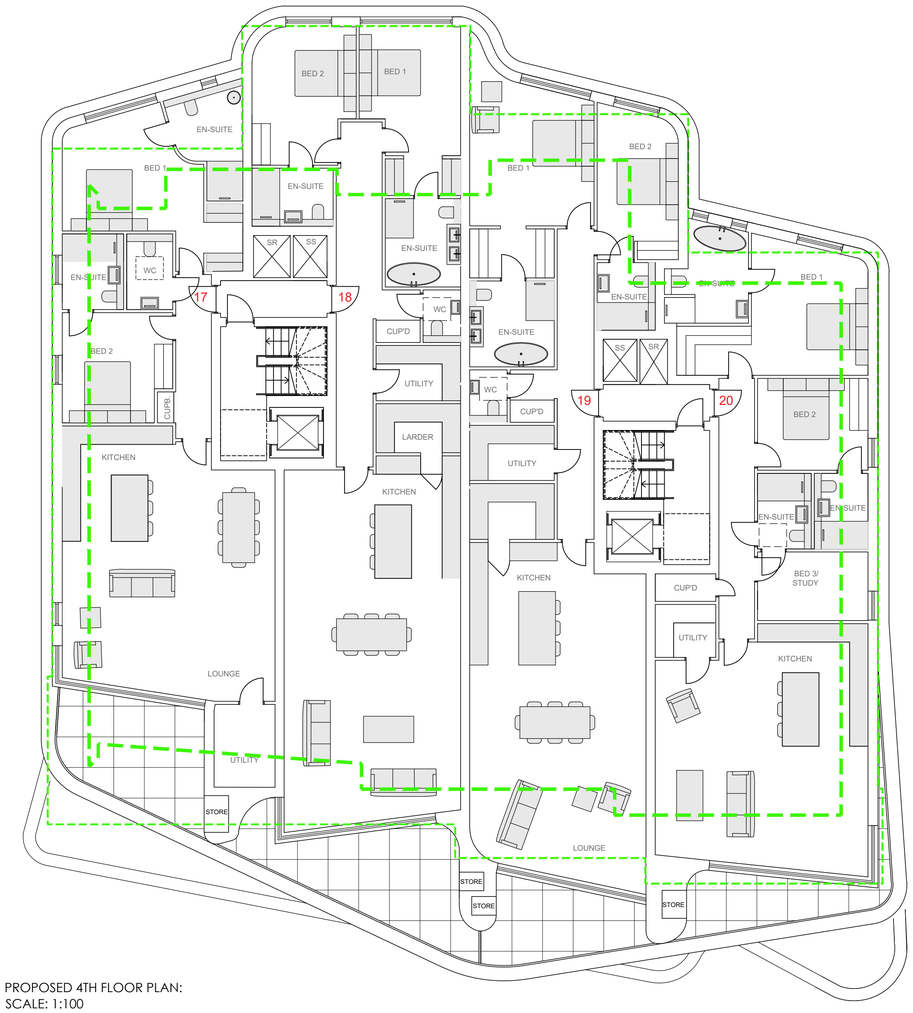
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PROPOSED 3RD FLOOR PLAN:
SCALE: 1:100



PROPOSED 4TH FLOOR PLAN:
SCALE: 1:100

10m @ 1:100

NOTES-PLANNING

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- Basement structure should be considered with fire consultant & structural engineer to ensure increased fire protection due to presence or future potential of electric car charging facilities and associated increased risks.

MATERIALS IN CLOSE PROXIMITY TO BOUNDARY

- SUITABLE MITIGATION MUST BE PROVIDED (E.G FIRE PROOF GLAZING etc.) FOLLOWING EXTENSIVE BOUNDARY AND NOTIONAL BOUNDARY PROXIMITY CALCULATIONS BEING UNDERTAKEN BY SPECIALIST

LEGEND

OUTLINE OF PREVIOUSLY APPROVED SCHEME

GROSS INTERNAL AREA		
FLOOR	SQM	SQFT
THIRD FLOOR PLAN	617	6641
FOURTH FLOOR PLAN	605	6512

SCHEDULE OF ACCOMMODATION

UNIT NO.	BEDS	SQM	SQFT
13	3	132	1420
14	2	142	1528
15	2	140	1506
16	2	126	1356
17	2	120	1291
18	2	142	1528
19	2	140	1506
20	2	126	1356

E	Balconies reduced	17.12.24	AE
D	Outlines of approved added	15.07.24	TC
C	Planning consultant changes	27.06.24	TC
B	ARC checklist	06.03.24	TC
A	ARC checklist	16.02.24	TC

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

APARTMENT BLOCK -
FLOOR PLANS 3 OF 4

scale AS SHOWN @ A1	checked CS / JTR
date JULY 2024	drawn AE / TC

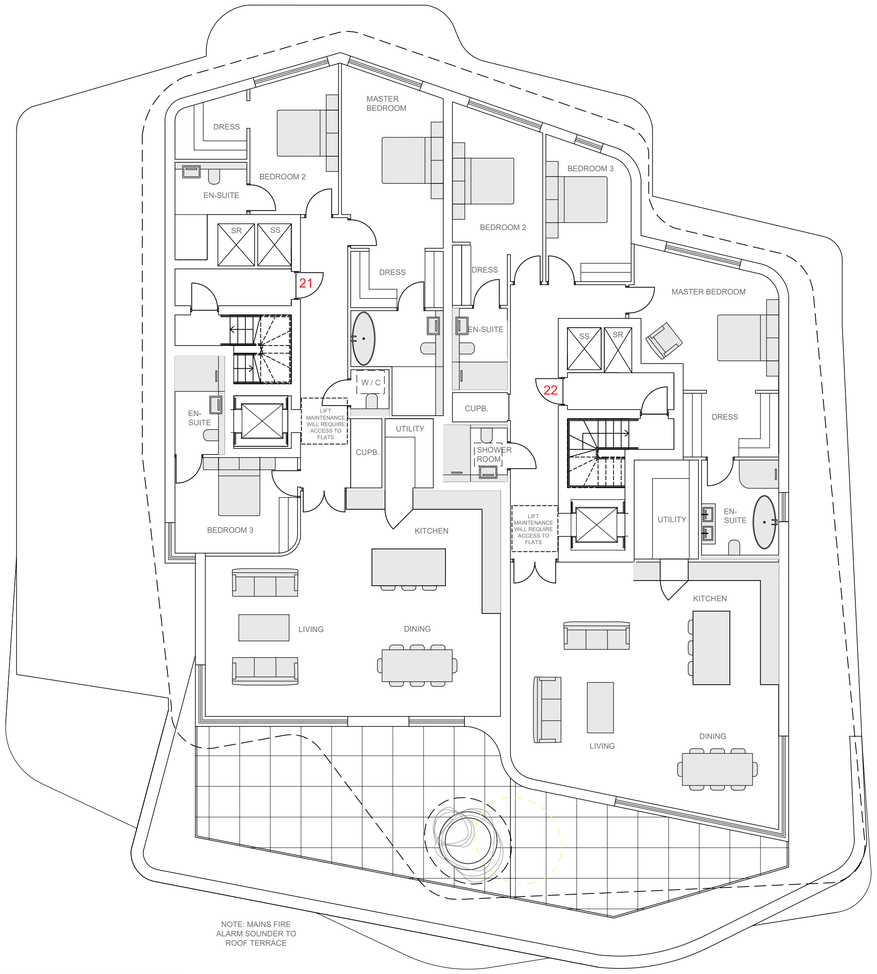
9753/203

A B C D E

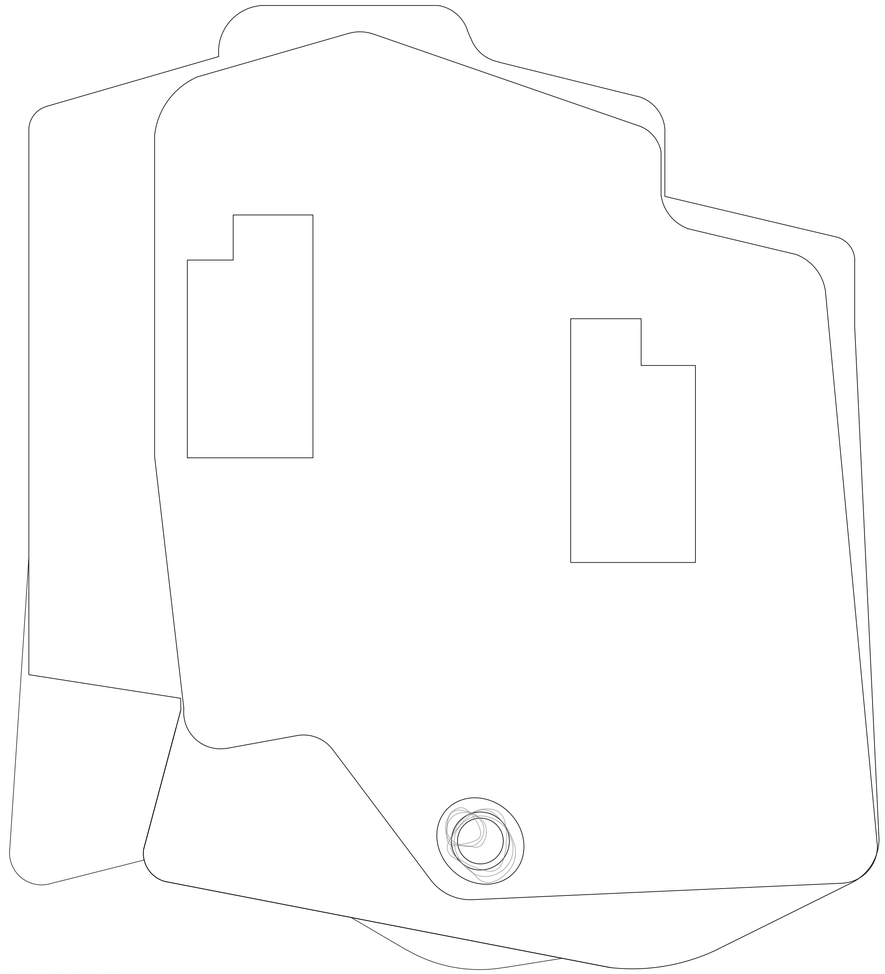
ARC Architecture ltd.

Chapel Studios, 14 Purewell,
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Tel: +44 (0)1202 479919
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Web: www.andersrobertscheer.co.uk



PROPOSED 5TH FLOOR PLAN:
SCALE: 1:100



PROPOSED ROOF PLAN:
SCALE: 1:100

10m @ 1:100

NOTES-PLANNING

rev-23-05-24

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LEGEND

10m @ 1:100

GROSS INTERNAL AREA		
FLOOR	SQM	SQFT
FIFTH FLOOR PLAN	388	4176

SCHEDULE OF ACCOMMODATION			
UNIT NO.	BEDS	SQM	SQFT
21	3	173	1862
22	3	169	1819

No.	Revision.	date	by
D	Balconies reduced	17.12.24	AE
C	Planning consultant changes	27.06.24	TC
B	ARC checklist	06.03.24	TC
A	ARC checklist	16.02.24	TC

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

APARTMENT BLOCK -
FLOOR PLANS 4 OF 4

scale AS SHOWN @ A1	checked CS / JTR
date JULY 2024	drawn AE / TC
9753/204	A B C D

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PROPOSED FRONT ELEVATION (SOUTH)
SCALE: 1:100



PROPOSED SIDE ELEVATION 1 (EAST)
SCALE: 1:100

NOTES-PLANNING

rev-30-07-24

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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).

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LEGEND

PROPOSED GROUND LEVEL

EXISTING GROUND LEVEL

10m @ 1:100

EXTERNAL WALLS:-

MATERIALS SCHEDULE:

EXTERNAL WALLS:-	. STONE . RENDER PAINTED WHITE . TIMBER EFFECT CLADDING . METAL CLADDING
BALCONIES:-	. GLASS . RAILINGS
WINDOWS & DOORS:-	. GREY
ROOF:-	. ZINC FASCIA . SEDUM ROOFS

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F	Balconies reduced	17.12.24	AE
E	COMMENT REVISIONS	25.10.24	MC
D	Cycle store changes	12.09.24	TC
C	Planning consultant changes	27.06.24	TC
B	ARC checklist	06.03.24	TC
A	ARC checklist	16.02.24	TC

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

APARTMENT BLOCK -
ELEVATIONS 1 OF 2

scale	AS SHOWN @ A1	checked	CS / JTR
date	SEPTEMBER 2024	drawn	AE / TC

9753/205

A B C D E F

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Christchurch, Dorset, BH23 1EP

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E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



PROPOSED REAR ELEVATION (NORTH)
SCALE: 1:100



PROPOSED SIDE 2 ELEVATION (WEST)
SCALE: 1:100

NOTES-PLANNING

rev-30-07-24

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LEGEND

PROPOSED GROUND LEVEL

EXISTING GROUND LEVEL

10m @ 1:100

MATERIALS SCHEDULE:

EXTERNAL WALLS:-	. STONE . RENDER PAINTED WHITE . TIMBER EFFECT CLADDING . METAL CLADDING
BALCONIES:-	. GLASS . RAILINGS
WINDOWS & DOORS:-	. GREY
ROOF:-	. ZINC FASCIA . SEDUM ROOFS

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No.	Revision.	date	by
G	Corrected elevation	10.11.25	TC
F	Balconies reduced	17.12.24	AE
E	COMMENT REVISIONS	25.10.24	MC
D	Cyclce store changes	12.09.24	TC
C	Planning consultant changes	27.06.24	TC
B	ARC checklist	06.03.24	TC
A	ARC checklist	16.02.24	TC

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

APARTMENT BLOCK -
ELEVATIONS 2 OF 2

scale AS SHOWN @ A1	checked CS / JTR
date NOVEMBER 2025	drawn AE / TC

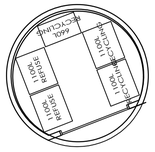
9753/206

A B C D E F G

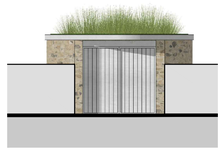
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PROPOSED INDICATIVE
FLOORPLAN
SCALE 1:100



PROPOSED INDICATIVE
FRONT ELEVATION
SCALE 1:100



PROPOSED INDICATIVE
SIDE ELEVATION 1
SCALE 1:100



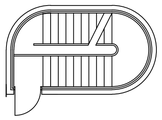
PROPOSED INDICATIVE
REAR ELEVATION
SCALE 1:100



PROPOSED INDICATIVE
SIDE ELEVATION 2
SCALE 1:100

GROSS INTERNAL AREA		
	SQM	SQFT
FLOOR PLAN	13	140

INDICATIVE BIN STORE



PROPOSED FLOORPLAN
SCALE 1:100



PRPOSED SOUTH ELEVATION
SCALE 1:100



PROPOSED EAST ELEVATION
SCALE 1:100



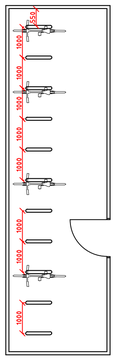
PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED WEST ELEVATION
SCALE 1:100

GROSS INTERNAL AREA		
	SQM	SQFT
FLOOR PLAN	9	97

STAIR CORE FLOORPLAN


1050
1000
1000
1000

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10m @ 1:100

PROPOSED GROUND LEVEL

EXISTING GROUND LEVEL

NOTES-PLANNING

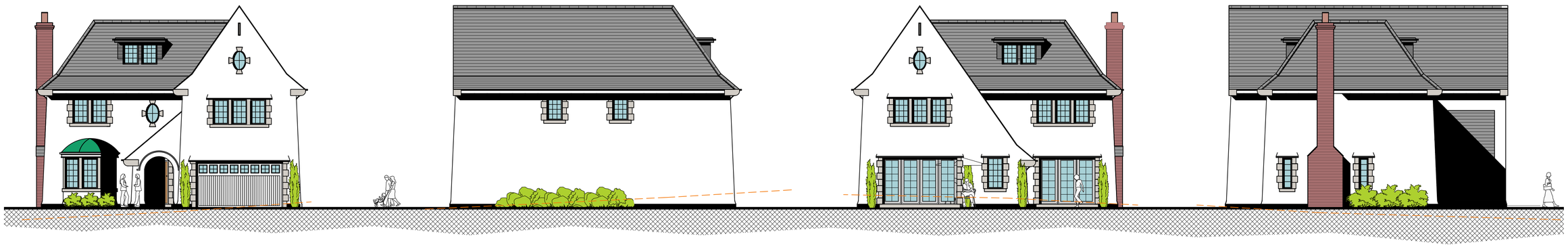
rev-27-03-23

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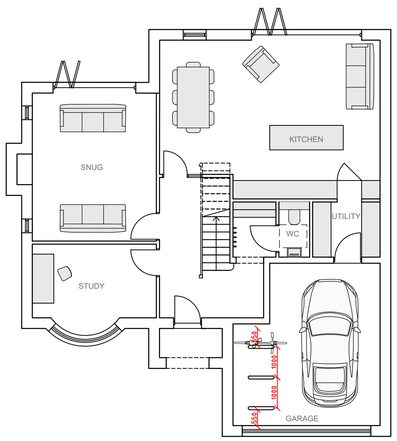


NORTH ELEVATION
SCALE: 1:100

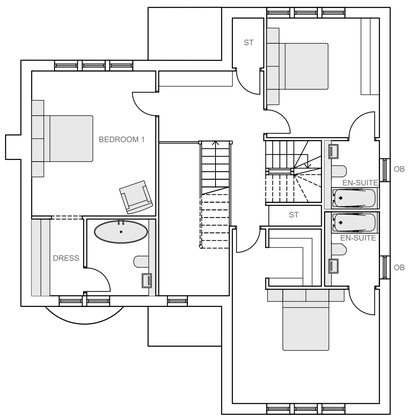
WEST ELEVATION
SCALE: 1:100

SOUTH ELEVATION
SCALE: 1:100

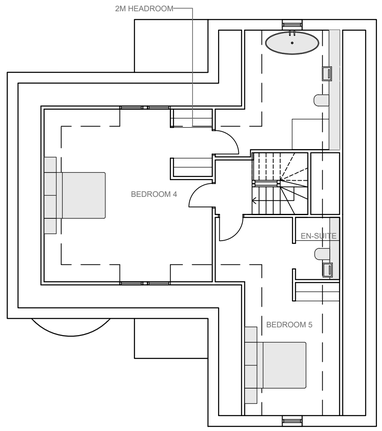
EAST ELEVATION
SCALE: 1:100



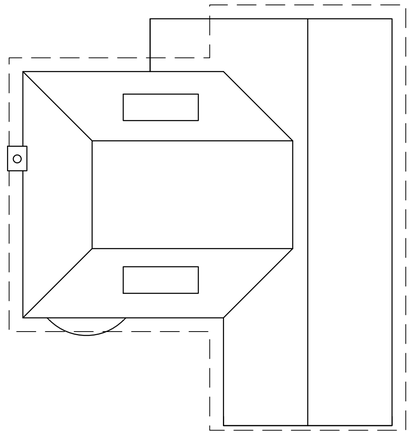
GROUND FLOOR PLAN
SCALE: 1:100



FIRST FLOOR PLAN
SCALE: 1:100



UPPER FLOOR PLAN
SCALE: 1:100



ROOF PLAN
SCALE: 1:100

5 BEDROOM HOUSE inc garage area and bike store
@: 304 SQM / 3272 SQFT

MATERIALS SCHEDULE:

EXTERNAL WALLS:-	. RENDER PAINTED WHITE . ENGINEERING BRICK BASE . RED BRICK CHIMNEY
WINDOWS & DOORS:-	. TBC
ROOF:-	. SLATE EFFECT TILES . COPPER ROOF TO BAY WINDOW

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

C	ARC checklist	15.03.24	TC
B	ARC checklist	06.03.24	TC
A	ARC checklist	16.02.24	TC

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

HOUSE UNIT:
PROPOSED FLOOR PLANS & ELEVATIONS

scale	AS SHOWN @ A1	checked	CS / JTR
date	MARCH 2024	drawn	JA

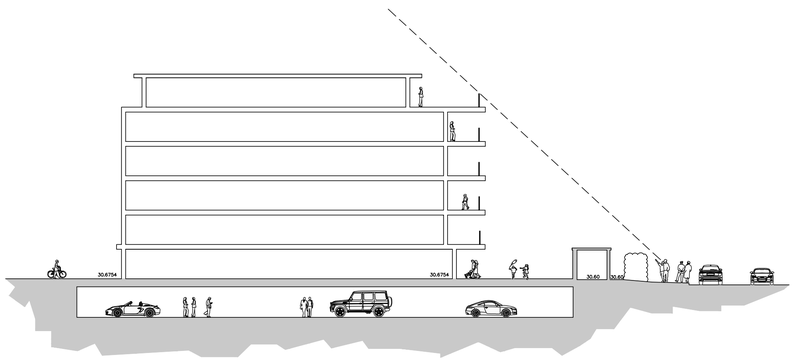
9753/208

A B C

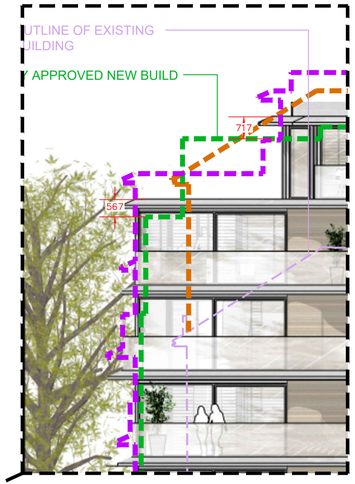
ARC Architecture ltd.

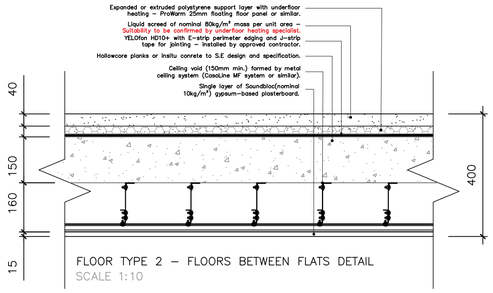
Chapel Studios, 14 Purewell,
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Web: www.andersrobertscheer.co.uk



PROPOSED SITE SECTION: (FOR INDICATIVE PURPOSES ONLY)
SCALE: 1:250





FLOOR TYPE 2 – FLOORS BETWEEN FLATS DETAIL
SCALE 1:10

DETAIL SUBJECT TO TECHNICAL DESIGN DEVELOPMENT AND DESIGN TEAM INPUT

COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.

BASEMENT CAR PARKS OR STORAGE

- Additional means of escape/evacuation (stairs / lifts / ramps) may be required subject to Fire Consultants input, allowance made by ARC are purely indicative.
- Mechanical &(or) natural ventilation may be required subject to fire consultant / specialist input.
- Commercial or standard sprinkler system may be required subject to fire consultants confirmation & specification (Large water holding tank maybe required in some situations can be subterranean).
- Basement structure should be considered with fire consultant & structural engineer to ensure increased fire protection due to presence or future potential of electric car charging facilities and associated increased risks.

MATERIALS IN CLOSE PROXIMITY TO BOUNDARY

- SUITABLE MITIGATION MUST BE PROVIDED (E.G FIRE PROOF GLAZING etc.) FOLLOWING EXTENSIVE BOUNDARY AND NOTIONAL BOUNDARY PROXIMITY CALCULATIONS BEING UNDERTAKEN BY SPECIALIST

LEGEND

10m @ 1:100

NOTES-PLANNING

rev-30-07-24

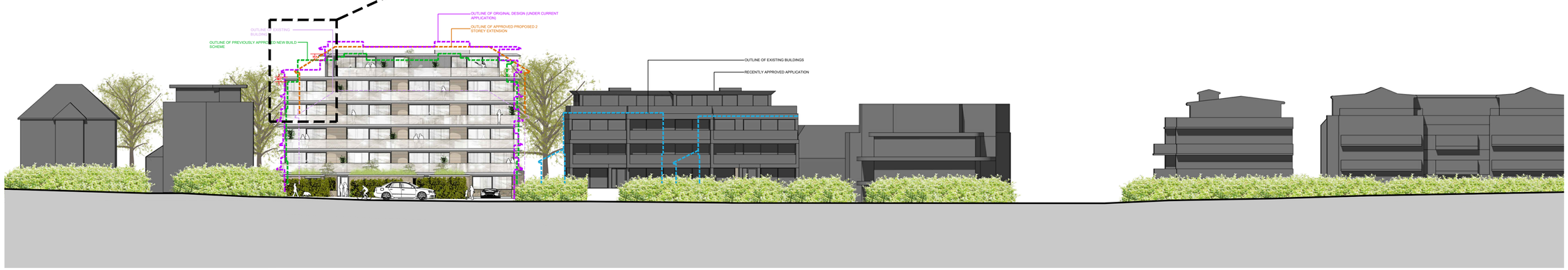
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Windows forming the overheating strategy with a change in floor level exceeding 600mm between inside and outside require 1.1m guarding (APD O diagram 3.1).



PROPOSED STREET SCENE: BOSCOMBE OVERCLIFF DRIVE (FOR INDICATIVE PURPOSES ONLY)
SCALE: 1:250

DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Hazards

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

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

For significant hazards specific to this project see the following:

GENERAL NOTES:

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

INFORMATION

PRE-CONSTRUCTION INFO FROM CLIENT

Information recieved from client:
1) Topographical Survey

Outstanding information remains as residual risk, please request ARC appendix C for full list requested...

DESIGN INFO

Further design info to be provided at subsequent stages of design / building regulations process

DEMOLITION RISKS

REFURBISHMENT AND DEMOLITION SURVEY

Hazardous material survey to undertaken prior to any on site works commencing - including stripping out.

EXISTING WALLS OR PARTS OF BUILDINGS TO BE DEMOLISHED OR CONVERTED

Structural engineer to produce calculations and final design solution and consider with Principal contractor methods of temporary support / shoring up during construction- prior to any on site works commencing - including stripping out.

CONSTRUCTION RISKS

- **PROPOSED BUILDING IN CLOSE PROXIMITY TO BOUNDARY**
- **WORKING AT HEIGHT**
- **CONSTRUCTION ACCESS**
- **LARGE / HEAVY GLAZING UNITS**

* Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

MAINTAINING STRUCTURAL SUPPORT TO BOUNDARIES WHERE LEVELS DIFFER WITHIN ADJACENT OWNERSHIP / PUBLIC LAND / HIGHWAYS

Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site, in conjunction with structural engineer

PLACEMENT OF SUDS

When positioning heavy machinery - The layout of the proposed SUDS plan should be considered by the Principal Contractor during the construction phase plan

FLAT ROOF ACCESS

Permanent roof balustrades at a distance from edges should be installed to prevent falling. Roof access for construction to be undertaken by specialist using specialist equipment. e.g. scaffolding, appropriately designed and installed man safe system by specialist designer where balustrades are not feasible.

PLACEMENT OF ROOF FEATURES (SOLAR PANELS / AOV'S / PLANT ETC)

Positioning of roof features to be as remote from edge of building as possible

GLAZING IN CLOSE PROXIMITY TO BOUNDARY

Self cleaning glass to be specified where possible

COMBUSTIBLE MATERIALS - FIRE RISK

Any combustible materials exposed in close proximity to a boundary are to be suitably protected to fire consultant requirement during construction and in use as per the "Pre Construction External Fire Spread Assessment". Works to be identified in the construction phase plan (Where EWS1 is required an appropriately qualified and insured consultant should be appointed to advise on external facade materials).

ARBORICULTURAL METHOD STATEMENT

There is an approved arboricultural method statement for this project that must be followed

SOLAR PANELS

Solar panels to be positioned as far from edges of flat roof as feasibly possible.

MINIMUM FIRE & EMERGENCY EXPECTATIONS - FIRE RISK

Principal contractor to comply with HSG158 Fire Safety in construction and undertake a fire risk assessment for the duration of the works including (but not limited to):
- Lighting
- Escape
- Alarm
- Temporary protection
- Remote area access

TEMPORARY GUARDING

To be installed during construction to prevent falling on existing uneven and stepped terrain

UNKNOWN UNDERGROUND SERVICES

Location and nature of all existing underground services to be ascertained and mitigation / plan of works to be devised by specialist prior to commencement.

MAINTENANCE RISKS

- *** **SOLAR PANELS**
- *** **PLANT / SERVICE AREAS**
- *** **ACCESS TO AOV'S**

*** Maintenance to be undertaken by specialist using specialist equipment. e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

CHANGING LIGHT BULBS

No lighting or electrical fixtures or fittings to be positioned above or close to double height space.

CLEANING WINDOWS

Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems.

Sliding glazing to balcony's can be cleaned from balcony

CLEANING GUTTERS

Gutters to be cleaned from ground level by specialist using specialist equipment. e.g. long reach and clean systems where possible. Parapets and valleys to be accessed when required via scaffolding - to be assembled by a specialist.

STAINING TIMBERS

Low maintenance imitation cladding to be specified to avoid high level maintenance.

FLAT ROOF ACCESS

Roof access for maintenance to be undertaken by specialist using specialist equipment. e.g. permanent 950mm guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

IN - USE RISKS

SLIPPERY FLOORS (swimming pools / roof terraces)

Non slip floors to be specified

PEDESTRIAN MOVEMENT

Bollards / Vehicular barriers to be installed at defined locations - TBC by specialist design and manufacturer

ACCESS INTO CAR PARK

Fireproof Vision panels to be installed, allowing user to view car park before walking out into vehicular traffic movement

DELIVERIES

Safe delivery plan and schedule to be designed by inhabiting organisation

ROOF TERRACE

Mains Fire alarm system to have siren at roof terrace level to alert persons of potential fire in the building below.

GAS PRESENCE

Potential for presence of Gas (various types) to be investigated. If present, specialist to provide design to negate.

CAR PARKING

Highlight columns in the carpark with reflective paint to prevent accidents during reverse maneuvers.

BASEMENTS

Basement design fire engineering strategy to be provided by qualified fire engineer with a view to compliance with part B. e.g. - Mains Fire alarm system to have siren within basement to alert persons of potential fire in the house above. Sprinkler system may be required. etc.

EXTERNAL GUARDING

To be designed at regs stage across site at different garden / external staircase levels to prevent falling

1100mm guarding to be provided for any level difference greater than 600mm to prevent falling.

SMOKE SHAFT MAINTENANCE

Safety grills to be provided within smoke shaft at each vent for internal maintenance. Ensure free venting area is still maintained.

END USER GUIDANCE FOR FUTURE WORKS

End user manual to ensure an awareness of any construction that must not be breached i.e. fire line to metal or timber frame buildings, in the event of future building works.

This DRA is not exhaustive. Further items to be added subject to detail design.

No.	Revision.	date	by
G	Balconies reduced	17.12.24	AE
F	ADDITIONAL INFORMATION ADDED	20.11.24	AE
E	COMMENT REVISIONS	25.10.24	MC
D	Street scene changes and section added	11.10.24	TC
C	Cyclce store changes	12.09.24	TC
B	Planning consultant changes	27.06.24	TC
A	ARC checklist	16.02.24	TC

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BOSCOMBE OVERCLIFF DRIVE,
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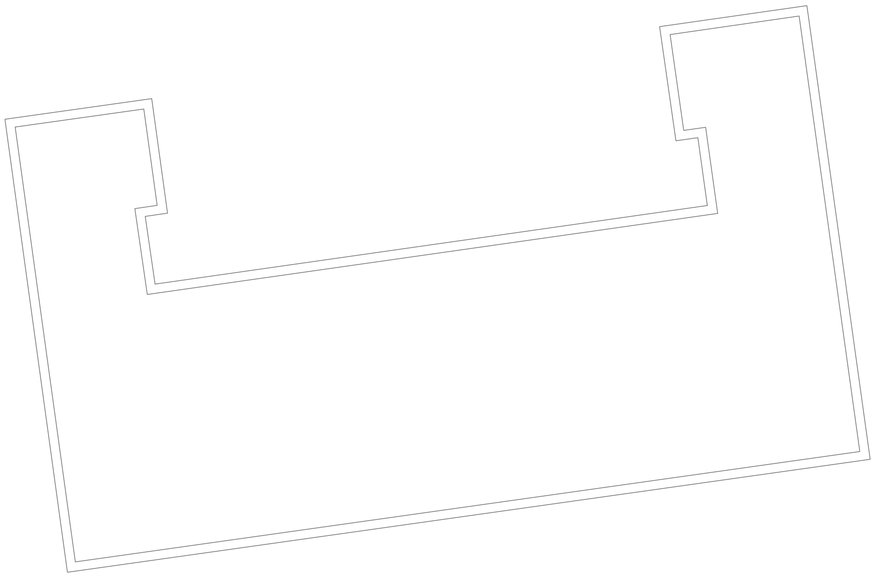
PROPOSED INDICATIVE STREET SCENE AND DESIGNERS RISK ASSESSMENT

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date	OCTOBER 2024	drawn	AE / TC

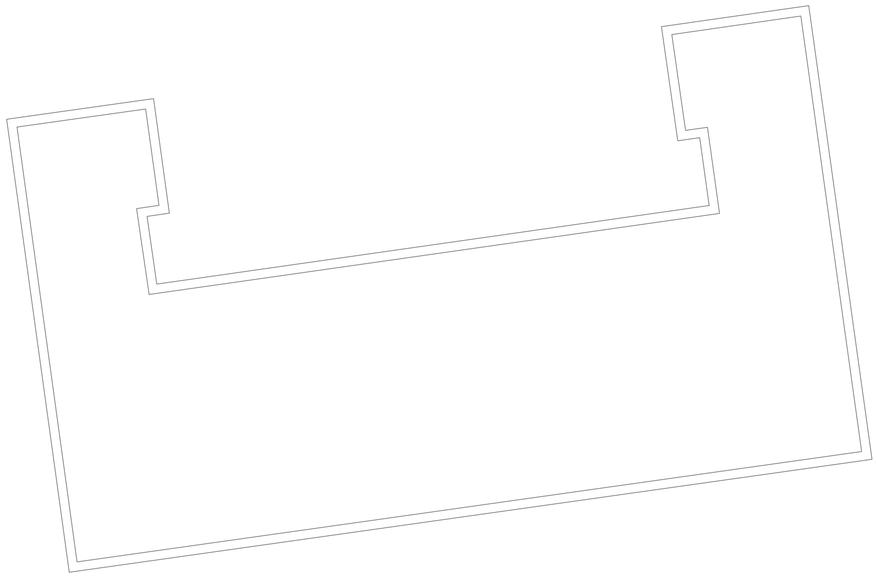
9753/209

A | B | C | D | E | F | G

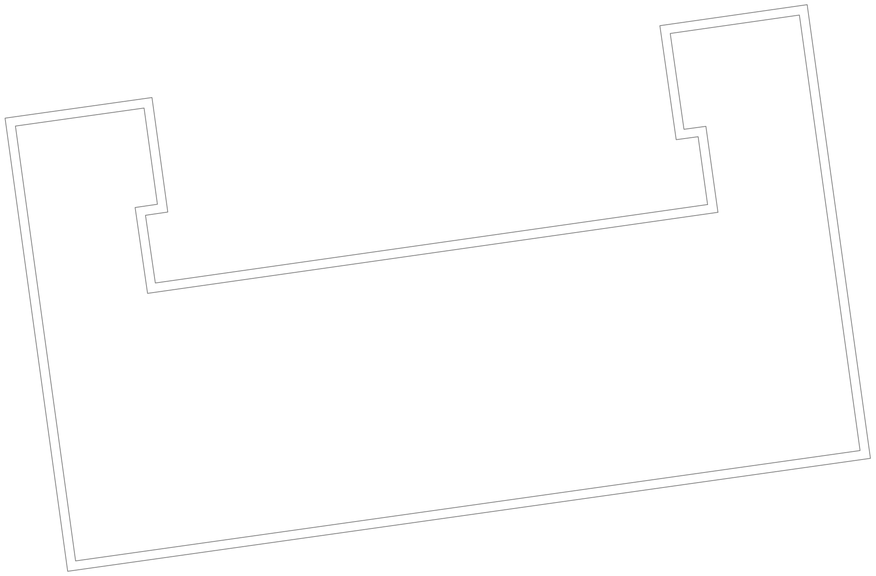
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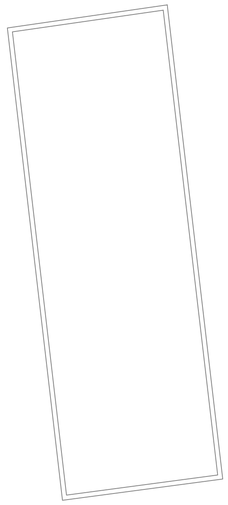
GROUND FLOOR PLAN:
SCALE: 1:100



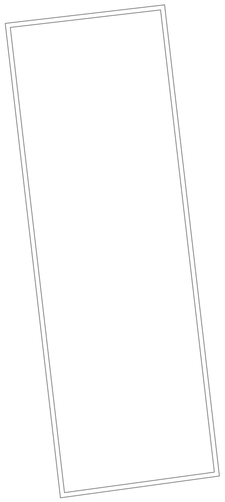
1ST FLOOR PLAN:
SCALE: 1:100



UPPER FLOOR PLAN:
SCALE: 1:100



GARAGE FLOOR PLAN:
SCALE: 1:100



10m @ 1:100

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LEGEND

10m @ 1:100

EXISTING GIA - 937 SQ.M / 10085 SQ.FT

No.	Revision.	date	by
A	ARC checklist	16.02.24	TC

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

EXISTING FLOOR PLANS

scale	AS SHOWN @ A1	checked	CS / JTR
date	FEBRUARY 2024	drawn	AE / TC

9753/210

A

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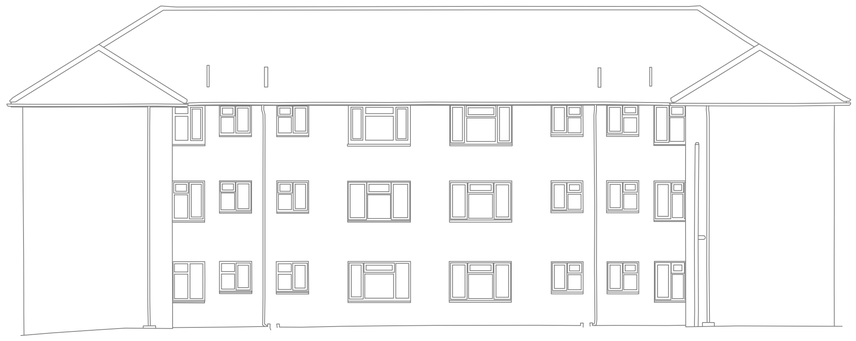
SOUTH ELEVATION:
SCALE: 1:100



EAST ELEVATION:
SCALE: 1:100



WEST ELEVATION:
SCALE: 1:100



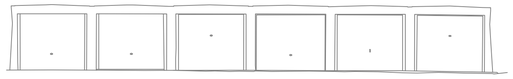
NORTH ELEVATION:
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GARAGES SOUTH ELEVATION:
SCALE: 1:100



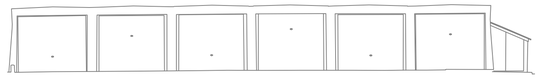
WEST GARAGE BLOCK WEST ELEVATION:
SCALE: 1:100



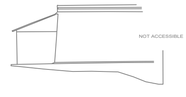
WEST GARAGE BLOCK EAST ELEVATION:
SCALE: 1:100



GARAGES NORTH ELEVATION:
SCALE: 1:100



EAST GARAGE BLOCK WEST ELEVATION:
SCALE: 1:100



EAST GARAGE BLOCK EAST ELEVATION:
SCALE: 1:100

10m @ 1:100

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LEGEND

10m @ 1:100

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

EXISTING ELEVATIONS

scale	AS SHOWN @ A1	checked	
date	JANUARY 2024	drawn	AE / TC

9753/211

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LEGEND

10m @ 1:100

SITE BOUNDARY

INDICATIVE DRAINAGE

SITE AREA: 0.219 HECTARES / 0.543 ACRES

C	Bike store removed	15.03.24	TC
B	ARC checklist	06.03.24	TC
A	ARC checklist	16.02.24	TC

No.	Revision.	date	by

PROPOSED DEVELOPMENT,
PURBECK COURT,
BOSCOMBE OVERCLIFF DRIVE,
BOURNEMOUTH,
DORSET,
BH5 2EN

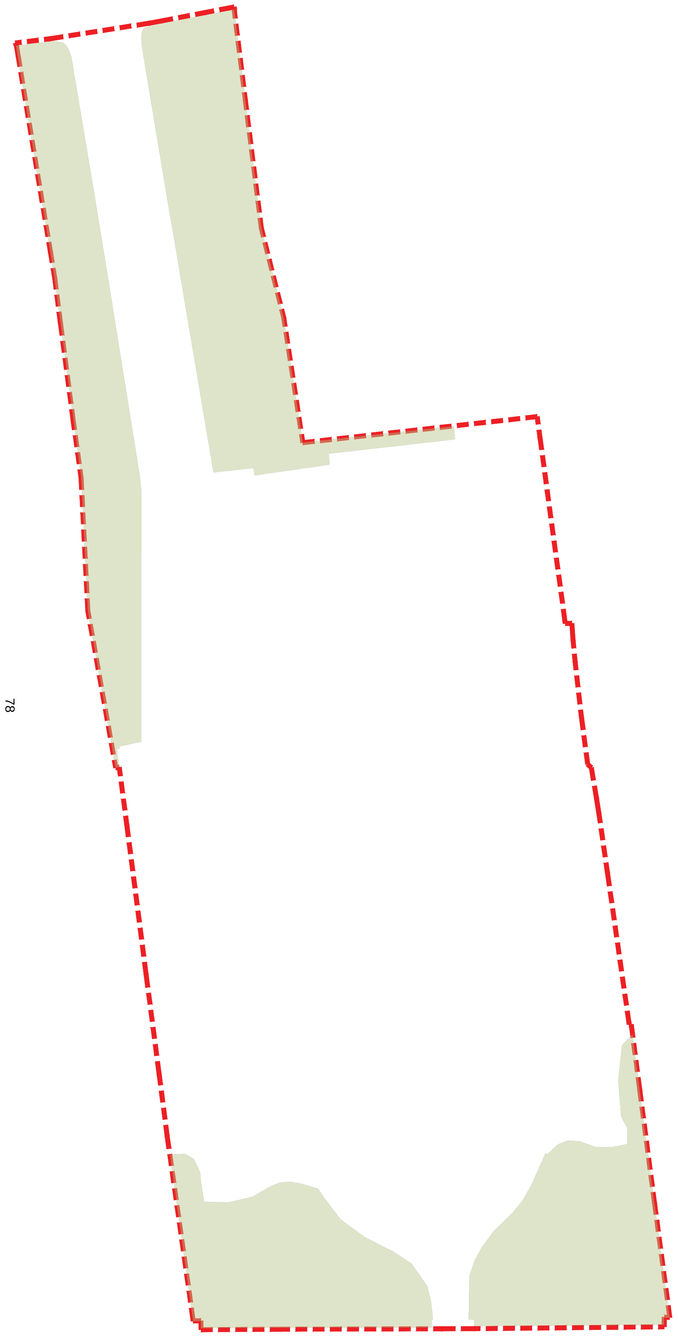
INDICATIVE DRAINAGE PLAN

scale	AS SHOWN @ A1	checked	CS / JTR
date	MARCH 2024	drawn	AE / TC

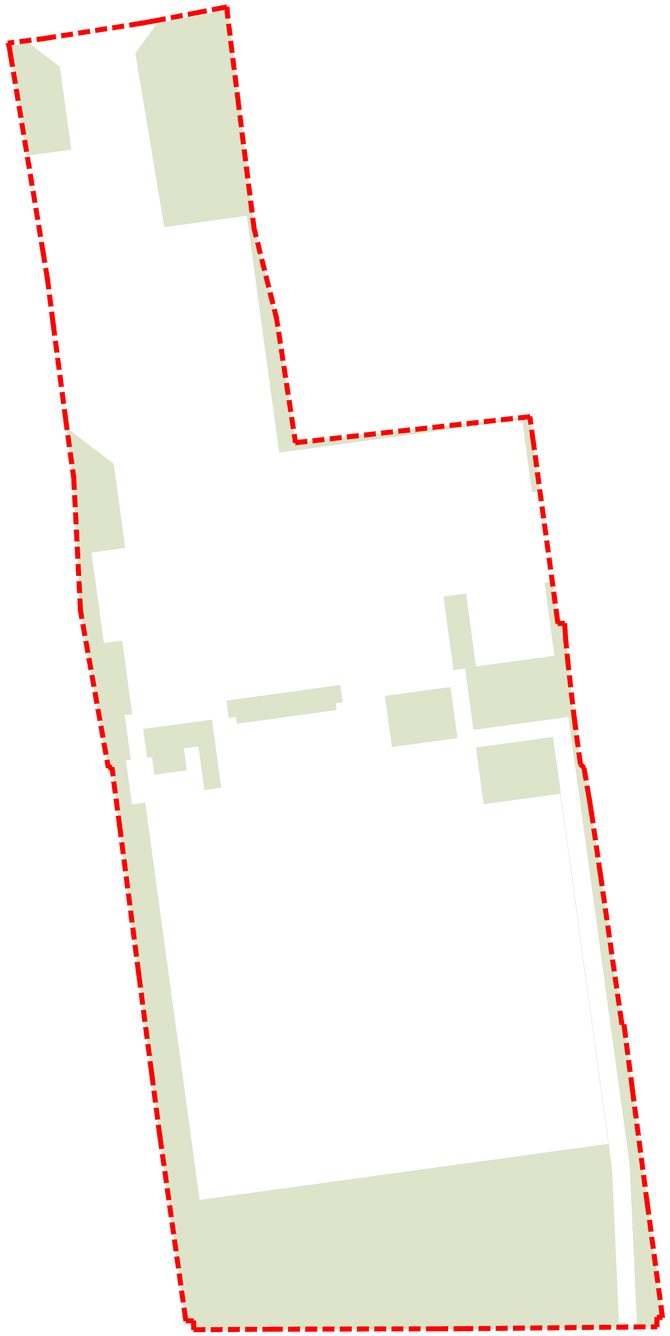
9753/212

A B C

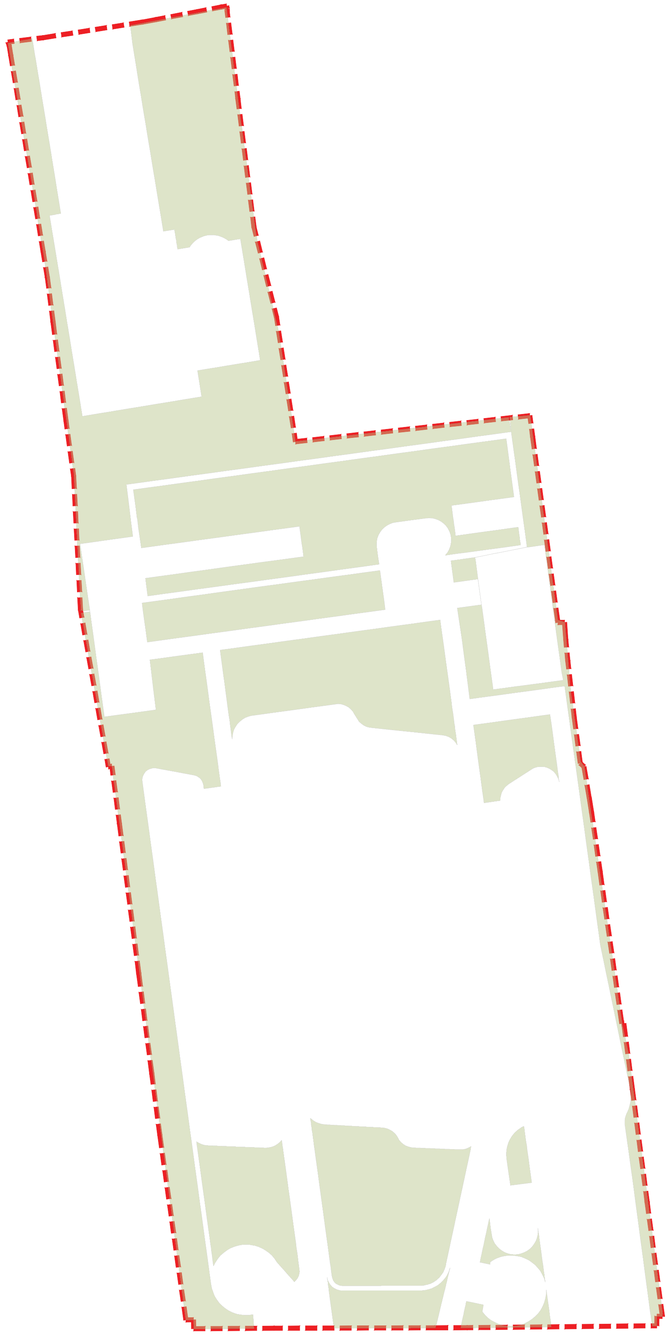
ARC Architecture ltd.
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Christchurch, Dorset, BH23 1EP
Tel: +44 (0)1202 479919
E-mail: enquiries@andersrobertscheer.co.uk
Web: www.andersrobertscheer.co.uk



EXISTING SOFT LANDSCAPE - 27.3%
SCALE: 1:200



PREVIOUS APPROVAL SOFT LANDSCAPE - 28.75%
SCALE: 1:200



CURRENT PROPOSAL SOFT LANDSCAPE - 38.31%
SCALE: 1:200

10m @ 1:100

NOTES-PLANNING

rev-27-03-2

1. The contents of this drawing are copyright.
2. Planning drawings are only to be used for planning purposes & no reliance on compliance with Building regulations should be assumed.
3. Do not scale. Figured dimensions only to be used.
4. Contractors must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
5. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
6. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to constructionr ordering. Dimensions to be checked before fabrication.
7. Maclennan waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs terms of waterproofing or structure in any way.
8. A design and risk assessment should form part of our drawing package, if you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
9. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the plans do not accurately depict their ownership or area of control for planning purposes.
10. We do not take responsibility for meeting minimum space as setout in Government Technical housing standards - nationally described space standards document.
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LEGEND

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SOFT LANDSCAPE

SITE AREA: 0.219 HECTARES / 0.543 ACRES

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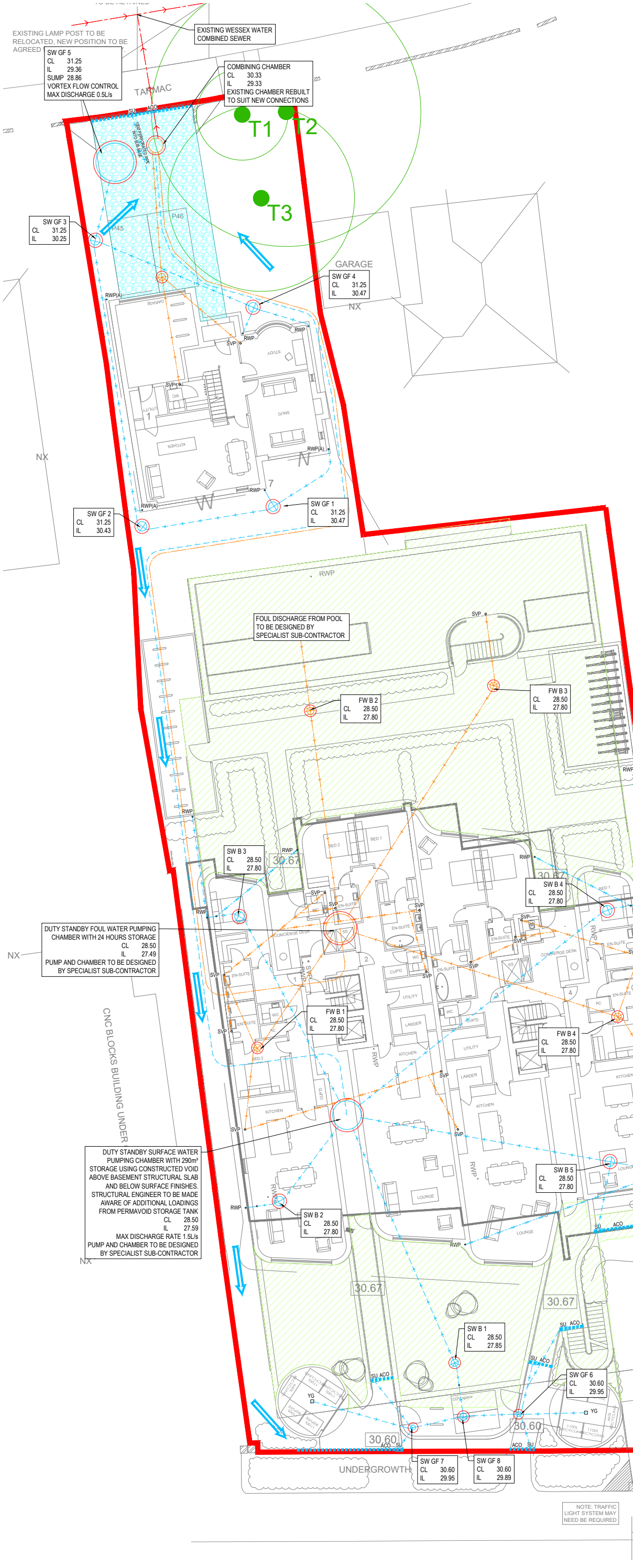
PROPOSED DEVELOPMENT,
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BOURNEMOUTH,
DORSET,
BH5 2EN

LANDSCAPE COMPARISON STUDY

scale	AS SHOWN @ A1	checked	
date	JULY 2024	drawn	AE

9753/213

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    - FW - foul water
    - SW - surface water
    - CW - combined water
    - PS - pump station (type & specification noted)
    - FC - flow control (type & specification noted)
    - EX - existing
14. All pipework connections are to be arranged to direct flows down or into the main channel in the direction of the main flow. Where necessary 3/4 bends are to be used on oblique connections inside the manhole benching where sufficient room exists or on oblique pipeline connections outside the chamber in order to divert flows down the main channel. Connections brought in perpendicular to the main channel are not acceptable. Where possible the main channel flow shall be from any connections with WC's to ensure a flush flow through the main channel.
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DRAINAGE LEGEND

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- Proposed surface water sewer (& manhole)
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- Exceedance flood route

Refer to Architects / M&E Drawings for exact positions of internal connections & RWP's

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NOT FOR CONSTRUCTION

Rev	Date	Revision Description	Issued by
P07	17.06.25	Site plan updated	JHW
P06	09.06.25	Strategy revised	JLB
P05	26.03.25	Strategy revised	JLB
P04	13.01.25	Exceedance flood route added	JLB
P03	05.11.24	Strategy revised	JLB
P02	12.09.24	Foul drainage added to strategy	JLB
P01	28.03.24	Preliminary Issue	JLB

Drawing Status: S0 - Work in Progress

GODSELL • ARNOLD PARTNERSHIP LTD
Consulting Civil and Structural Engineers
7 Arrowsmith Court, Station Approach
Broadstone, Dorset. BH18 8AX
Telephone: 01202 600 900 Website: www.gapltd.net

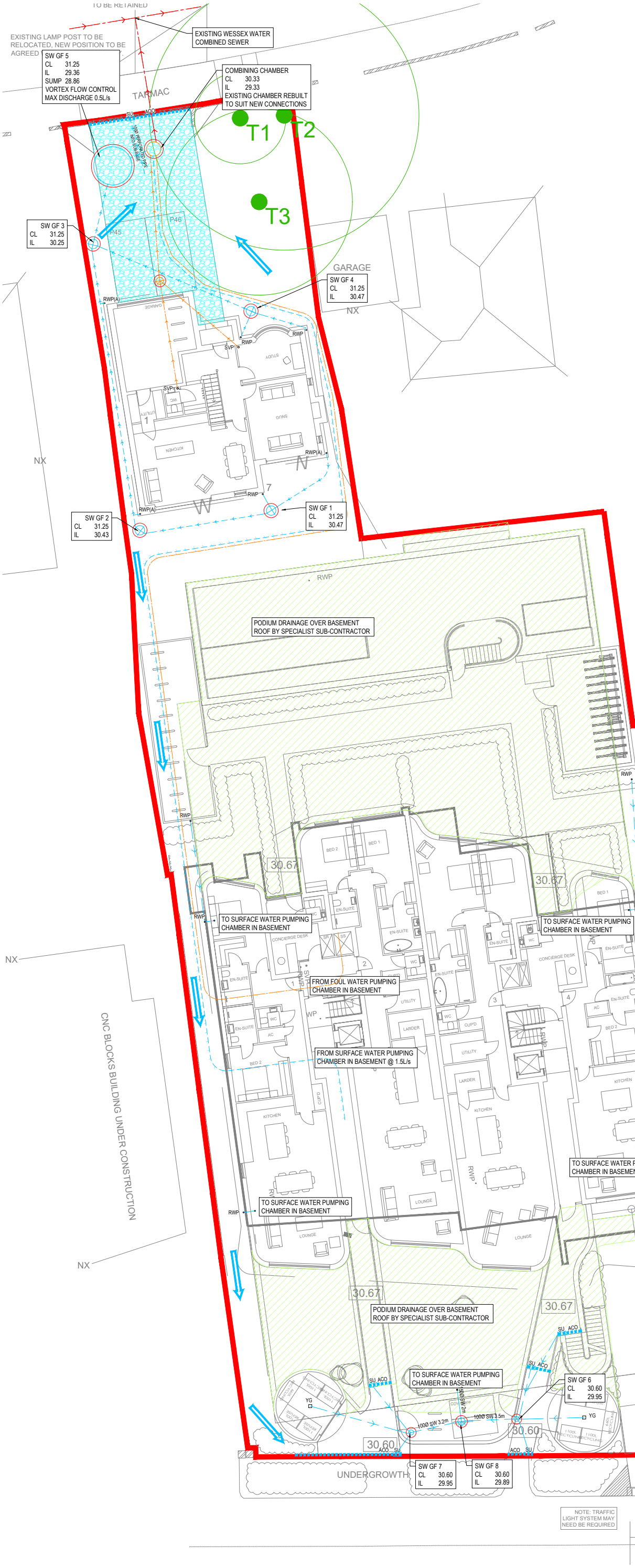
Client: ARC Architecture

Project: 65-67 Boscombe Overcliff Drive

Drawing Title: Drainage Strategy
Overall Layout

Scale: 1:125 Drawn: JLB Checked: JHW

Project-Originator-Zone-Level-Type-Role: 24058-GAP-XX-XX-DR-C
Drawing No.: 9000
Revision: P07



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- Proposed surface water sewer (& manhole)
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- Backdrop connection (B/D)
- Proposed 300Ø access chamber (AC)
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P06	09.06.25	Strategy revised	JLB
P05	26.03.25	Strategy revised	JLB
P04	13.01.25	Exceedance flood route added	JLB
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Drawing Status: S0 - Work in Progress

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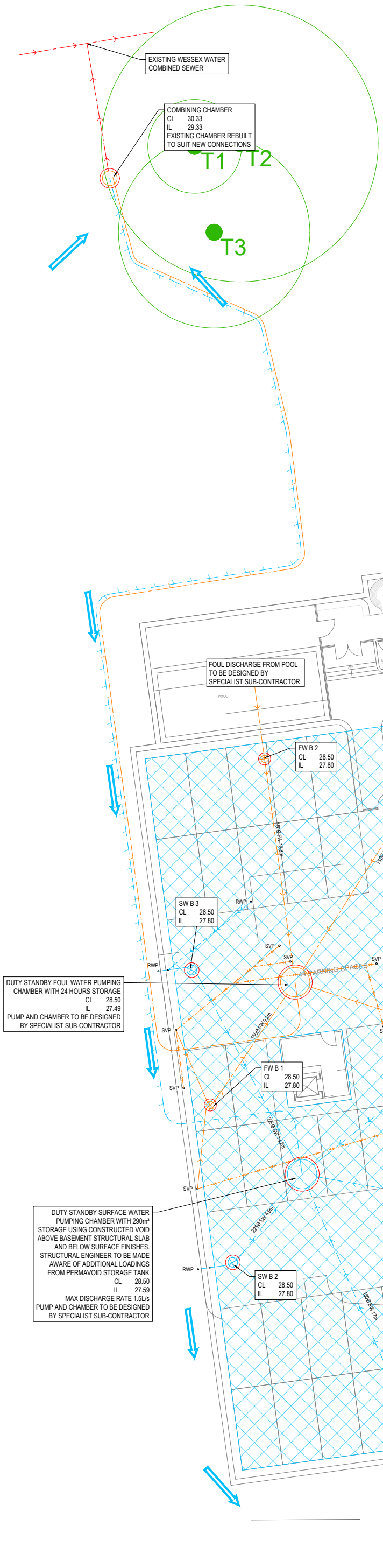
Client: ARC Architecture

Project: 65-67 Boscombe Overcliff Drive

Drawing Title: Drainage Strategy
Ground Floor Layout

Scale: 1:125 Drawn: JLB Checked: JHW

Project-Originator-Zone-Level-Type-Role: 24058-GAP-XX-XX-DR-C
Drawing No.: 9001
Revision: P07



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EXISTING DRAINAGE INFORMATION

Any historical drainage information reproduced on Godsell Arnold Partnership Ltd drawings, including any drainage information from record drawings or supplied by a Third Party, are in approximate locations. Godsell Arnold Partnership Ltd cannot be held liable for the accuracy of information obtained from record drawings or supplied by Third Parties. Contractors must undertake their own due diligence with respect to this information.

NOT FOR CONSTRUCTION

Rev	Date	Revision Description	Issued by
P07	17.06.25	Site plan updated	JHW
P06	09.06.25	Strategy revised	JLB
P05	26.03.25	Strategy revised	JLB
P04	13.01.25	Exceedance flood route added	JLB
P03	05.11.24	Strategy revised	JLB
P02	12.09.24	Foul drainage added to strategy	JLB
P01	28.03.24	Preliminary Issue	JLB

Drawing Status: S0 - Work in Progress

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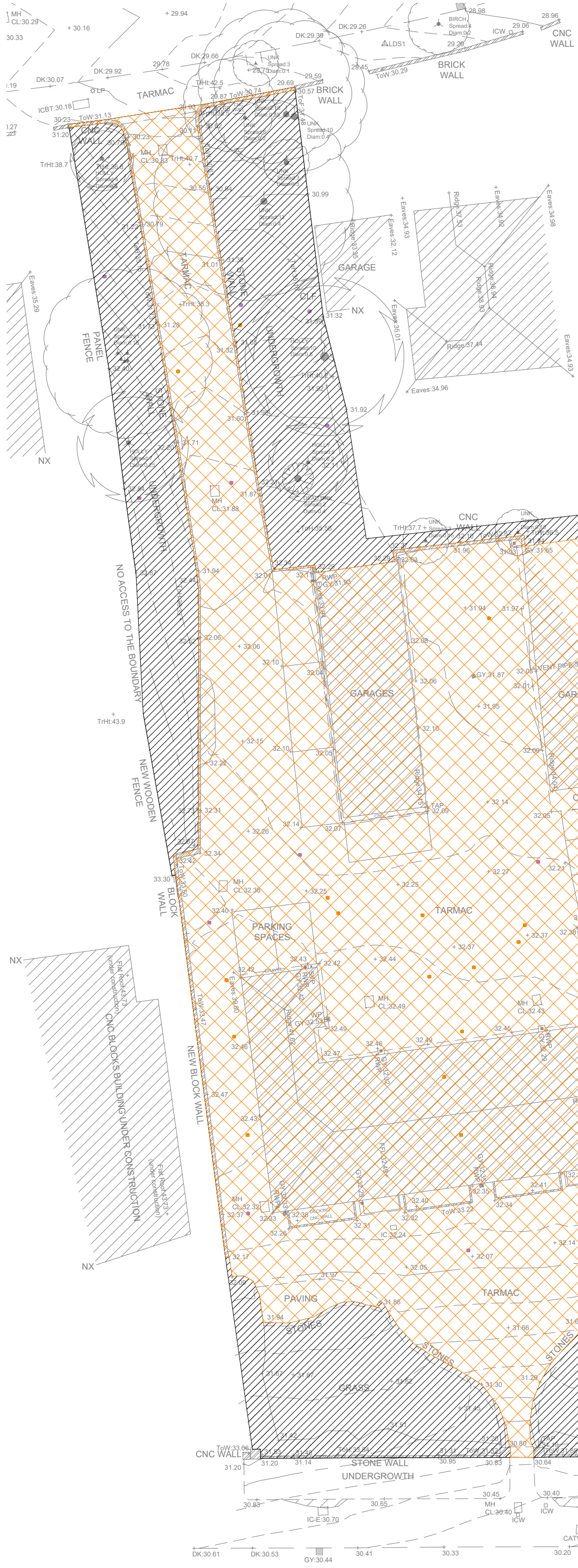
Client: ARC Architecture

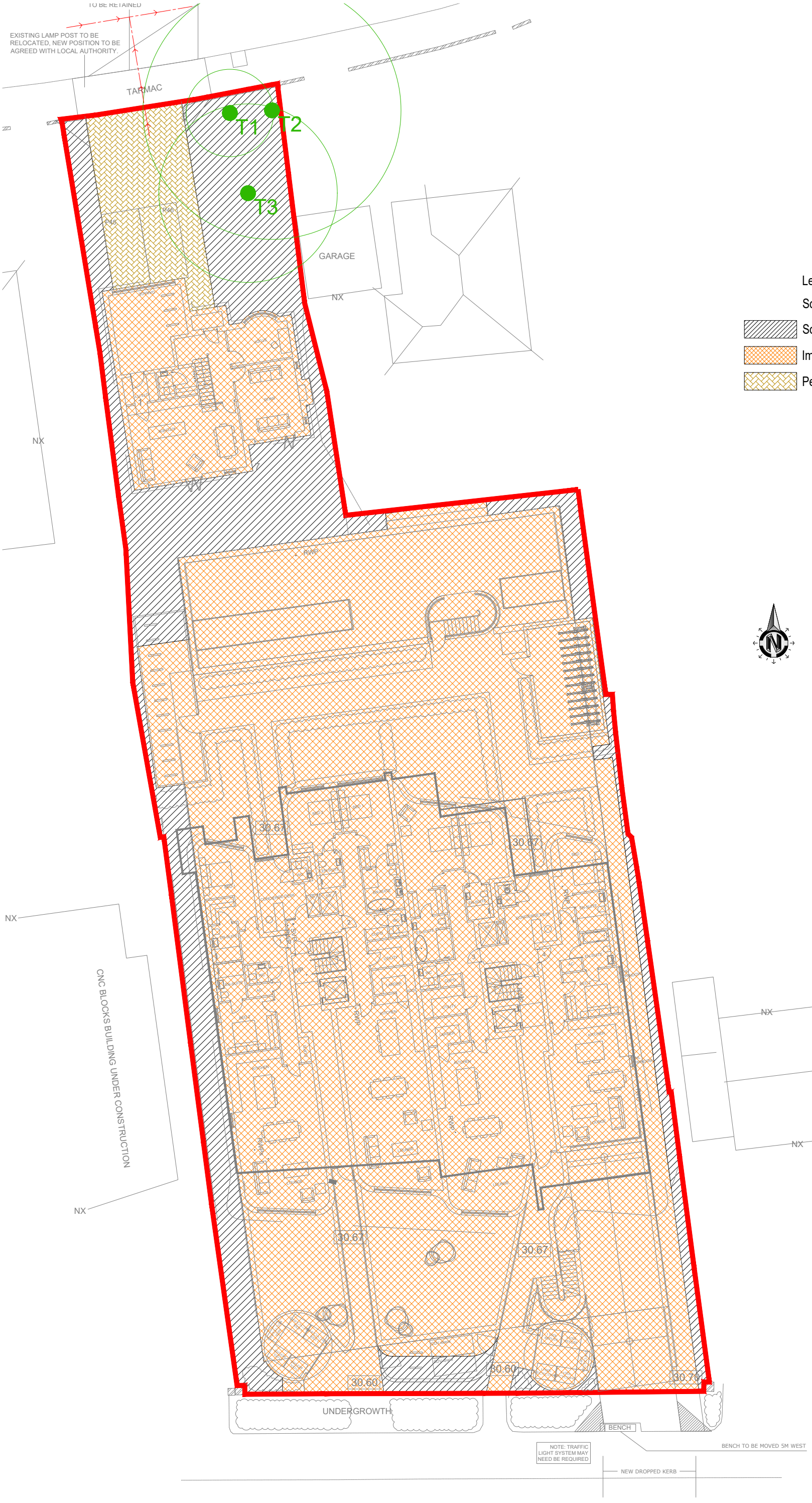
Project: 65-67 Boscombe Overcliff Drive

Drawing Title: Drainage Strategy
Basement Layout

Scale: 1:125 Drawn: JLB Checked: JHW

Project-Originator-Zone-Level-Type-Role: 24058-GAP-XX-XX-DR-C
Drawing No.: 9002
Revision: P07


TARMAC
BRICK WALL
CNC WALL
GARAGE
GARAGES
PANEL FENCE
UNDERGROWTH
NO ACCESS TO THE BOUNDARY
NEW WOODEN FENCE
BLOCK WALL
PARKING SPACES
NEW BLOCK WALL
CNC BLOCKS BUILDING UNDER CONSTRUCTION
Flat Roof:43.73 (under construction)
CBF
P&R
CLF (CP)
PAVING
STONES
GRASS
STONE WALL
PALING FENCE
BENCH
Eaves:35.29
Eaves:34.93
Eaves:34.98
Eaves:35.01
Eaves:34.96
Eaves:36.40
Eaves:36.05
Eaves:35.46
Ridge:37.53
Ridge:38.84
Ridge:37.44
Ridge:40.40
Ridge:40.39
Ridge:40.00
Ridge:42.87
Flat Roof:34.99
Eaves:34.56
Ridge:36.13
Eaves:35.61
Eaves:39.77
Eaves:39.80
Ridge:41.90
Ridge:41.80
Eaves:32.12
Ridge:33.35
Ridge:34.05
Eaves:34.63
Ridge:34.05
Eaves:33.90
Eaves:33.84
Eaves:34.92
Ridge:38.83
Eaves:34.93
Eaves:34.96
Eaves:35.01
Eaves:34.93
Eaves:34.98
Eaves:36.40
Eaves:36.05
Eaves:35.46



General Notes

1. These drawings are to be read in conjunction with all relevant Architect's and Engineer's drawings and specifications, refer to Drg. No.00 for Structural Specification
2. Except where specific dimensions are shown on these drawings, all setting out shall be in accordance with the architects drawings and specifications. Any discrepancy between these drawings and the architects drawings or the actual site dimensions should be referred to the engineer immediately and confirmed in writing. The contractor is responsible for the accuracy of all dimensions and the setting out.
3. Do not scale from these drawings. If in doubt, ask.
4. All dimensions are in millimetres unless noted otherwise.
5. All proprietary materials to be in accordance with manufacturers specifications and to Engineer's approval.
6. All proprietary CDP elements shown on the drawings should be treated as indicative and are subject to detailed design by specialist manufacturer/supplier. The contractor should make suitable allowance for third party design/detailing and potential impact on the permanent work design.

Legend

Soft landscaping	Existing Site	Proposed Site
Soft landscaping	656 m²	393 m²
Impermeable area	1542 m²	1728 m²
Permeable surfaces	N/A	78 m²

THIS DRAWING IS FOR PLANNING PURPOSES ONLY

This drawing has been prepared for submission to fulfil planning permission requirements and is not to be used for construction in anyway. Some elements may still be subject to amendment during scheme development, post planning approval.
Godsell Arnold Partnership Ltd. accept no liabilities if works are constructed based on this drawing.
Godsell Arnold Partnership Ltd. will not be able to assist in any technical questions arising if any construction proceeds based on this planning drawing.

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NOT FOR CONSTRUCTION

Rev	Date	Revision Description	Issued by
P02	17.06.25	Site plan updated	JHW
P01	28.03.24	Preliminary Issue	JLB

Drawing Status: S0 - Work in Progress

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Broadstone, Dorset. BH18 8AX
Telephone: 01202 600 900 Website: www.gapltd.net

Client: ARC Architecture

Project: 65-67 Boscombe Overcliff Drive

Drawing Title: Drained Areas Post-Development

Scale: 1:125 Drawn: JLB Checked: JHW

Project-Originator-Zone-Level-Type-Role: 24058-GAP-XX-XX-DR-C Drawing No.: 9011 Revision: P02

Arboricultural Method Statement

This method statement is a working document which aims to provide effective specifications for tree-sensitive operations and thus to minimise impacts on retained trees. It must be retained on site and be available to the site manager/foreman as a reference during construction.

If any changes are made to the proposed development or any of the working methods are found to be impracticable, then the method statement must be reviewed in consultation with the project arboriculturist.

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Failure to comply with this arboricultural method statement could result in enforcement action being taken by the local planning authority.

Tree Surgery

The following work to trees is necessary:

- T3 - Prune lower branches to give 4m clearance above access drive
- T4-T8 - Fell to ground level

The legal Duty of Care requires that all work specified in this report should be carried out by qualified, arboricultural contractors working according to Health & Safety Executive guidelines. All work must be carried out to arboricultural industry best practice and in accordance with BS 3998:2010 'Tree work - Recommendations'. All tree management work must take account of the Wildlife and Countryside Act, 1981, as amended by the Countryside and Rights of Way Act 2000, and the Conservation of Habitats and Species Regulations 2017. This legislation makes it a criminal offence to disturb the nests and to injure or kill nesting birds or bats.

Tree Protection Fencing

Tree protection fencing, complying with British Standard 5837:2012 'Trees in relation to design, demolition and construction - Recommendations', must be erected in the position shown on the plan prior to commencement of work on site and remain as an effective barrier and in position until the end of the construction phase or until the project arboriculturist, or local planning authority provides written authority for its removal.

See illustration below for specification of the tree protection fencing to be erected on the site.

Temporary Ground Protection

Prior to the commencement of any work on the site temporary ground protection must be laid in the area shown on the plan. Here, ground protection must consist of inter-linked ground protection boards placed on top of a compression-resistant layer (e.g. 150 mm depth of woodchip), laid onto a geotextile membrane. This protection must remain in position until the end of the construction phase or until the project arboriculturist, or local planning authority provides written authority for its removal.

See illustration below for specification of the temporary ground protection to be laid on the site.

Boundary Wall Adjustment for Visibility Splay

All re-grading work within the area shaded magenta on the plan must be carried out carefully by hand.

At this time, if any roots are encountered they must be cut back to 50mm beyond the area of disturbance in accordance with BS 3998:2010 'Tree work - Recommendations'. Roots must be cut cleanly using a suitable sharp hand tool (e.g. bypass secateurs or handsaw). Where roots of diameter greater than 25mm are encountered the project arboriculturist must be consulted before any pruning takes place.

Installation of Cellular Confinement System

The proposed driveway and car parking area must be installed using a cellular confinement system. The minimum area subject to this treatment is shown hatched in grey on the plan opposite. **The existing driveway surface must be retained to protect underlying roots until the new surface can be installed.**

There is a variety of cellular confinement products available; the chosen product must conform to ISO 13426-1:2003 'Geotextiles and geotextile-related products - strength of internal structural junctions - Part 1: Geocells' .

The existing driveway surface must be broken up using a pneumatic drill or hand tools and removed from the site carefully. No vehicles are permitted onto any exposed ground. Debris from this operation must not be placed within any exposed tree root protection area. This operation must be supervised by the project arboriculturist.

Hollows must be filled using sharp sand to provide a level surface onto which the geotextile can be laid. The prepared ground must be covered using a **non-woven** geotextile fabric (min. 300g/m²) with a CBR puncture resistance of 4kN. Joins must be overlapped by 300mm.

The cellular confinement panels must be expanded to their full length / width and pinned with staking pins to keep the cells open. Adjacent panels must be stapled together to create a continuous mattress. Excess cells can be removed by cutting panels with a sharp knife. Each open cell must be filled to full capacity with a no fines fill of 20-40mm crushed stone; granite and basalt are ideal. Cells must be overcharged by approximately 50mm to protect the top edges of the panel from wear and the infill material consolidated by several passes of a tracked excavator or smooth roller. A whacker plate must not be used to compact the stone as this would also compact the soil beneath.

Kerb edges can be concreted in place on top of the cellular panels to avoid disturbance of the adjacent ground. Timber edging, where appropriate, can be installed using treated timber boards held in place by wooden pegs. Soil should be placed against the timber edge and battered to provide a slope between the final surface and the existing soil level. Where there is an existing edge that can be used this will avoid or minimise excavations and tree root damage.

If installed prior to the completion of the new dwelling, the cellular confinement system must be finished with ground mats to protect the panels from wear. At the end of construction, the ground mats can be removed to lay the final permeable wearing surface.

Surfacing Options:

Block Paving

Lay a second layer of geotextile fabric over the infilled cellular confinement panels. Lay a sharp sand bedding layer compacted with a vibro compaction plate to the depth recommended by the paving product supplier. Place block paviors as per manufacturer's instructions.

Loose Gravel

Place a second layer of geotextile fabric over the infilled cellular confinement panels. Place decorative aggregate to the required depth. NOTE: A treated timber edge must be provided to restrict gravel movement.

Porous Asphalt and Resin Bound Gravel

Place a 50mm surcharge of the granular material above the cellular confinement system and lay a binder course of porous asphalt onto this rough surface before adding the final wearing course.

Pre-Commencement Site Meeting

A pre-commencement site meeting must be held at which the site manager, the project arboriculturist and, if required by condition, a representative from the local planning authority are present to discuss the tree protection measures.

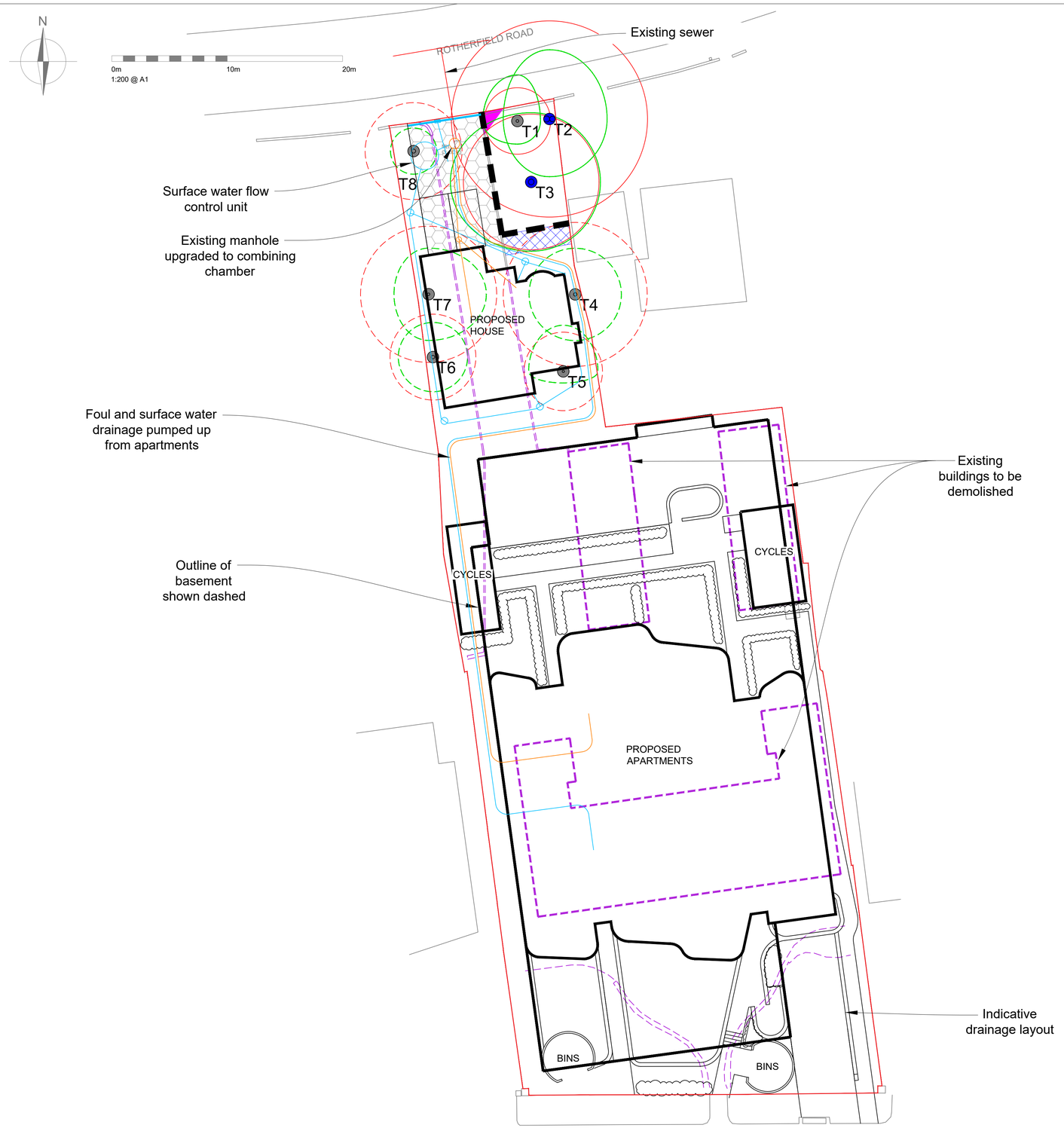
General Construction Management

There must be no changes to soil levels within tree root protection areas.

Fires must not be set within the site.

Cement and concrete mixing must be carried out only where there is no significant risk of contamination of tree root systems. If mixing is unavoidable within 10m of any retained tree it must be contained in a bunded area, as illustrated below.

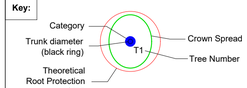
Cranes must only be used where there is no possibility of them damaging overhanging branches.



Title:	**Tree Protection Plan & Arboricultural Method Statement**
Site:	Purbeck Court, 65-67 Boscombe Overcliff Drive
TC Ref:	DS/92724/AC
Date:	17 June 2025
Scale:	1:200 @ A1

Plan TC1

Key:



Trees to be removed are shown with dashed crown spreads and root protection areas

British Standard 5837:2012 Categories	
	'A' category trees are those of high quality.
	'B' category trees are those of moderate quality.
	'C' category trees are those of low quality or young trees with a stem diameter below 150mm.
	'U' category trees are those that are unsuitable for retention.
Tree protection fencing to be erected prior to the commencement of any works on the site.	
Ground protection to be installed prior to the commencement of works on site.	
Area where re-grading must be carried out in accordance with method statement.	

Supervision of Arboriculturally Sensitive Operations

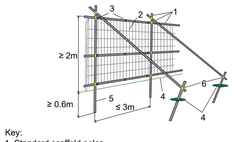
The project arboriculturist must supervise or be involved at the following points in the construction process:

- Pre-commencement site meeting.
- Planning of underground services.
- As any other arboricultural issues arise.

Contact Details for Relevant Parties

Role	Company / Organisation	Name	Phone Number
Contractor			
Architect	ARC Architecture	Arron Emmanuel	01202 479919
Arboricultural Consultant	Treecall Consulting	Andrew Cleaves	01202 462602
Arboricultural Officer	BCP Council		01202 123321

Tree Protection Fencing Specification



Key:
1. Standard scaffold poles.
2. Heavy gauge 2m tall galvanized tube and welded mesh infill panels.
3. Panels secured to uprights and cross-members with wire ties.
4. Ground level.
5. Uprights driven into the ground until secure (minimum depth 0.6m).
6. Standard scaffold clamps.

Temporary Ground Protection Specification

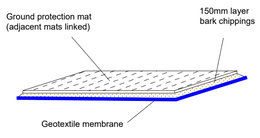
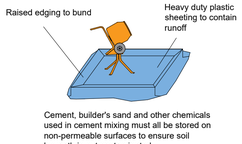
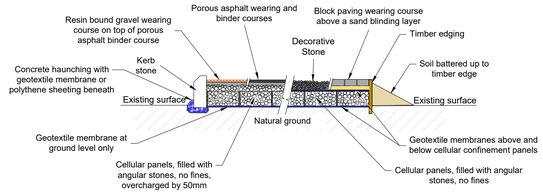


Illustration of bunded cement mixing area



Cement, builder's sand and other chemicals used in cement mixing must all be stored on non-permeable surfaces to ensure soil beneath is not contaminated.

Indicative sections of cellular confinement system with a range of surface finishes



Limitations of Use

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Arboricultural Method Statement

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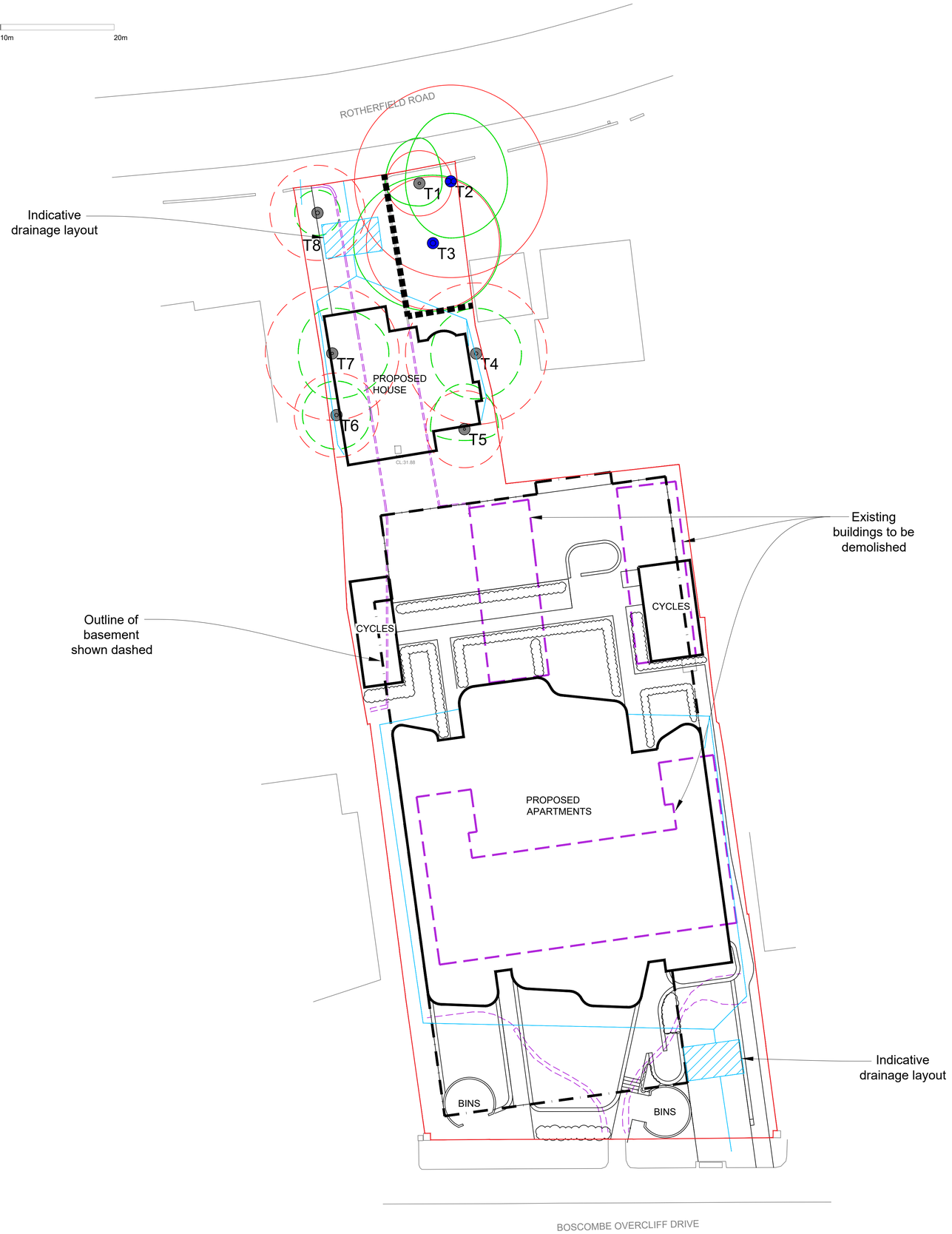
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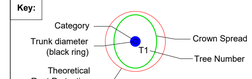
0m 10m 20m
1:200 @ A1



Title:	**Tree Protection Plan & Arboricultural Method Statement**
Site:	Purbeck Court, 65-67 Boscombe Overcliff Drive
TC Ref:	DS/92724/AC
Date:	26 February 2024
Scale:	1:200 @ A1

Plan TC1

Key:



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PLANT SCHEDULE

Trees

Number	Abbreviation	Species	Specification	Density
1	AL08	Amelanchier lamarc. 'Autumn Brilliance'	08FTH 8-10cmRB	Counted
2	BP12	Betula pendula 12	H STD 12-14cmRB	Counted
1	CLPS08	Crataegus laevigata 'Paul's Scarlet' 08	8-10;std	Counted
3	CRAMON	Crataegus monogyna 8	STD 8-10cm RB	Counted
3	CRORFP08	Crataegus oxycantha 'Rosea Flore Pleno' 08	STD 8-10 b/r	Counted
1	MR08	Malus 'Red Profusion' 08	STD 8-10cmRB	Counted
2	PRAM14	Prunus Amonogawa 14	14-16 girth;	Counted
1	SOAR12	Sorbus aria 12	12-14cm clear stem RB	Counted
5	Sorbauc8rb	Sorbus aucuparia 8	STD 8-10cm rb clear stem	Counted
1	SH08	Sorbus hupehensis 08	STD 8-10cmRB	Counted

Shrubs

Number	Abbreviation	Species	Specification	Density
38	CARB br dbl	Carpinus betulus br dbl	br 1+1 50-60 cm double staggered	row4/m
18	CTR3	Ceanothus thyrisifolius 'Repens' 3	30-40 3L	4/m²
7	CIC3	Cistus x corbariensis 3	3L CG bushy	4/m²
14	CIP2	Cistus x purpureus 3	30-40 2L	4/m²
11	Coronglau3	Coronilla glauca 3	3L CG 30-40cm high bushy	4/m²
8	COG3	Cotoneaster salicifolius 'Gnom' 3	30-40 3L	4/m²
27	DAP3	Daphne odora 3	40-60 3L	4/m²
75	GRIL3	Griselinia littoralis 3	40-50 3L	3/m²
131	GRIL3 dbl	Griselinia litoralis 3 dbl	3L CG bushy double staggered row	3/m
9	HGO3	Hebe 'Great Orme' 3	30-40 3L	4/m²
4	HeNB3	Hebe 'Nicholas Blush' 3	30-40cm 3L CG bushy	4/m²
42	HEA3	Hebe albicans 3	25-30 3L	4/m²
14	HEB3	Hebe brachysiphon 3	40-50 3L	4/m²
17	HEV2	Hebe elliptica 'Variegata' 2	20-30 2L	4/m²
30	Hypcaly3	Hypericum calycinum 3	3L CG bushy 20-30cm high	4/m²
180	Ilexa3 dbl	Ilex aquifolium 3 dbl	3L CG 40-50cm fthd	3/m
42	LAH3	Lavandula angustifolia 'Hidcote' 3	25-30 3L	5/m²
29	MaheurySC3	Mahonia eurybracteata 'Soft Caress' 3	3L CG 30-40cm high bushy	4/m²
8	PLO3	Prunus laurocerasus 'Otto Luyken' 3	30-40 3L	4/m²
23	RSS3	Rosmarinus officinalis Severn Sea 3	20-30 3L	4/m²
58	SES3	Senecio 'Sunshine' 3	30-40 3L	4/m²
27	SPxA3	Spiraea x Arguta 3	3L CG bushy	4/m²
12	VID3	Viburnum davidii 3	30-40 3L	4/m²
5	Vibop3	Viburnum opulus 3	3L CG bushy 30-40cm high	2/m²
1	YUF10	Yucca filamentosa 10	40-50cm 10L	Counted

Herbaceous

Number	Abbreviation	Species	Specification	Density
10	Armmari3	Armeria maritima 3	3L CG 20-30cm high	4/m²
1	BrunmacroJF3	Brunnera macrophylla 'Jack Frost' 3	3L CG 7 breaks	Counted
1	CarhE10	Carex hachijoensis 'Evergold' 10	10L CG	Counted
2	DRY5	Dryopteris filix-mas 5	10L	Counted
9	HELICTS3	Helictotrichon sempervirens 3	3L CG min 40 breaks	4/m²
3	HeuEl3	Heuchera 'Electra' 3	3L CG bushy 20-30cm high	Counted
2	HeymPP3	Heuchera micrantha 'Palace Purple' 3	3L CG min 7 breaks	Counted
30	LiriomBB3	Liriope muscari 'Big Blue' 3	3L CG min. 15 breaks	4/m²
3	LiriomBB3	Liriope muscari 'Big Blue' 3	3L CG min. 15 breaks	Counted
44	MsZ3	Miscanthus sinensis 'Zebrinus' 3	3L CG	4/m²
20	MONC5	Monarda Cambridge Scarlet 5	5L	5/m²
7	OphpN3	Ophiophogon planiscapus 'Nigrescens' 3	3L CG min 15 breaks	Counted
83	StA3	Stipa arundinacea 3	3L CG 30 breaks	5/m²
25	StiT3	Stipa tenuissima 3	CG 3L	4/m²
39	StiT3	Stipa tenuissima 3	CG 3L	5/m²

Conifers

Number	Abbreviation	Species	Specification	Density
2	PP1.5	Pinus sylvestris	1.5FTH 1.5-2.0	80Counted

Grasses

Number	Abbreviation	Species	Specification	Density
30	CalamKF3	Calamagrostis 'Karl Foerster'	3L CG 30-40cm high min 30 breaks	4/m²
69	CarID3	Carex Ice Dance 3	3L CG more than 40 breaks	5/m²
17	Desccaes3	Deschampsia caespitosa 3	3L CG more than 30 breaks	5/m²
47	HakomA3	Hakonechloa macra 'Aureola'	3L CG more than 25 breaks	4/m²
22	Molcaer3	Molinia caerulea 3	3L CG more than 30 breaks	4/m²
19	Ophioplan 3	Ophiophogon planiscapus 3	3L CG min 20 breaks	4/m²

Palms

Number of Plants	Abbreviation	Species	Specification	Density
2	Trachfor130	Trachycarpus fortunei 130	15L CG min 130cm high	Counted

Perennials

Number of Plants	Abbreviation	Species	Specification	Density
63	Geran C3	Geranium macrorrhizum 'Czakor'	3L CG bushy 20-30cm	4/m²

LEGEND

EXISTING FEATURES

- TREE TO BE RETAINED (Refer to Arboricultural Report for details of protection and tree works)
- TREE TO BE REMOVED
- + 28.92 SPOT HEIGHT

PROPOSED FEATURES

- DECIDUOUS TREE
- ORNAMENTAL SHRUBS
- ACCENT/SPECIMEN PLANT
- CLIMBING PLANT (see Notes)
- HEDGE
- GRASS
- GREEN ROOF SYSTEM (to specialists details,see typical section)
- 1.8m HIGH TIMBER CLOSE BOARD FENCE
- RENDERED CONCRETE BLOCK WALL (painted to match building)
- TIMBER SEAT
- CONCRETE SLAB PAVING (Marshalls Saxon, 450x450mm, buff colour)
- CONCRETE SLAB PAVING (Marshalls Saxon, 600x300mm, buff colour)
- CONCRETE SLAB PAVING (Marshalls Saxon, 300x300mm, buff colour)
- CONCRETE BLOCK PAVING (Marshalls Drivesett Argent, light colour, laid stretcher bond)
- GRAVEL (6-10mm, buff colour chippings 30mm deep on 100mm Type 1 sub-base on terram 1000 membrane, with timber edge)
- IN-SITU CONCRETE (to Engineers details)
- ROUNDED COBBLES (nom. 100mm dia.)
- CONCRETE KERB (Brett Paving Meltone 125mm textured kerb)
- BOULDERS - (Granite, local stone, sizes as scheduled, min 500 x max 1100mm in any dimension)
- COMPOSITE DECKING (colour and type t.b.a.)

NOTES:

1.0 All planting & landscape operations to comply with Landscape Specification, BS4482(1989) 'Recommendations for General Landscape Operations' and BS3936 Pt 1 (1992) 'Specification for Nursery Stock Trees and Shrubs'. All container sizes shown are minimums acceptable - all plants to be supplied to sizes indicated.

2.0 All ornamental shrubs to be planted at regular spacings in rows set diagonally to the edge of the bed.

3.0 All ornamental shrub beds and hedges to be provided with coarse grade bark mulch minimum 50mm deep. Freestanding hedges to be provided with 900mm high timber post & 2-strands wire fence, unless otherwise shown.

4.0 PLANTS NOT SUPPLIED TO THE HEIGHTS INDICATED WILL BE REJECTED - CONTAINER SIZES ARE A GUIDE ONLY AND SHOULD NOT BE USED AS THE BASIS FOR ORDERING STOCK FROM SUPPLIERS. THE CONTRACTOR IS TO ENSURE THAT ALL PLANTS ARE TO THE HEIGHTS SPECIFIED

5.0 Drawing based on Architects Site Layout Plan

6.0 Topsoil to be 450mm deep in all shrub areas, 100mm deep in all grass areas. Tree pits to be 750 x 750 x 500mm filled with topsoil.

7.0 All climbing plants to be supported with timber trellis, rectangular 1500mm high x 600mm wide.

8.0 All grass areas to be turfed using Premium quality lawn turf.

9.0 Parking bays to be defined with white lining

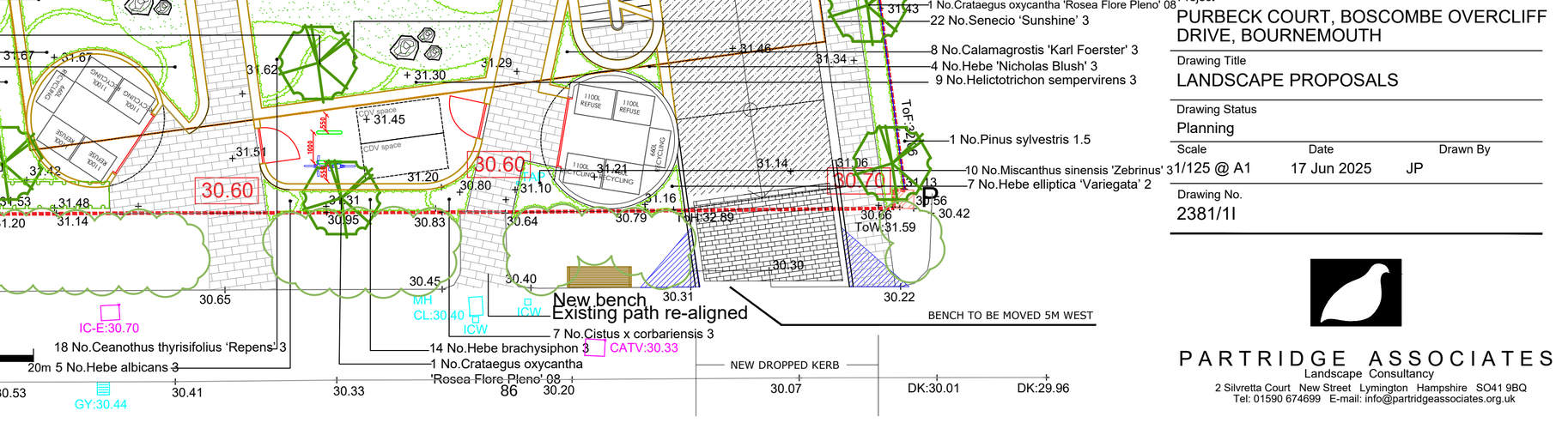
10.0 PROGRAMME
SCHEME TO BE IMPLEMENTED PRIOR TO THE OCCUPATION OF THE BUILDING.

11.0 Refer to construction drawings prepared by others, or consult with Contract Administrator, for details of paving layouts.alignments etc..

12.0 BOUNDARY TREATMENTS:
A-B: Existing 1200mm high horizontal timber slatted fence to be retained.
B-C: Existing painted concrete block wall 1200mm high, timber clad on side facing away from site, to be retained and wall to be rendered and painted.
C-D: Existing painted concrete block wall 1200mm high with 800mm high horizontal timber slatted fence on top to be retained. Wall to be rendered and painted.
D-E: Existing painted concrete block wall 1200mm high with 2000mm high horizontal timber slatted fence on top to be retained. Wall to be rendered and painted and may require repair at northern end, but no access to clearly see its condition.
E-F: Existing poor condition 1800mm high timber panel fence to be removed and replaced with new 1800mm high timber close board fence.
F-G: Existing poor condition 1100mm high timber panel fence to be removed and replaced with new 1100mm high timber close board fence.
G-H: Existing 1000mm high painted concrete wall to be retained and repaired where necessary.
H-J: Existing 700mm high wire mesh fence to be retained and repaired where necessary.
J-K: Existing garage wall on adjoining land defines boundary
K-L: Boundary difficult to access and so not clear what defines boundary. Appropriate treatment to be provided once vegetation has been removed.
L-M: No access to boundary. Existing chainlink fence to be removed and replaced under proposals for adjacent site with new 1500mm high timber close board fence with 300mm high trellis on top.
M-N:Existing poor condition post & rail fence to be removed and replaced under proposals for adjacent site with new 1800mm high timber close board fence.
N-O:Existing poor condition 1100mm high metal chainlink fence to be removed and replaced under proposals for adjacent site with new 1800mm high timber close board fence.
O-P: Existing poor condition 1200mm high timber hit & miss fence to be replaced under proposals for adjacent site with new 1200mm high timber close board fence.

Fence owners permission to be sought before any work to fences not part of site.

13.0 Refer to tree survey for details of existing trees on site. Retained trees to be subject to Arboricultural work, if required, which may include removal of hanging limbs etc. All existing trees to be inspected regularly by a qualified Arboriculturalist for Health & Safety purposes.



TYPICAL SECTION THROUGH GREEN ROOF SYSTEM (supplied by Radmat Building Products, or similar), n.t.s.

Rev	Date	By	Notes
I	17 Jun 25	JP	Minor revision
H	28 May 25	JP	Minor revision
G	9 May 25	JP	Trees added
F	6 May 25	JP	Trees added
E	2 May 25	JP	Trees added
D	22 Apr 25	JP	Trees added
C	4 Feb 25	JP	Updated to latest site plan
B	7 Mar 24	JP	Paving materials changed
A	6 Mar 24	JP	Plant details and green roof section added

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Client
FARCROFT CONSTRUCTION LTD.

Project
PURBECK COURT, BOSCOMBE OVERCLIFF DRIVE, BOURNEMOUTH

Drawing Title
LANDSCAPE PROPOSALS

Drawing Status
Planning

Scale	Date	Drawn By
1/125 @ A1	17 Jun 2025	JP

Drawing No.
2381/1I

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Planning Committee

Application Address	Silverways Silver Way Christchurch BH23 4LJ
Proposal	Extension to existing nursing home
Application Number	8/25/0059/FUL
Applicant	Christchurch Housing Society
Agent	CLPlanning Chapman Lily Planning Ltd
Ward and Ward Member(s)	Highcliffe & Walkford Councillor Andy Martin Councillor David Martin
Report status	Public
Meeting date	18 December 2025
Summary of Recommendation	**Grant in accordance with the details set out below**
Reason for Referral to Planning Committee	Received 20+ objections from to the scheme from residences within one mile of the site, contrary to the Officer's recommendation
Case Officer	Charlotte Haines
Is the Proposal EIA Development?	No

Description of Proposal

1. The proposal involves the erection of a 2-storey extension to the existing nursing home to create a linked, 10-bedroom care home wing. A single-storey link is also proposed which will connect the new extension to the existing nursing home. The development extends from the southern elevation of the existing care home.

2. The extension will be constructed of red brick walls and red/brown colour tiled to match the existing nursing home. The proposal includes a limited number of second storey windows on the south elevation.

3. A new footpath is proposed to replace the existing and a new covered cycle store for 10 bikes is also proposed for staff to be placed on existing hard standing on the western side of the site.

4. This is a second submission following a previous application which the council failed to determine within the relevant time period. A non-determination appeal was subsequently lodged and was dismissed on the grounds that the proposal would cause harm to the living conditions of neighbouring occupiers in respect of overlooking of a neighbouring residential dwelling.

5. The current proposal has been designed to address these reasons for the dismissal of the appeal.

Description of Site and Surroundings

6. The application site comprises an established nursing home premises located at the north extent of Silver Way, within an area which is primarily residential in use. The site is surrounded by residential development on all sides.

7. The premises occupy a landscaped setting where there are a number of mature trees and is a brick-built structure, two storeys in height and presenting a multi winged layout which span across the site. The building is largely red facing brick work with roof tiles in red / brown.

8. Parking provision is located on the east side of the nursing home and is accessed by way of a private drive from Silver Way.

Relevant Planning History

8/21/0905/FUL (appeal – ref APP/V1260/W/22/3306163)	Silverways Silver Way Christchurch BH23 4LJ	2-storey extension to existing nursing home to create a linked, 10 bedroom care home wing.	Appeal Dismissed	07/07/23
8/21/0905/FUL	Silverways Silver Way Christchurch BH23 4LJ	2-storey extension to existing nursing home to create a linked, 10 bedroom care home wing.	Non-determination appeal submitted	14/03/23
8/17/2023/FUL	Silverways, Silver Way, Christchurch, Dorset, BH23 4LJ	Construction of two storey garden room extension providing additional sitting room space, addition of bays to enable creation of en-suite shower rooms to existing bedrooms, associated landscape and hard landscape,	Granted	20/10/17

		addition of 4 car parking spaces		
8/14/0202	Silverways Nursing Home Silver Way	Erection of 2 storey (14 bed) extension to south elevation, 2 storey bay and infill extensions to existing wings, new garden room and roof terrace with associated parking and landscaping	Granted	25/09/14
8/96/0533/F	Silver Way, Silverways Nursing Home, Highcliffe	Formation of additional car parking spaces	Granted	02/01/97
8/96/0132/F	Silver Way, Silverways Nursing Home, Highcliffe	Single storey extension	Granted	09/05/96
8/94/0212/F	Silver Way, Silverways Nursing Home, Highcliffe	Single storey extension to form kitchen/laundry, together with formation of glazed entrance porch	Granted	21/07/94
8/83/0296/F	Silver Way, no 9, Highcliffe	Erection of private garage & formation of vehicular access	Granted	27/06/83

Constraints

9. The following constraints apply to the site

- Highways Inspected Network - 0.05m
- Heathland 5km Consultation Area - 0.00m
- Wessex Water Sewer Flooding - 0.00m

Public Sector Equalities Duty

10. 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

11. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

12. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or

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

13. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".

14. 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.

15. 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

16. Natural England: No objection subject to mitigation being secured.

17. Wessex Water: None received

18. Highcliffe & Walkford Parish Council: Object for the following reasons: -

- Over intensification of the site.
- No additional parking planned for additional staff members required/visitors. received

19. BCP Highways: No objection subject to conditions.

20. BCP Biodiversity: No objection to application in principle, additional details now provided. A HMMP condition and S106 monitoring fees will be required.

21. BCP Trees & Landscaping: No objection subject to conditions.

Representations

22. Site notices were erected in the vicinity of the site on 20/02/2025 with an expiry date for public comment of 27/03/2025. 20 objections have been received in which the following summarised concerns were raised:

- Proposed on-site parking is insufficient and would add to the already congested parking within surrounding roads particularly during the summer months.
- Proposed extension of 10 rooms would generate an increase in staff from 48 to 55 full time employees and from 51 to 63 part time employees and a full time equivalent from 60 to 70 posts.
- Bicycle parking provision would not make any significant alteration to vehicle usage given the location and hours of operation.
- Parking layout fails to account for the large waste and clinical waste containers which remove 2 of the parking spaces on the plan.
- A further 2 staff parking spaces are in an area where there is a brick construction with roof that is used for storage.
- Overlooking resulting in loss of privacy.

- Loss of sunlight.
- Loss of trees.
- The grounds are not large enough to accommodate the extra visitor and staff parking that is needed.
- The proposed patio will be intrusive when residents and/or staff are enjoying the outside area and should be relocated.
- Proposed extension would lead to a significant increase in staff numbers which will lead to staff parking on adjacent roads that already severely congested.
- Proposed hatched area is barely adequate to accommodate vehicles for the increase in staff numbers.
- Parking on site is already congested as staff parking in any undesignated open areas on site and the designated turning area used by lorries for deliveries.
- Existing parking arrangement is inadequate and proposed parking is even more inadequate.
- Hatched area to be "managed by home on a shift basis" would result in chaos.

23. 2 further comments have been received raising the following summarised points:

- Whilst don't object to the proposal in principle, am concerned about the lack of on-site provision for staff and visitor car parking.
- Additional beds will inevitably require more spaces than currently provided.
- Provision of cycle sheds is merely a virtue signalled provision.
- Very few staff will live locally and with inadequate public transport, the vast majority will need to use their own cars to get to work.
- Increased visitor numbers will exacerbate the difficult parking on local streets especially during the holiday season.
- Don't object to application itself as appreciate that more care home places are needed to cope with demand; however, parking is an issue.
- Suggest a resident parking permit system to overcome the issue of inadequate parking in surrounding roads for residents.

Key Issue(s)

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

- Principle of development
- Design, form and scale and impact on visual amenities of the area
- Impact upon residential amenities
- Parking and Access
- Trees and Landscaping
- Biodiversity, Heathland and New Forst Mitigation and Nutrient Neutrality

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

Policy Context

26. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (2014), Highcliffe and Walkford Neighbourhood Plan (2023) and saved policies of the Christchurch Local Plan (2001).

Christchurch and East Dorset Local Plan 2014

KS1 Presumption in favour of sustainable development
KS2 Settlement Hierarchy
KS11 Transport and Development
KS12 Parking Provision
LN6 Housing and Accommodation for Vulnerable People
LN7 Community Facilities and Services
HE2 Design of new development
HE3 Landscape Quality
ME1 Safeguarding biodiversity and geodiversity
ME2 Protection of Heathlands
ME3 Sustainable development standards for new development
PC6 Tourism

Christchurch Local Plan 2001

ENV 21 Landscaping in New Development
H12 Residential Infill

Highcliffe and Walkford Neighbourhood Plan 2023

HWNP8. Parking Standards
HWNP9. Locally Important Community Facilities
HWNP11. Retaining and Reinforcing Local Character

27. National Planning Policy Framework ("NPPF" / "Framework")

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

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

Planning Assessment

Principle of development

28. There is a presumption in favour of sustainable development within the NPPF. Paragraph 11 of the NPPF states that where policies which are most important for determining the application are out of date, planning permission must be granted unless

policies in the Framework provide a clear reason for refusing the development proposals. The Core Strategy policies relevant to this application are considered to be up-to-date.

29. Policy LN6 (accommodation for the vulnerable people) states that new social, care, or health- related development proposals, or major extensions to existing developments within the C2 use classification, will not be subject to Policy LN3. However, they must demonstrate that any impacts or risks to the strategic aims and objectives of Dorset County Council and NHS Dorset health and social care services have been considered and mitigated.

30. The planning statement submitted with the application advises that the proposal consolidates the Christchurch Housing Societies care facilities and as such, will not result in additional pressure to the NHS and health facilities in accordance with policy LN6 and is subsequently supported.

31. Policy LN7 states that facilities and services will be provided to support existing and future population growth and changes in age profiles. The policy clarifies that priority will be given to any proposals to allow the multi-use of existing facilities, followed by the expansion of existing, well-located facilities to allow for the co-location of facilities and services.

32. The site is located within Highcliffe and is well located close to the designated 'district centre'. The development would provide additional care home bed spaces within an existing urban area and would also provide additional employment opportunities. As such, the proposal is considered to accord with Policy KS2.

33. Chapter 6 of the Highcliffe and Walkford Neighbourhood Plan has regard to community facilities, identifying Silverways as a locally based Care Home healthcare facility and is recognised as a locally important community facility.

34. Policy HWNP9 of the Neighbourhood Plan states that 'the community facilities and associated land should be retained and allowed to modernise and adapt to continue to meet the community's needs for social wellbeing/healthcare/ education/ culture, sports and leisure'. The proposal to extend this existing facility would comply with this Neighbourhood Plan Policy.

35. The proposal is considered to comply with Policies LN6 and LN7 of the Core Strategy and Policy HWNP9 of the Neighbourhood Plan. The proposed extension is therefore considered to be acceptable in principle subject to no adverse impact on the street scene and character of the area, amenity of neighbouring occupiers and highway safety. These issues are addressed in the following sections of this report.

Design, form and scale and impact on visual amenities of the locality

36. The proposal would appear as an extended wing that would sit parallel with the existing eastern wing of the care home. The proposed extension is similar in architectural style to the care home and would be constructed of matching materials. The proposed extension would be slightly set down in height and would appear as a subservient addition to the existing building.

37. This application follows an earlier scheme for a two-storey extension of a similar scale which was dismissed on appeal. In dismissing the appeal, the inspector raised no concern in relation to the effect of the proposal on the character and appearance of the area. The design of the previously dismissed extension comprised of a two-storey block design with flat roofs and incorporated a flat roof link extension.

38. In comparison, the proposed extension subject of this application would have a pitched roof which would appear similar to the existing building. A flat roof link extension is also retained which serves to reduce the perceived mass of the overall enlarged building. It would allow the extension to appear as a distinct addition to the building. The footprint of the proposed extension would be relatively modest ensuring sufficient space around the building and within the site is retained.

39. It is therefore considered that the proposed extension would be compatible to the character and form of the existing care home building and would not adversely affect the visual amenities of the area. The proposal would ensure the spacious and verdant character of the site is retained. The proposal therefore complies with Policy HE2 of the Core Strategy, Policy HWNP11 of the Neighbourhood Plan and Saved Policy H12 of the Christchurch Local Plan.

Impact upon residential living conditions

40. Policy HE2 states that; 'development will be permitted if it compatible with or improves its surroundings in; its relationship to nearby properties including minimising disturbance to amenity'. Saved policy ENV3 refers to development which creates noise, discharges or emissions not harming the amenities of occupants of nearby land.

41. Saved Policy H12 advises that proposals for private or institutional residential development or extensions to existing residential premises will be permitted provided that they meet a number of criteria including that residential amenities of existing and future occupiers of dwellings are not adversely affected by noise or disturbance or by the loss of light or privacy.

42. The site is a large multi-winged two storey nursing home set within gardens to all sides and surrounded by residential properties. A public footpath runs to the southern boundary connecting Silver Way to Pine Crescent. More recent residential infill development at nos.28A and 29A Pine Crescent are located in close proximity to the western boundary of the site.

43. This application follows a previous scheme for a two-storey extension to provide a 10-bedroom wing to the care home. This extension was of a two-storey flat roofed built form that extended from the south of the existing building which broadly aligned with the southern and western boundaries. In considering the proposed design, the inspector noted that a number of windows would feature in the proposed west elevation at both ground and first floor levels. The inspector considered that these windows would not overlook Nos. 29 and 30 Pine Crescent due to the length of their gardens and relatively long distance between the proposed extension and the rear elevations of these properties. However, the proposed extension would have first floor windows that would overlook part of the garden areas of these properties, and more significantly 29A Pine Crescent which due to its back land position was in closer proximity to the proposed extension.

44. The Inspector concluded that the proposed extension would result in an increased degree of actual and perceived overlooking and an unreasonable loss of privacy which could not be overcome through a condition to obscure glaze the windows as they also served a bedroom which would have resulted in of loss of outlook for future occupiers of this room. Therefore, the main reason for dismissing the appeal was due to the harmful effect that the proposed extension would have on the living conditions of the occupiers of neighbouring properties with particular regard to overlooking.

45. Similar to the previous application, there have been multiple objections to the proposal from neighbouring properties within Pine Crescent which raise concerns in respect of overlooking and loss of privacy. However, as noted in the proposal description above, this proposal seeks to address the reasons for the dismissal of the appeal.

46. The proposed two storey extension has been re-oriented so that it does not directly face the existing dwellings and their amenity space and is also set further away from the boundary. The submitted site plan provides a dashed overlay of the previous extension that was dismissed on appeal to allow for comparison with the proposed extension subject of this application. The single storey link extension has been increased in size compared to the previous scheme and it is this part which is closest to the neighbouring property at 29A Pine Crescent.

47. Furthermore, the number of upper floor windows on the south elevation has been reduced with two of the three windows now proposed serving en-suite bathrooms. These windows would face towards the rear gardens of Nos. 30 and 31. However, there would be a distance of 16 metres between these windows and the site boundary with the rear gardens of these properties. The rear gardens of these properties have a depth of approximately 20 metres and as a result there is a separation distance well in excess of 30 metres between the proposed extension and the rear elevations of these properties. Any views from the first-floor bedroom window due to its position would be at a significantly oblique angle that would prevent any harmful overlooking towards 29A Pine Crescent.

48. In addition, a further small window serving an en-suite bathroom is positioned on the west elevation of the proposed two storey extension facing towards 29A Pine Crescent. However, as this serves an en-suite this window can be obscure glazed. There is also a window serving a bedroom on the east elevation which would have views over the grounds and towards the access with Silver Way. Any views from the first-floor bedroom window due to its position would be at a significantly oblique angle that would prevent any overlooking towards 6 Silver Way. There may be some views towards the side elevation of this property however it was observed on site that there are no window openings on this elevation.

49. The reduction in the number of upper floor windows along with the re-orientation so it does not directly face towards the nearest neighbouring residential property at 29A Pine Crescent as well as its increased distance from the boundaries would ensure that there is no increase in perceived overlooking.

50. It is therefore considered that the proposed extension would not result in an increased degree of actual and perceived overlooking and as a result there would be no significant loss of privacy to the occupiers of neighbouring residential properties. The proposal would therefore comply with Policy HE2 of the Core Strategy and Saved Policy H12 of the Local Plan.

Trees and Landscaping

51. The proposal retains the existing landscape and adds to it but planning for shrubs, trees and greenery along the boundary line for screening. The footprint of the extension respects the retained trees, and new planting will reinforce the existing screening. The submitted Tree Reports and Tree Protection Plan have demonstrated the measures that will be taken to ensure the protection of existing trees within the site and its boundaries.

52. Whilst there are Silver Birch, Norway Maple and Douglas Fir Tees located close to the proposed extension, they are sufficiently set away from the footprint of the extension to ensure their retention. The main openings serving bedrooms and a ground floor lounge do not face directly onto these trees. In any case, the trees provide an attractive and interesting outlook for residents of the care home in a similar manner to the existing trees within the grounds of the site that surround the care home. In this regard, the existing Silver Birch Tree is positioned close to the existing southern wing of the care home where there are windows serving bedrooms.

53. It is also noted that a similarly sized 2 storey extension albeit of a different footprint and position was subject of a non-determination appeal. The proposed extension was in the same part of the site as the current proposal and had a similar relationship with the above trees. In dismissing the appeal, the inspector noted that the Council's Tree and Landscape Officer consulted on the planning application subject of the appeal did not object as they considered that adequate provision had been made for the protection of important trees.

54. The tree officer in considering the submitted landscaping plan considered that a native species of hedging be used instead of a Cherry Laurel hedge that was originally proposed. An amended landscape plan was submitted proposing a Wild Privet hedge which is a native species. In addition, 3 new trees are proposed to be planted.

55. The tree officer in considering the proposal along with the amended landscape plan has considered that on balance the proposal would have an acceptable impact on trees, subject to conditions that ensure adherence to the tree reports and tree protection plan as well as the provision of the soft landscaping. A condition requiring a pre-commencement meeting is also recommended so that these measures can be verified and agreed on site.

56. The proposed extension would therefore have an acceptable relationship with mature trees, would ensure their protection and thus ensuring the overall tree cover of the area is retained and enhanced. As such the development complies with Policies HE2 and HE3 of the Core Strategy and Policy HWNP11 of the Neighbourhood Plan.

Parking and Access

57. The application site is located within a primarily residential area with surrounding streets offering elements of restricted and unrestricted on-street parking. The appeal site is in a location which is accessible by a number of differing public transport modes.

58. The submitted site plans show the existing parking layout for 35 cars with potential for an additional 8 car parking spaces which are shown in tandem arrangement as overflow parking when needed. It is also noted that 2 of the spaces shown are within a building that lies outside of the application site albeit within land that is within the ownership and control of the applicant (as demarcated by the blue line).

59. Under the Parking Standards SPD, the site is located within Zone D, and a C2 Care Home use within this Zone generates a car parking demand of 0.2 spaces per bed and 0.2 spaces per full time equivalent (FTE) staff. The proposed extension would provide an additional 10 beds and 10 FTE staff with the enlarged care home comprising of a total of 71 beds and 70 FTE staff. This equates to a total car parking demand of 29 spaces. The submitted plans originally proposed 35 formal spaces within this site with scope for an additional 8 staff overflow spaces to be made available should demand dictate. Therefore, sufficient parking provision is made available on site albeit with some spaces comprising of a tandem arrangement which is managed appropriately for staff with varying shift patterns. The Local Highway Authority consider this to be an acceptable parking provision on site.

60. However, it was considered that the overflow 'grasscrete' parking spaces specifically numbers 33 and 34 would obstruct a perimeter path and as such this arrangement is unacceptable as it inhibits safe access for residents, visitors and staff. These parking spaces were also significantly substandard in size and could therefore cause greater obstruction in reality than shown on the submitted plans. It was observed on site that these spaces did not currently exist and the main access path to the building is free from obstruction. Amended plans were therefore submitted which removed these parking spaces. Given the on-site parking requirement for the care home is 29 spaces, the reduction in parking spaces within the site to a total of 33 would be acceptable.

61. In addition, the Parking SPD requires the provision of 0.05 cycle spaces per bed and 0.4 spaces per full time equivalent (FTE) staff. This proposal will result in an increase of 10 beds and 10 FTE staff members across all shifts thus equating to a parking demand net gain of 5 spaces in total. Consequently, the provision of new secure, covered parking for 10 cycles and external Sheffield type stands for 16 cycles would exceed this requirement.

62. The Local Highway Authority support this additional cycle parking provision and confirm that the layout and design of the majority of the proposed cycle parking complies with the Parking SPD and is therefore acceptable. However, the 14 spaces to be built in place of an existing shed that is adjacent to the northern elevation of the building is not shown in full on the submitted site plan and as such a condition is recommending requiring the submission of details of this cycle parking in order to ensure that this cycle spaces are compliant with the Parking SPD.

63. A number of concerns have been raised by residents of properties on roads immediately surrounding site about the impact of the additional staff parking on the surrounding roads. In their representations, it was noted that there is already overspill on street parking within these roads.

64. The parking layout shown on the submitted plans is almost identical to that shown on the previous scheme that was dismissed on appeal. This is because it broadly reflects the existing parking arrangements for the site. The concerns of residents regarding the increased parking demand and the potential for this to overspill onto surrounding roads was also raised in representations submitted in respect of the application and subsequent appeal for the proposal.

65. In considering the matter in their appeal decision, the inspector noted at the time of their site visit that there were sufficient available parking spaces within the appeal site, with no obvious overspill parking taking place on the surrounding highway network. This was also observed by the planning officer when making a site visit. However, the inspector accepted that this observation over the parking was a moment in time and had no doubt having regard to the neighbours' representations that at certain times overspill parking does take place within the surrounding area. However, they acknowledged that the proposal would be unlikely to generate a significant increase in vehicle trips and that sufficient parking would be retained to meeting the Parking Standards.

66. In the same manner as the current application, additional cycle parking was also proposed which the inspector also had regard as this would provide an alternative and sustainable mode of transport to and from the site.

67. Whilst the concerns of local residents in respect of overspill parking are acknowledged and it is accepted that on occasion overspill parking may occur which can be an inconvenience to residents, it is considered that the proposal would contain acceptable levels of on-site vehicular parking and would not result in harm to highway safety.

68. The Highway Authority have assessed the proposal and consider there to be sufficient on-site parking which meets with the Parking Standards SPD and as such the proposal would comply with Policy H12 of the Core Strategy and Policy HWNP8 of the Highcliffe and Walkford Neighbourhood Plan which requires the provision of parking in line with the Parking Standards SPD.

Heathland Mitigation

69. The site is within 5km of the Dorset Heathlands Special Protection Area and Special Area of Conservation. The Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning document (April 2020) (SPD) advises that the Dorset Heathlands is designated for protected and priority habitats and species including Dartford warblers, nightjars, woodlark, hen harrier, merlin, sand lizards and smooth snakes as well as other typical species of lowland heathland, wetlands and dunes. Evidence shows that the designation is under significant pressure from an increasing number of people living nearby. As the population grows, urbanising impacts from human pressures and damage caused by domestic pets have the potential to cause ongoing adverse effects on the protected habitats and species.

70. The SPD sets out a strategy for the avoidance and mitigation of impacts of new residential development. Appendix B sets out advice for different uses which are not specifically mentioned in the SPD with the guidance indicating that nursing homes would not have a likely significant effect, alone or in combination with other projects.

71. The SPD confirms that certain types of specialist purpose-built nursing homes where residents are no longer active will not have a significant effect on the Heathlands and do not need to provide mitigation. Residents of these developments would not be expected to leave the property to access heathland, either alone or with the support of a family member/carer.

72. Therefore, it can be concluded that the proposed additional residents of this nursing home will not be active in the sense of being able to visit the heathland. Therefore, given the proposed residents falling within Class C2- nursing home use, no mitigation is required to pass the appropriate assessment required by the Habitat Regulations.

73. The proposal seeks to extend a facility providing community care provision, and the agent has confirmed that the 10 bedrooms within the extension would be for 24 hours close care. A condition is recommended to ensure that this provision remains within this use. In this case the specialised C2 care home use does not require a financial contribution for mitigation, in line with Appendix B of the Dorset Heathlands Planning Framework (2020).

74. On this basis, the proposed extension would introduce accommodation that would not have a likely significant effect, alone or in combination with other projects on the Dorset Heathlands in the absence of mitigation.

New Forest Mitigation

75. The site lies within the 13.8km ‘zone of influence’ of the New Forest SAC, New Forest SPA and New Forest Ramsar sites, which are protected under European legislation for their wildlife importance.

76. It has been demonstrated in the recent report by Footprint Ecology to the New Forest Steering Group (New Forest Strategic Access Management & Monitoring (SAMM) Strategy October 2024) and in agreement with Natural England that additional recreational pressure from additional dwellings have the potential to harm the integrity of these designated sites.

77. Natural England confirmed in the previous non determination appeal for the proposal that the Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning document (April 2020) (SPD) is appropriate for the New Forest in relation to the impact of different uses. Therefore, the considerations above in respect of the proposal in relation to Dorset Heathlands is applicable to the New Forest Impacts.

78. The Heathlands SPD sets out a strategy for the avoidance and mitigation of impacts of new residential development. Appendix B sets out advice for different uses which are not specifically mentioned in the SPD with the guidance indicating that nursing homes would not have a likely significant effect, alone or in combination with other projects.

79. The proposed extension would provide 10 additional bedrooms to the facility which would be for residents that require 24 hour close care. Residents would therefore not be expected to leave the property to access the New Forest, either alone or with the support of a family member/care.

80. In this case the specialised C2 care home use does not require a financial contribution for mitigation of the New Forest Impacts.

81. On this basis, the proposed extension would introduce accommodation that would not have a likely significant effect, alone or in combination with other projects on the Dorset Heathlands in the absence of mitigation.

Biodiversity

82. Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."

83. 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. Policy ME1 sets out policy requirements for the protection and where possible, a net gain in biodiversity.

84. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021, and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions 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.

85. A Biodiversity Metric and assessment report has been submitted with the application. The metric indicates the loss of 1 x small tree in good condition and 1 x small tree in moderate condition but the retention of all other existing habitats.

86. The metric indicates the following new habitats to be created:

- 7 x new trees with a target condition of moderate
- 0.0046ha of introduced shrub

87. The metric also includes the following hedgerow habitat post development:

- 0.0385ha of native hedgerow enhancing a non-native hedge, with a target condition of poor

88. The above habitats still result in an overall net loss of -1.92% for area habitats. There is a deficit of 0.26 area units which would need to be made up through the purchase of offsite units. The applicant has not produced significant justification in relation to the biodiversity hierarchy, but it is considered that with the constraints of the site (buildings, parking areas and existing trees and planting) there is little space for additional habitat on site. The applicant has worked with the Council to provide a good quality landscaping plan including native species of hedge.

89. The metric therefore demonstrates that 10% BNG cannot be achieved on site. As no further gain that can be counted towards the 10% can be provided within the curtilage of the development as set out in the Natural England BNG Guidance, it is considered that in this case the design and layout of the proposal has retained as many habitats, particularly those of moderate distinctiveness, as is possible and as such, though the 10% BNG cannot be achieved, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits.

90. The re-provision of trees of moderate condition would require monitoring fees to be secured through the S106 agreement. The monitoring fee has been calculated to be £2,542.00 for the statutory 30 year period. This fee is to cover the costs to the Council for carrying out its statutory duty of ensuring that the on site habitat works proposed for the purpose of achieving biodiversity net gain are implemented in accordance with the Habitat Management and Monitoring Plan (HMMP) (subject to agreement of those works) and the ongoing maintenance of those habitats, and the review of the required reports which will be submitted by the applicant on completion of the habitat and at each of the agreed intervals.

Nutrient Neutrality

91. The application site is within the catchment of the Christchurch Wastewater Recycling Facility which discharges enriched water into the River Avon which is designated as a Special Area of Conservation under the Habitat Regulations 2017 and listed as a Ramsar site.

92. The River Avon is also designated as a Site of Special Scientific Interest under the Wildlife and Countryside Act 1981 (as amended). The designated sites are in unfavourable condition due to high levels of nutrients. The river is phosphorus limited which means that any addition either directly or indirectly should be deemed to have an adverse impact on its integrity.

93. An appropriate assessment must be undertaken to assess the effects of the proposal, in combination with other developments on this SAC. Natural England advise that all new developments which would involve an overnight stay, like this one, within the catchment should achieve 'nutrient/phosphate neutrality'. If they do not, then additional phosphate loads could enter the water environment causing significant adverse effects on the River Avon SAC.

94. The Council is the competent body for AA and ultimately responsible for producing the HRA in this instance.

95. The applicant has submitted a nutrient calculator for the development. Subject to the imposition of a Grampian condition requiring the purchase of credits to offset the phosphorous load calculated, the proposal is considered to be acceptable in this respect and is considered to be in accordance with Policy ME1 of the Christchurch and East Dorset Local Plan.

Planning Balance / Conclusion

96. Overall, it is considered that the proposal would provide a type of accommodation for which there is a local need. The proposed extension would be of acceptable scale and design and integrate with the existing buildings on site in a suitable manner. The proposal would not be harmful to the character and appearance of the area, would have an acceptable impact on trees, would provide an adequate level of parking provision and BNG has been suitably addressed. The last application in 2021 was dismissed on appeal in relation to overlooking of neighbouring properties. This application has addressed the issues raised by the Inspector by re-orientating the extension away from directly facing the closest residential property at 29a Pine Crescent and significantly reducing the number of first floor windows facing neighbouring properties.

97. It is therefore considered that the proposal is in accordance with the provisions of the Development Plan when considered as a whole. It is considered that the identified material considerations including the benefits of the scheme also clearly support a view in favour of granting the proposal.

Recommendation

98. **Conditional Permission**

RECOMMENDATION I - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to:

- satisfactory completion of a Legal Agreement necessary to secure the BNG monitoring fees; and
- the following planning conditions (below)

RECOMMENDATION II - That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary.

RECOMMENDATION III - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution.

Section 106 terms

Financial contribution of £2,542 towards Biodiversity Net Gain monitoring fees.

Conditions

1. Standard time limit

The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

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

5216.01 O Proposed Site Plan
5216.02 G Proposed Ground Floor Plan
5216.03 G Proposed First Floor Plan
5216.04 D Proposed Roof Plan
5216.05 D Proposed Elevations Sheet 1
5216.06 C Proposed Elevations Sheet 2
5216.07 B Location and Block Plan
5216.08 Cycle Store Details
5216.10 A Existing GF Plan
5216.11 Existing Upper Floor Plans
5216.12 Existing Elevations
674/TPP/1 Tree Protection Plan 674 Tpp 1
602-1-R2 2 Landscape Plan (Amended)
602-2-R3 3 Biodiversity Habitats Plan (Amended)

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

3. Construction Management Plan

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- 24 hour emergency contact number;
- Hours of operation;
- Parking of vehicle of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction);
- Routes for construction traffic;
- Locations for loading/unloading and storage of plant, waste and construction materials;
- Method of preventing mud being carried onto the highway;
- Measures to protect vulnerable road users (cyclists and pedestrians)
- Any necessary temporary traffic management measures;
- Arrangements for turning vehicles;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development.

4. HMMP condition

a) No part of the development hereby permitted shall be commenced, including any demolition / and site clearance for the purposes of the development, unless a Habitat Management and Monitoring Plan ("HMMP") has first been submitted to and approved in writing by the local planning authority.

b) The HMMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development hereby permitted and all landscaping and biodiversity related plans and documents required to be approved in the other conditions forming part of this permission.

c) The HMMP shall in particular include:

a) a background section; including:
   i. a high level summary of all relevant matters identified in the HMMP;
   ii. details of the person(s) who have written the HMMP and who will be responsible for delivery and maintenance of all Habitat Provision; and
   iii. the metric used for the purposes of the HMMP; and
b) a section setting out all planned habitat activities, including:
   i. overarching aims and objectives;
   ii. design principles informed by all relevant baseline information;
   iii. full details of the Habitat Provision;
   iv. a Condition Target for each habitat forming part of the Habitat Provision together with targets required to meet every Condition Target including timelines against which progress against those targets can be assessed;
   v. details of all protective, management and maintenance measures in relation to the Habitat Provision to cover a period of at least thirty years from the Completion of Development; and
   vi. details of any identifiable risk relating to the Habitat Provision and also the meeting of any Condition Target together with initial identified remedial measures relating to any such risk; and

d) a monitoring schedule section including:
   a) a monitoring strategy;
   b) details of monitoring methods to be used for a Monitoring Report together with intervals for the provision of every Monitoring Report to the local planning authority; and
   c) details of how Adaptive Management will be incorporated into meeting every Condition Target; and

e) plans and details reasonably necessary for each section.

f) No part of the development shall be occupied or otherwise brought into use unless the local planning authority has approved in writing the Completion of Initial Habitat Report.

g) The approved HMMP shall at all times be accorded with. If at any time it is identified that any Condition Target specified in the approved HMMP may not be, or is no longer being, met then Adaptive Management shall be implemented without unreasonable delay sufficient to ensure that the Condition Target will be met or continues to be met (as the case may be) in accordance with the approved HMMP.

h) Whenever a Monitoring Report is submitted to the local planning authority in accordance with the approved HMMP, in addition to any other information, it shall in particular include:
   i. a progress summary;
   ii. details of the person(s) responsible for compiling the information in the monitoring report;
   iii. details identifying the success or failure of the Habitat Provision both generally and in particular as against every relevant Condition Target;
   iv. progress toward every Condition Target including any identified barrier(s) to such progress;
   v. any Adaptive Management required to ensure that the Habitat Provision is on track to meet each Condition Target and continues to meet every Condition Target once achieved;
   vi. a register of activity; and

vii. any identified need to vary the approved HMMP together with relevant explanation.

Definitions within HMMP

"Adaptive Management" means procedure(s) whether originally identified in the approved HMMP, a Monitoring Report or otherwise including a timetable for delivery to ensure that the Condition Target(s) are achieved and thereafter maintained [including any procedure(s) that the local planning authority may at any time specify in writing for such a purpose [in the event of any procedure not proving successful]];

"Condition Target" mean the minimum acceptable targeted level of habitat condition in relation to each habitat type situated on the application site including a time by when that habitat condition will be reached where it is not already being met;

"Completion of Initial Habitats" means the date on which the local planning authority issue an approval of the Completion of Development Report;
"Completion of Initial Habitats Report" means a written report submitted to the local planning authority for the purposes of this condition identifying the date on which the development hereby permitted has been completed together with evidence of such completion and also of compliance with all targets applicable on or before that date identified in the approved HMMP;

"Habitat Provision" means all habitat situated on the application site to which this permission relates to be retained, created and enhanced.

"Monitoring Report" means a report containing monitoring and survey information to be submitted to the local planning authority in relation to the Habitat Provision including person(s) responsible for undertaking all such monitoring and surveys and submission of the report to the local planning authority.

Reason: to ensure there is adequate protection for the existing habitats and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

5. Significant LEMP condition

No part of the development hereby permitted shall be commenced, including any demolition/ and site clearance for the purposes of the development, unless a Landscape and Ecology Management Plan ("LEMP") has first been submitted to and approved in writing by the local planning authority. The LEMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development and the approved HMMP required in accordance with the conditions forming part of this permission ("the agreed HMMP") together with all biodiversity related plans and documents required to be approved in the other conditions forming part of this permission. The LEMP shall in particular include:

1. details of all ecological matters (including species enhancements) and landscaping associated with the development not otherwise identified in the agreed HMMP including identification of what is to be retained as well as all proposed creation and enhancement;

2. details of all proposed works relating to such ecological matters and landscaping together with any relating to on-site habitat not otherwise identified in the agreed HMMP including any proposed hard landscaping and all boundary treatments;

3. a timetable for the provision of all such ecological matters, landscaping and works; and

4. details and arrangements as to future on-going retention, management and maintenance of all such ecological matters, landscaping and works [including provision for the replacement of any plant or tree found damaged, removed, dead or dying].

The approved LEMP shall at all times be accorded with and the identified ecological matters, landscaping and works at all times retained, managed and maintained in accordance with the approved LEMP.

All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development and the planting carried out in the first planting season following completion of the development or its first occupation, whichever is the sooner. Any planting found damaged, dead or dying in the first five years following their planting are to be duly replaced with appropriate species. The landscaping shall thereafter be retained.

Reason: to ensure there is adequate protection for the existing habitats and provide suitable external amenity space for future occupiers and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

6. Phosphates mitigation

No development shall commence unless proposals for the mitigation or offsetting of the impact of phosphorus arising from the development on the River Avon Special Area of Conservation (SAC), including mechanisms to secure the timely implementation of the proposed approach, have been submitted to and approved in writing by the Local Planning Authority. Such proposals must: (a) Provide for mitigation which achieves a phosphorous neutral impact from the development; and (b) Provide details of the manner in which the proposed mitigation is to be secured. Details to be submitted shall include arrangements for the ongoing monitoring of any such proposals which form part of the proposed mitigation measures. The development shall be carried out in accordance with and subject to the approved proposals.

Reason: The impacts of the proposed development must be mitigated before any development is carried out in order to ensure that there will be no adverse impacts on the River Avon Special Area of Conservation (SAC).

7. Drainage

No part of the development hereby permitted shall be commenced unless a drainage scheme for the disposal of surface water by way of a sustainable drainage system has first been submitted to and approved in writing by the local planning authority.

The development shall only be carried out in accordance with the approved drainage scheme and the methods, measures and arrangements in the approved scheme shall at all times be retained and managed and maintained in accordance with it.

Reason: To ensure that proper provision is made for a drainage scheme and this is a pre-commencement condition to ensure that all necessary works are provided at an appropriate time.

8. Material samples

No part of the development hereby permitted shall be constructed that is visible above damp proof course level unless details of all external facing and roofing materials have first been submitted to and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the locality.

9. Development to be carried out in accordance with the approved AMS

No part of the development hereby permitted shall be carried out other than in accordance with the details [and timetable] contained in the approved Arboricultural Impact, Method Statement and Tree Protection from Richard Nicholson dated 1st November 2024.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction.

10. Pre commencement arboricultural meeting

No part of the development hereby permitted shall be commenced, including any site clearance, the digging of any trenches and the bringing on to site of any equipment, materials or machinery for use in connection with the implementation of the development (save as is necessary for the purpose of this condition) unless:

(a) A site meeting involving a representative of the local planning authority and an Arboricultural Consultant has first taken place to identify any supplemental requirements, for protecting trees during the carrying out of the development on and adjacent to the application site, to the details identified in the approved Arboricultural Impact Appraisal 674/AIA/1 and Method Statement and 674/AMS/1, dated 1st November 2024 and the approved tree Protection Plan Napc/674/TPP/1, dated 30/10/24 ("the Approved Tree Details"); and

(b) There has been submitted to and agreed in writing by the local planning authority details of supplemental requirements confirmed at the meeting ("the Supplemental Requirements"); and (c) All tree protection has been provided in accordance with both the Approved Tree Details and the Supplemental Requirements ("the Full Approved Tree Protection Measures"). Once provided, the Full Approved Tree Protection Measures shall thereafter at all times be retained until the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site unless an alternative time is otherwise agreed in writing by the local planning authority. Until such time as the Full Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the Full Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the Local Planning Authority.

Reason: To ensure that trees and their rooting environments are afforded adequate physical protection during construction and this is a pre-commencement condition to prevent any harm being caused to those trees that might result from any other work being carried out in relation to the development.

11. Vehicle Access/Parking/Turning

Notwithstanding details shown on the submitted plans, within 3 months of the commencement of the development, details of the final arrangement of the access, parking and turning areas, shall be submitted to the Local Planning Authority for approval in writing. These areas shall be constructed and arranged in accordance with the approved details and permanently retained and kept available for their intended purpose at all times.

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

12. Cycle Parking

Notwithstanding details shown on the submitted plans, within 3 months of the commencement of the development, details of the final arrangement of secure cycle parking, shall be submitted to and approved in writing by the Local Planning Authority. The provision of the cycle parking shall be carried out in accordance with the agreed details and completed prior to occupation of the development hereby approved. The cycle parking shall thereafter be retained, maintained and kept available for the occupants and visitors of the development at all times.

Reason: To ensure the proper construction of cycle parking facilities and to encourage the use of sustainable transport modes.

13. Obscure glazed windows

No part of the development hereby permitted shall be occupied unless the first floor bathroom window(s) to rooms 1.1, 1.5 and 1.6 on the west and south elevation as shown on approved the plans have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such window is either a fixed light or hung in such a way as to ensure that the full benefit of the obscured glazing in inhibiting overlooking is at all time maintained. Every obscured glazed window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

Reason: To preserve the amenity and privacy of the adjoining property.

14. Use as care home only

The additional bedrooms which are part of the development hereby permitted shall only be used for 24 hour close care and for no other purpose (including any other purpose 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 ensure no impact on the protected Heathland and New Forest international sites with no mitigation in place.

Informatives

1. Biodiversity Net Gain

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 is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

2. No Storage of Materials on Footway/Highway

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

3. Streetworks

Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or streetworks@bcpcouncil.gov.uk to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.

Background Documents:

8/25/0059/FUL

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.

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Appropriate Assessment

Applicable to development in Christchurch Local Plan area
Application Ref: 8/25/0059/FUL
Address: Silverways Silver Way Christchurch BH23 4LJ
Site Proposal: Extension to existing nursing home

In accordance with the Conservation of Habitats and Species Regulations 2017 ("The Habitats Regulations) and findings of People Over Wind & Sweetman v Coillte Teoranta (Case C-323/17), Bournemouth, Christchurch and Poole Council (BCP Council) has concluded that, in the absence of mitigation the above application will have a likely significant effect on the European wildlife sites identified below (including Ramsar sites where relevant), arising from identified impact pathways.

In accordance with the Habitats Regulations, this document provides an appropriate assessment, which includes checking and confirming that avoidance and mitigation measures can be secured to prevent adverse effects on the integrity of the European sites identified below. This project level appropriate assessment has been undertaken to check that the proposal provides the necessary measures to prevent adverse effects on site integrity in accordance with the following strategic mitigation schemes:

- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD); and
- Dorset Heathlands Interim Air Quality Strategy.

These strategic mitigation schemes set out avoidance/mitigation measures that are supported by an extensive and tested evidence base which has been scrutinised at various levels from planning appeals, public consultation processes and Habitats Regulations Assessments prepared for local plans or projects.

The proposal is assessed against the likely significant effects as follows:

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
• Dorset Heathlands SPA • Dorset Heathlands Ramsar • Dorset Heaths SAC • Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC • New Forest SAC • New Forest SPA and Ramsar	**BCP** (Bournemouth, Christchurch & Poole)[1]	**No**	The proximity of urban development and its related effects including recreational pressures, arson, enrichment etc. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the adopted Dorset Heathlands Planning Framework 2020 - 2025 SPD, and its underpinning evidence base and plan level HRA work. The SPD confirms that certain types of specialist purpose-built nursing homes where residents are no longer active will not have a significant effect on the Heathlands and do not need to provide mitigation. Residents of these developments would not be expected to leave the property to access heathland, either alone or with the support of a family member/carer. Therefore, it can be concluded that the proposed additional residents of this nursing home will not be active in the sense of being able to visit the heathland. Therefore, given the proposed residents falling within Class C2- nursing home use, no mitigation is required to pass the appropriate assessment required by the Habitat Regulations. The proposed extension would provide 10 additional bedrooms to the facility which would be for residents that require 24 hour close care.

[1] Area covered by latest local plan – B: Bournemouth Core Strategy (2012), C: Christchurch and East Dorset Local Plan (2014), P: Poole Local Plan (2018)

			Residents would therefore not be expected to leave the property to access the New Forest, either alone or with the support of a family member/care. In this case the specialised C2 care home use does not require a financial contribution for mitigation of the New Forest Impacts. On this basis, the proposed extension would introduce accommodation that would not have a likely significant effect, alone or in combination with other projects on the Dorset Heathlands in the absence of mitigation.
• River Avon SAC	**Christchurch**	**Yes**	An adverse effect on integrity is anticipated as a result of the increase in total phosphorus loading due to the proposed housing developments on the River Avon SAC, as advised by Natural England. The upgrading of the Christchurch Waste Water Treatment Works by 2030 will reduce the nutrient load affecting the River Avon SAC but will not eliminate it entirely. Mitigation to remove the equivalent phosphates from the River Avon will be required until 2030, followed by the removal of a smaller phosphate load that will not be removed following the upgrade of the Waste Water Treatment Works.

Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European wildlife sites, this document represents the Appropriate Assessment undertaken by BCP Council as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of European wildlife sites is a matter of government policy set out in the National Planning Policy Framework.

Part 1: Compliance with strategic approaches

The starting point for this appropriate assessment is to check that the proposed development can be mitigated by compliance with the three strategic mitigation schemes set out above.

TABLE 1: Can the following strategic schemes mitigate the adverse effects of this planning application?

The proposed development provides the following contributions towards the strategic mitigation schemes listed above:

Impact: An additional 10 bedrooms to care home

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
Phosphate Neutrality	Christchurch	Credits Scheme	Developer calculates the phosphorous load (measured in kg/TP/yr) which is checked and agreed by Council. Credits from Bickton Fish Farm, Barford or Britford Trout Farm, to the equivalent nutrient load generated by the development purchased.	Based on nutrient load of the development (various factors influence total load)	✓	Mitigation through credits purchased from either of the sites offsetting the nutrient load into the River Avon SAC Total phosphorous load to be mitigated by credits =2.43kg/TP/yr

Does the development plan, applicant's evidence or the Council's advisors indicate that additional bespoke mitigation measures are necessary? **No**

If yes, complete Part 2. If no, go to Part 3.

Part 2: Bespoke Mitigation Requirements

Table 2 sets out particular issues and mitigation measures that are additional to those covered in Table 1 and are not therefore covered by strategic mitigation schemes. These issues were highlighted by the development plan, applicant's evidence or the Council's advisors.

TABLE 2: What bespoke measures mitigate the adverse effects of this planning application?

Issue	Proposed Mitigation measures
n/a	

Have the proposed mitigation measures in Table 2 above been agreed with Natural England as providing effective mitigation and will be secured by legal agreement to enable a conclusion of no effect? **N/A**

Part 3: Conclusion

Based on the assessment undertaken in Table 1 and if relevant Table 2, the Council is able to assess the application against the designated sites as follows:

Designated site affected	Document setting out adverse effect and mitigation strategy	Compliance with mitigation requirements		Confirmation that applicant has avoided / mitigated adverse effects on integrity for all features secured through the payment of CIL/S111/S106 and where necessary legal measures, enabling adherence to the relevant mitigation strategy
		Table 1	Table 2	
River Avon SAC	BCP Council Position Statement 25th October 2023	✓	n/a	Yes Mitigation secured via Grampian planning condition requiring credits to be purchased to offset the agreed nutrient load. Applicant has provided evidence of availability of the credits prior to planning permission being granted

Conclusion

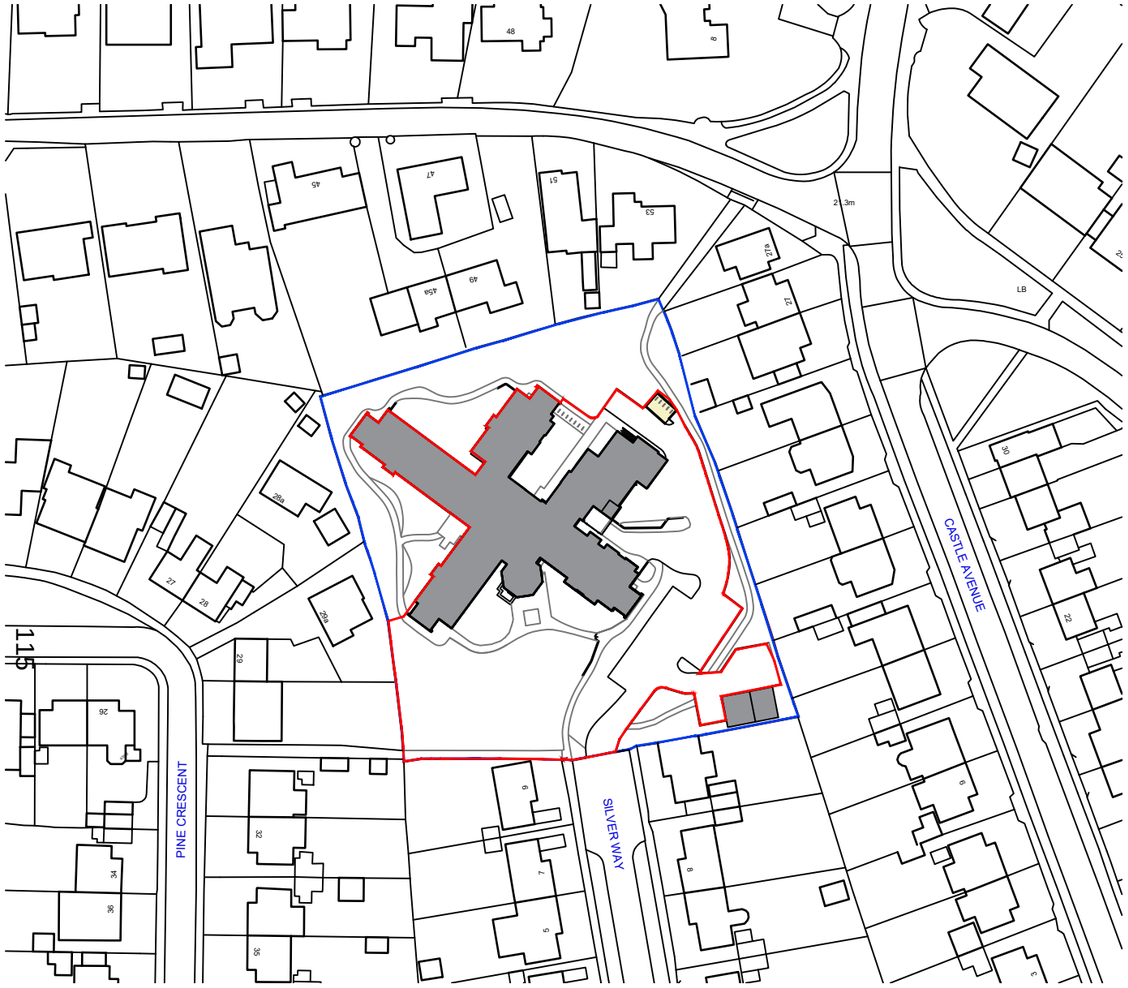
The Council as Competent Authority can therefore conclude that following appropriate assessment and with the necessary mitigation measures secured, there will be no adverse effect on the integrity of the designated sites identified above.

Signatures

Case officer signature…TH

Date……05/12/2025…...

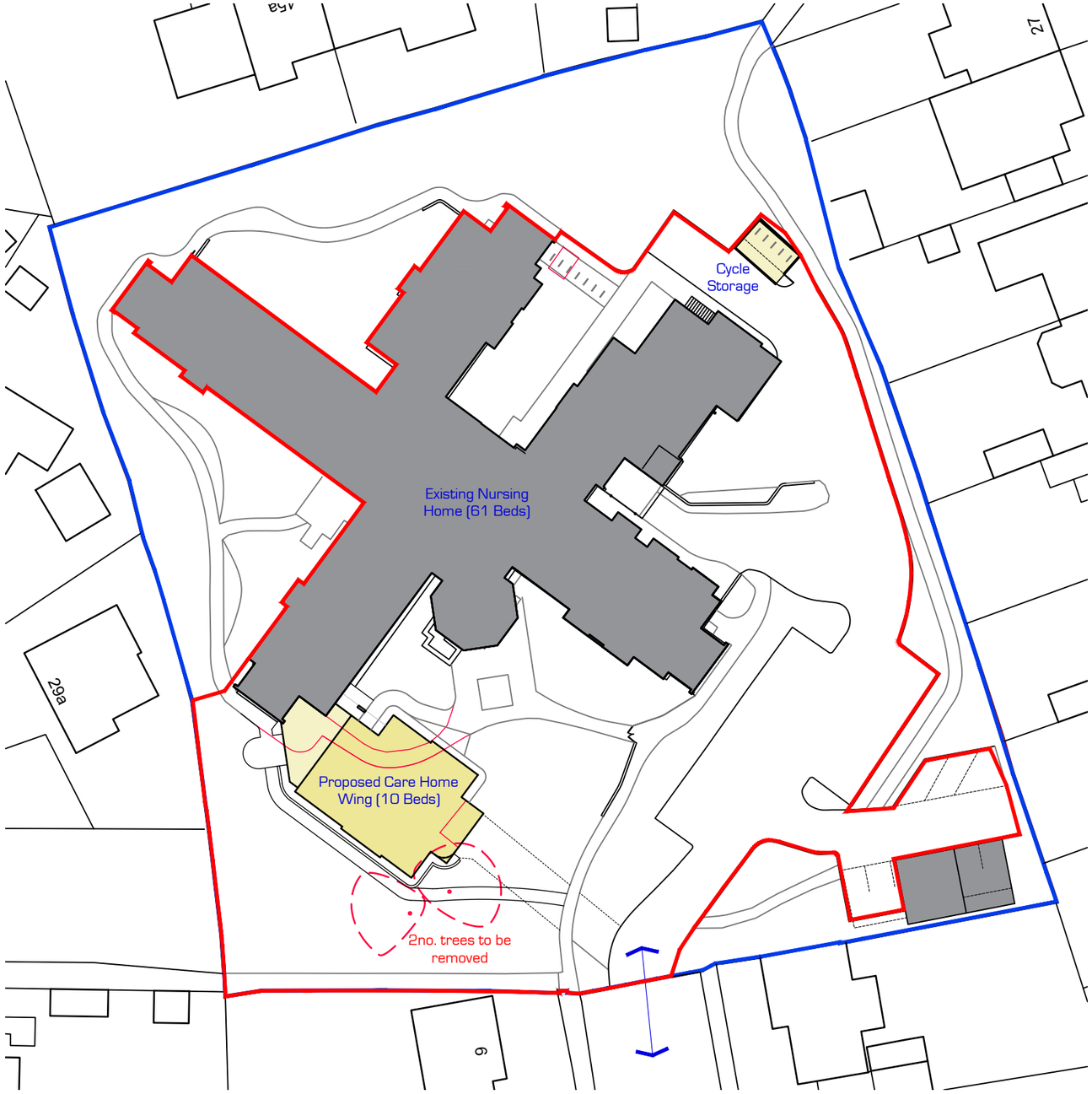
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0 25m 50m 100m

Location Plan as Existing
(1:1250)

N



0 10m 25m 50m

Block Plan as Proposed
(1:500)

N

Revision B - 17.01.24 - Revised Application Issue
Revision A - 23.08.21 - Cycle Storage Shown

Care Home Extension
at
Silverways Nursing Home,
Highcliffe

Date: 11.08.21	Scale: As Stated @ A3	Drawn: NJL

Location Plan and Block Plan

5216 | 07B

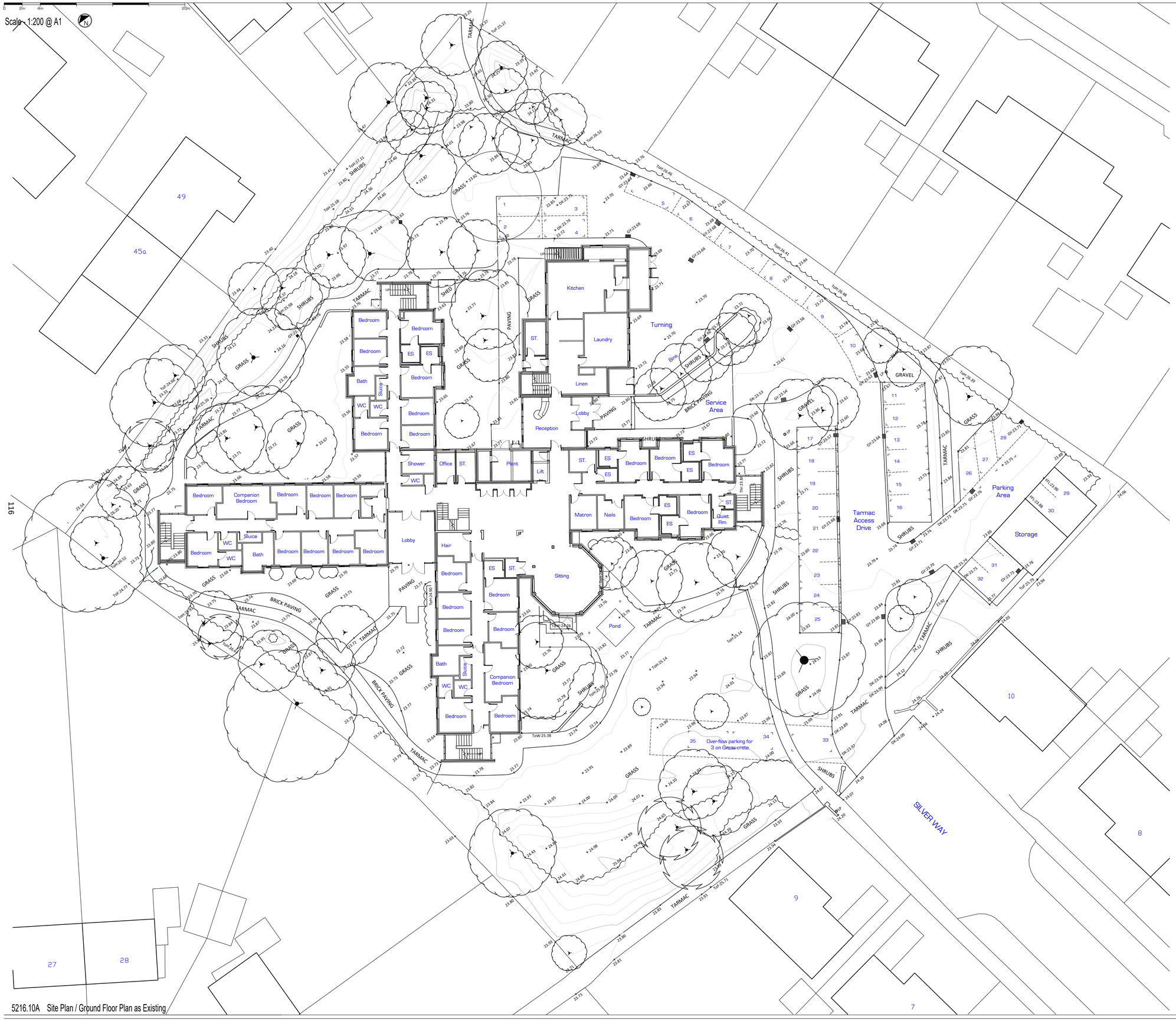
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5216.07 Location Plan and Block Plan

Scale - 1:200 @ A1

0 2m 4m 20m

116



5216.10A Site Plan / Ground Floor Plan as Existing

Revision A - 25.08.21 - Minor Updates

Care Home Extension
at
Silverways Nursing Home,
Highcliffe

Date: 12.08.21	Scale: 1:200 @ A1	Drawn: NJL

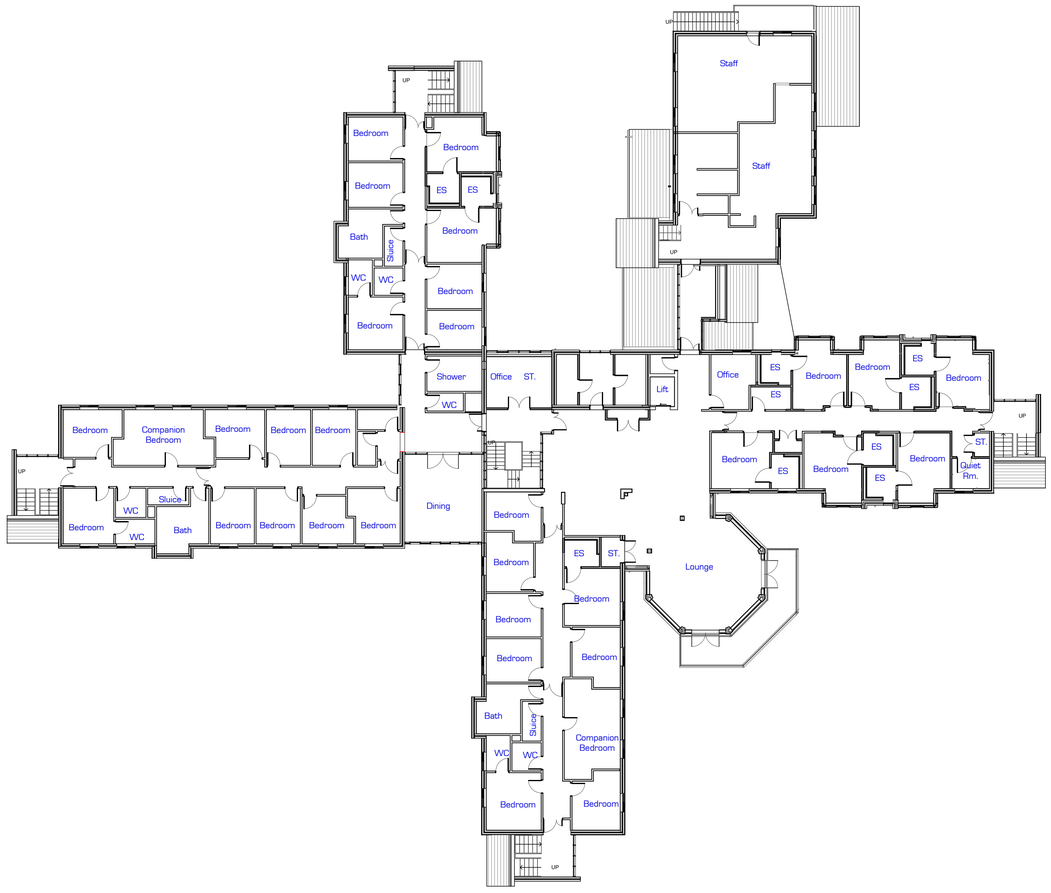
Site Plan/Ground Floor Plan as Existing

5216 | 10A

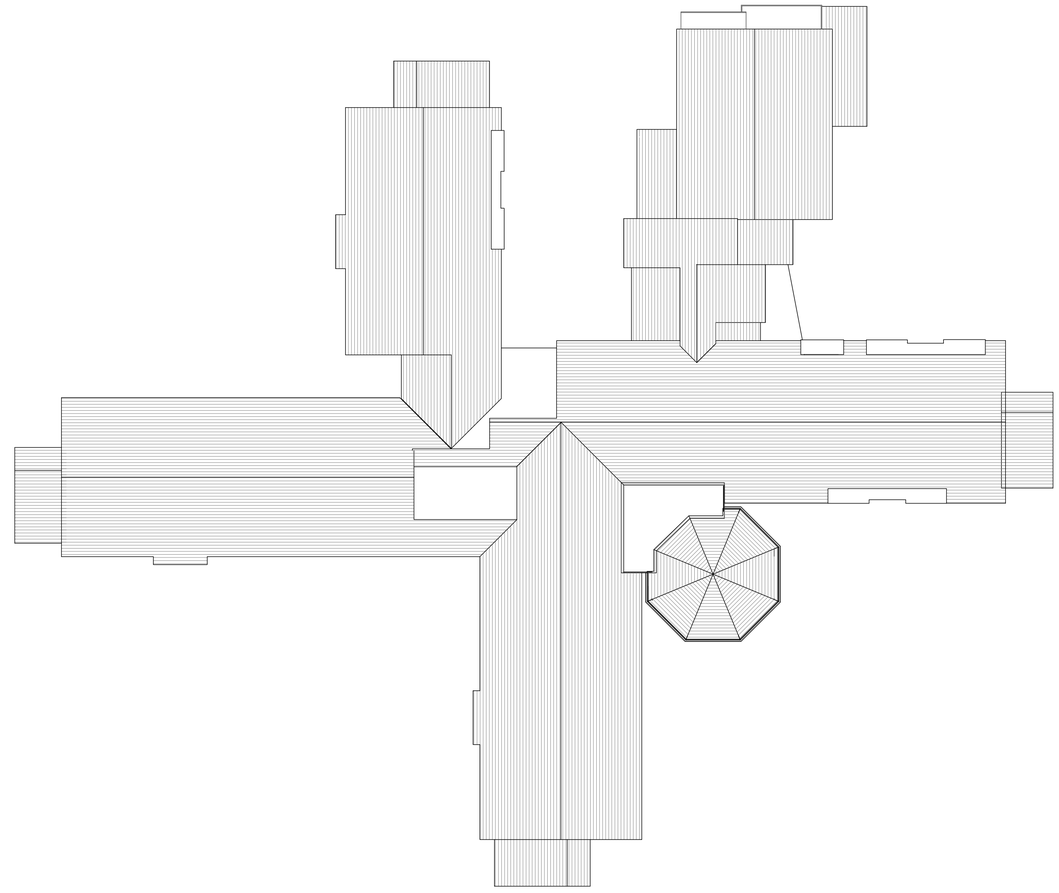
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0 2m 4m 20m

Scale - 1:200 @ A1



First Floor Plan as Existing



Roof Plan as Existing

117

5216.11 Upper Floor Plans as Existing

Care Home Extension
at
Silverways Nursing Home,
Highcliffe

Date: 12.08.21 | Scale: 1:100 @ A1 | Drawn: NJL

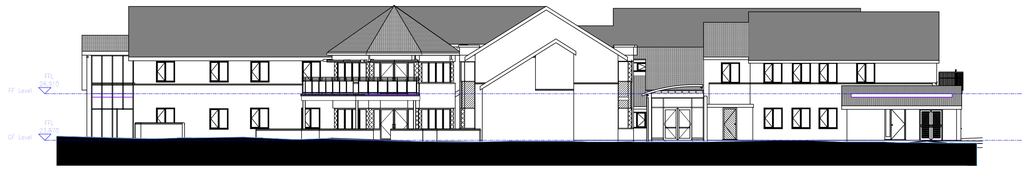
Upper Floor Plans as Existing

5216 | 11

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0 2m 4m 20m

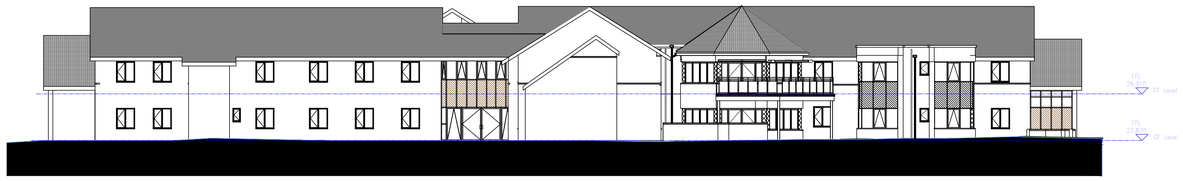
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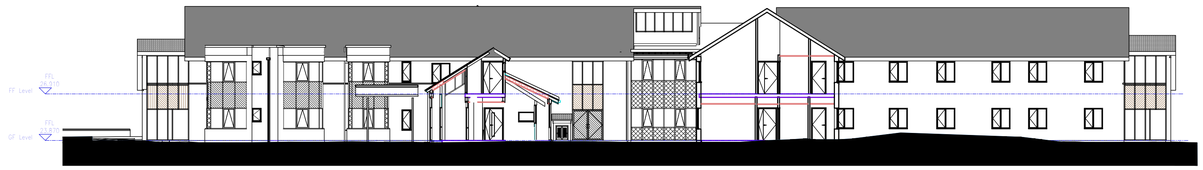
South East Elevation as Existing



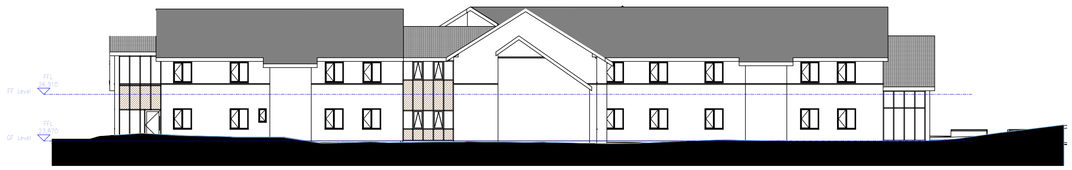
South Elevation as Existing



South West Elevation as Existing



North East Sectional Elevation as Existing



North West Elevation as Existing



North West Elevation Courtyard as Existing



South East Courtyard Elevation as Existing

Care Home Extension
at
Silverways Nursing Home,
Highcliffe

Date: 12.08.21 | Scale: 1:200 @ A1 | Drawn: NJL

Elevations as Existing

5216 | 12

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Scale - 1:200 @ A1

Shed to be removed and new, un-covered visitor and staff cycle storage for 14 to be installed on permeable block paved base - sheffield stand bases dug by hand

New, covered staff cycle store for 10 on existing hardstanding

Existing Nursing Home (61 Beds)
23.87

Proposed Care Home Wing (10 Beds)
23.87

Single Storey Link

Turning

Service Area

Existing Staff Parking Area

Existing Parking Area

Pond

Access Path

Perimeter Path

Hatching denotes 8 additional back-to-back spaces to be made available at times of high demand for staff only, managed by home on a shift basis

Existing Access Retained

New, sheffield cycle stand on 1x2.3m hardstanding for visitors

SILVER WAY

New retaining wall

New path around extension to be built in no dig, permeable construction at existing ground level in accordance with Arboriculturist report

Outline of previous planning application

T3 and T6 to be removed

2 x new Sorbus Cashmiriana trees as replacement planting in accordance with Arboriculturist report

49

45a

28

10

9

8

119

Drawing Status	Planning

Note: This drawing is only issued for the purposes stated above. Lionel Gregory Ltd do not consent to its use for any other purposes such as for construction

Legend

Site Boundary

Root Protection Zone

RPZ Intrusion

Area of Extension

Area of Existing Building

Existing Tree Canopy

(1) All ground within root protection areas, other than those areas hatched accordingly, are to be maintained at existing ground levels

(2) Proposed alternative location for small leaved lime trees as specified in planning application 8/17/2023/FUL.

(3) Proposed alternative location for Rowan trees as specified in planning application 8/17/2023/FUL

(4) Proposed alternative location for double gean trees as specified in planning application 8/17/2023/FUL

Revision O - 16/04/25 - Revised Plan notes
Revision N - 17.01.24 - Coloured Planning Issue
Revision M - 20.11.24 - Red & blue line amended.
Revision L - 19.11.24 - Red & blue line amended.
Revision K - 22.10.24 - Scheme Update
Revision J - 01.09.23 - Revised Scheme
Revision H - 19.04.22 - Cycle parking moved
Revision G - 14.04.22 - Additional cycle/car parking shown
Revision F - 13.09.21 - Tree Detail and Colour Added
Revision E - 25.08.21 - Parking Adjusted
Revision D - 11.08.21 - Draft Application Set (A1)
Revision C - 04.08.21 - Design Development/Tree Constraints Added
Revision B - 22.06.21 - Design Development
Revision A - 04.06.21 - Minor Updates

Care Home Extension
at
Silverways Nursing Home,
Highcliffe

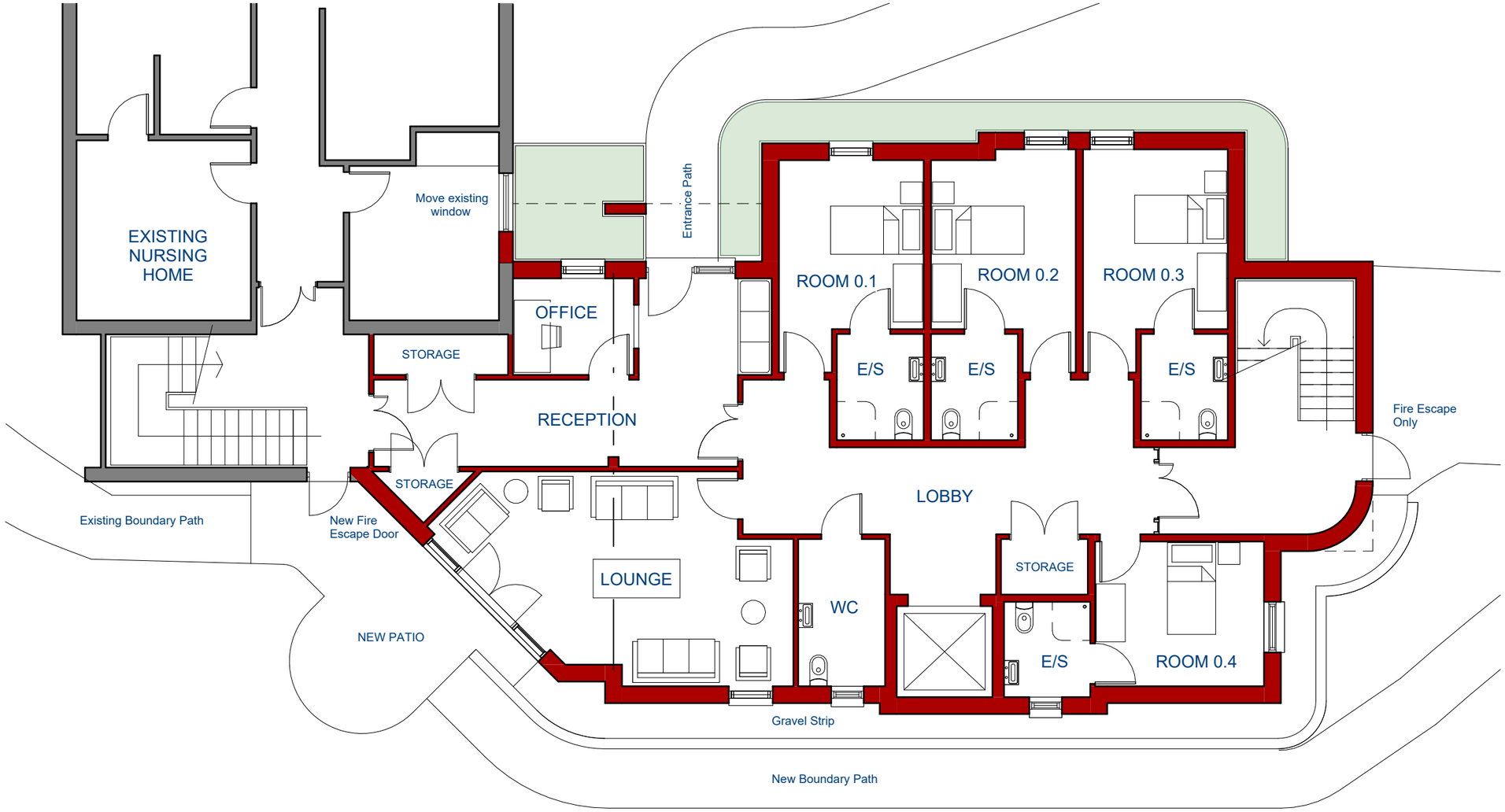
Date: 11.08.21	Scale: 1:200 @ A1	Drawn: NJL

Site Plan as Proposed

5216 | 01.O

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0 2 5 10m



120

N

Proposed Ground Floor Plan

Revision G - 29.09.23 - Design Development
Revision F - 01.09.23 - Scheme Re-Design
Revision E - 14.04.22 - Pitched Roof Scheme
Revision D - 11.08.21 - Application Set
Revision C - 04.08.21 - Design Development
Revision B - 22.06.21 - Design Development
Revision A - 04.06.21 - Minor Updates

Care Home Extension
at
Silverways Nursing Home
Silverways, Highcliffe
for
Christchurch Housing Association

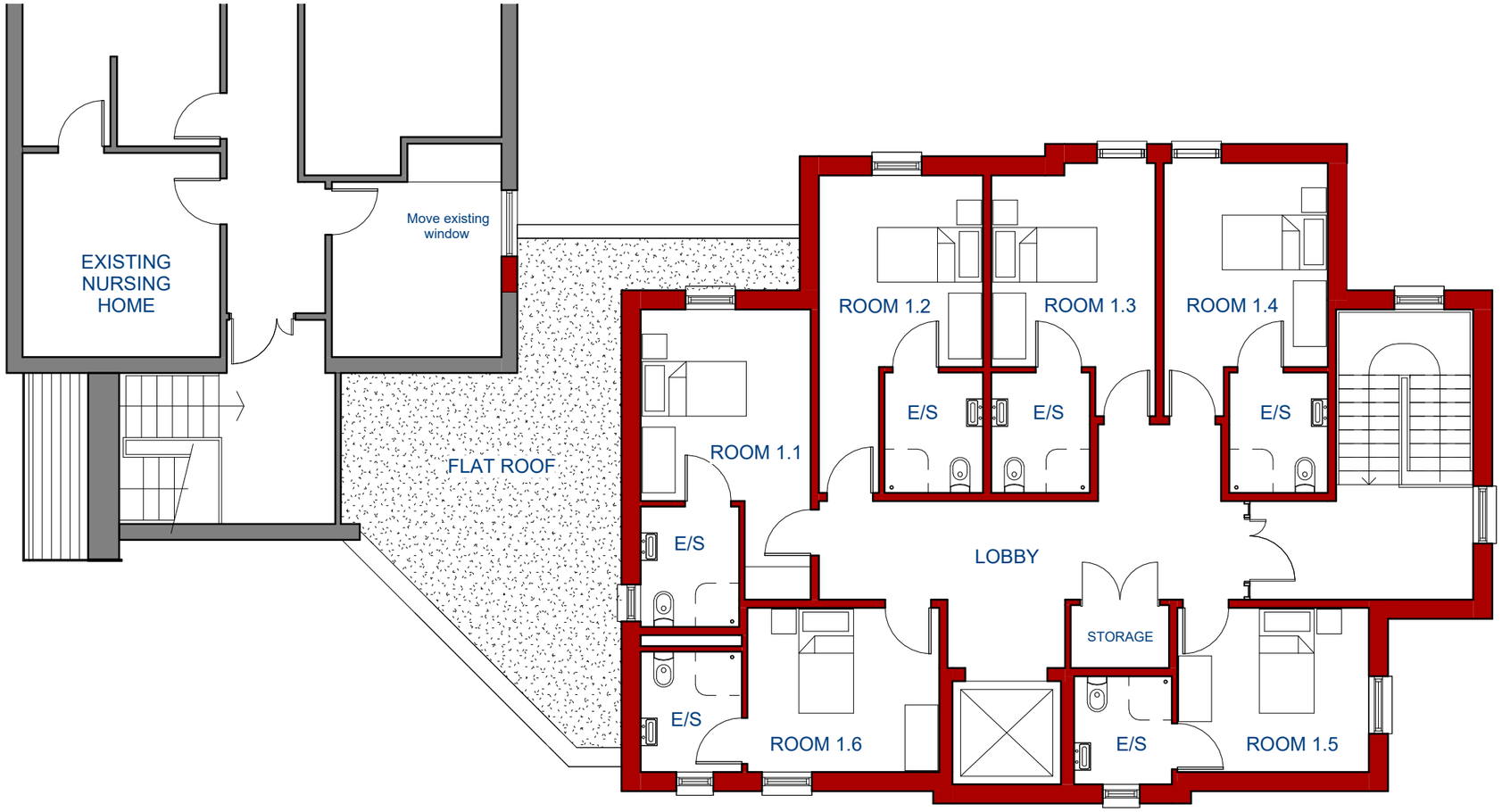
Date: 10.05.21 | Scale: 1 : 100@A3 | Drawn: NJL

Proposed Ground Floor Plan

5216 | 02.G

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0 2 5 10m



N

Proposed First Floor Plan

Revision G - 29.09.23 - Design Development
Revision F - 01.09.23 - Scheme Re-Design
Revision E - 14.04.22 - Pitched Roof Scheme
Revision D - 11.08.21 - Application Set
Revision C - 04.08.21 - Design Development
Revision B - 22.06.21 - Design Development
Revision A - 04.06.21 - Minor Updates

Care Home Extension
at
Silverways Nursing Home
Silverways, Highcliffe
for
Christchurch Housing Association

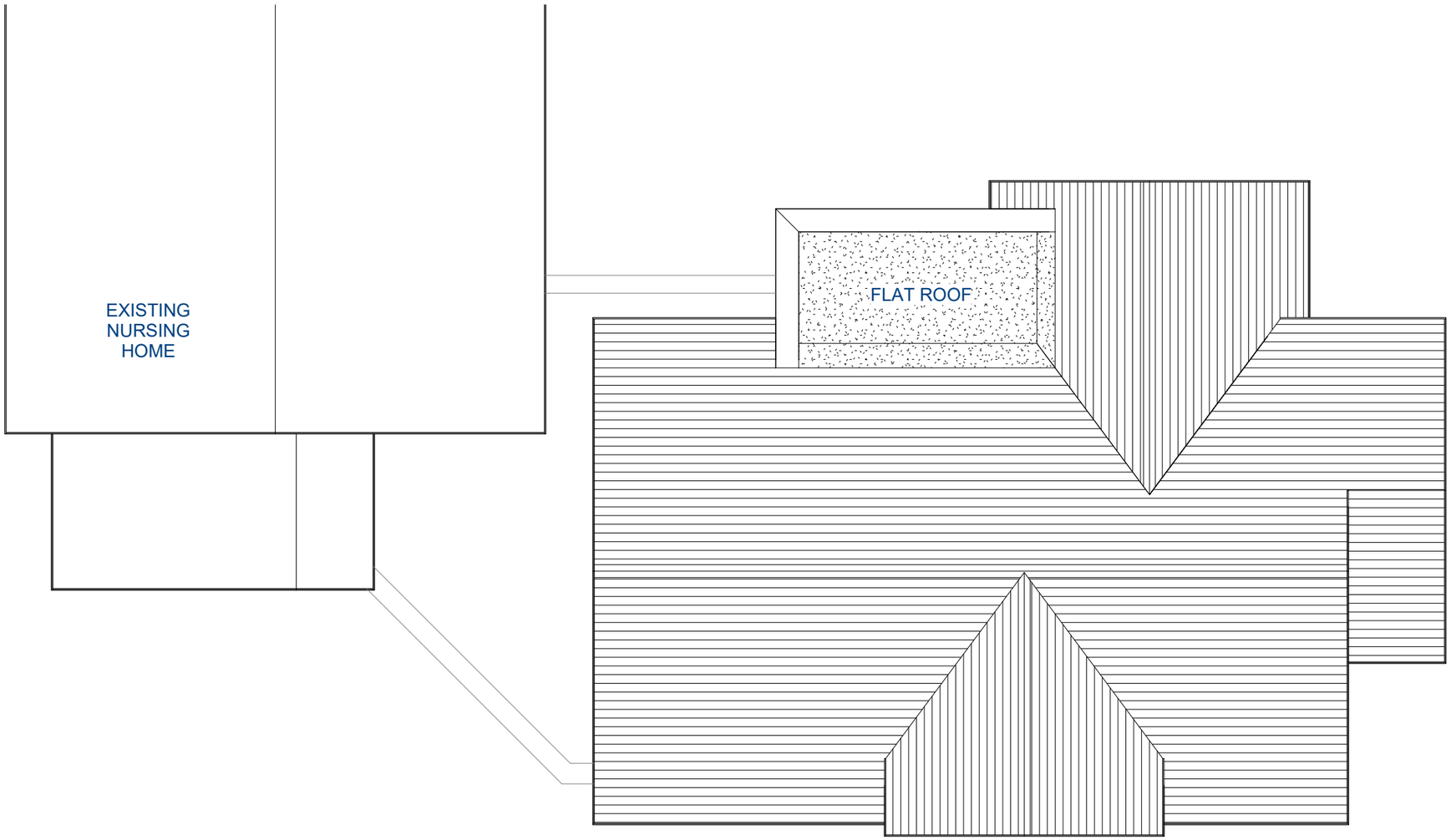
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Proposed First Floor Plan

5216 | 03.G

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0 2 5 10m



122

N

Proposed Roof Plan

Revision D - 29.09.23 - Design Development
Revision C - 01.09.23 - Scheme Re-Design
Revision B - 14.04.22 - Pitched Roof Scheme
Revision A - 11.08.21 - Application Set

Care Home Extension
at
Silverways Nursing Home
Silverways, Highcliffe
for
Christchurch Housing Association

Date: 22.06.21 | Scale: 1 : 100@A3 | Drawn: NJL

Proposed Roof Plan

5216 | 04.D

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0 2 5 10m



Proposed West Elevation



Proposed East Elevation

Material Legend

1. Red Facing Brickwork to Match Existing
2. Horizontal Timber Cladding
3. Roof Tiles in Red/Brown to Match Existing
4. Vertical Timber Cladding

Revision D - 29.09.23 - Scheme Re-Design
Revision C - 14.04.22 - Pitched Roof Scheme
Revision B - 25.08.21 - Cladding Changed
Revision A - 11.08.21 - Draft Application Set

Care Home Extension
at
Silverways Nursing Home
Silverways, Highcliffe
for
Christchurch Housing Association

Date: 22.06.21 | Scale: 1 : 100@A3 | Drawn: NJL

Proposed Elevations Sheet 1

5216 | 05.D

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0 2 5 10m



Proposed South Elevation



Proposed North Elevation

Material Legend

1. Red Facing Brickwork to Match Existing
2. Horizontal Timber Cladding
3. Roof Tiles in Red/Brown to Match Existing
4. Vertical Timber Cladding

Revision C - 29.09.23 - Scheme Re-Design
Revision B - 14.04.22 - Pitched Roof Scheme
Revision A - 11.08.21 - Draft Application Set

Care Home Extension
at
Silverways Nursing Home
Silverways, Highcliffe
for
Christchurch Housing Association

Date: 22.06.21 | Scale: 1 : 100@A3 | Drawn: NJL

Proposed Elevations Sheet 2

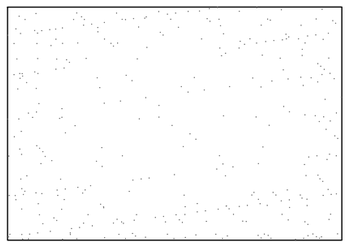
5216 | 06.C

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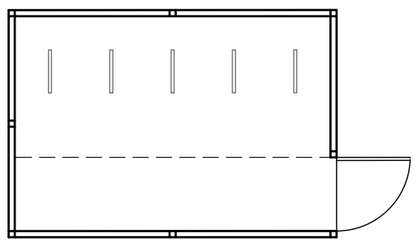
124

0 1m 2m 10m

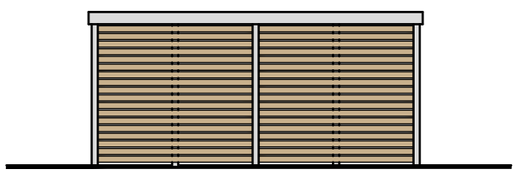
Scale - 1:100 @ A1



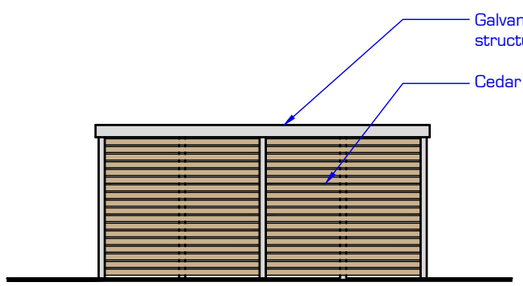
Roof Plan



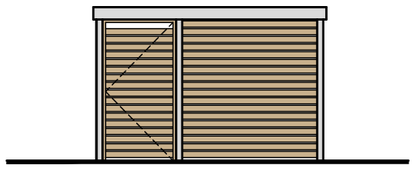
Floor Plan



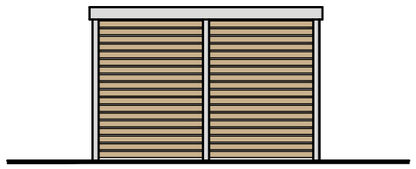
South West Elevation



North East Elevation



South East Elevation



North West Elevation

125

5216.08 Cycle Store Details

Care Home Extension
at
Silverways Nursing Home,
Highcliffe

Date: 13.09.21	Scale: 1:100 @ A3	Drawn: NJL
Cycle Store Details		
5216	08	

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0 10 20 M



Sorbus cashmiriana


Sorbus aria


Carpinus betulus 'frans fontaine'


Choisya ternata


Ligustrum vulgare


Achillea millefolium


Lythrum salicaria 'Robin'


Deschampsia cespitosa

BIODIVERSITY NET GAIN

Our landscape plan has been designed in conjunction with Schedule 7a of the Town and Country Palnning Act (as ineserted by Schedule 14 of the Environment Act 2021) as well as Dorset Council's own biodiversity net gain plan.

DESIGN NOTES

This drawing is the copyright of The Landscape Service 2017 Limited, all rights reserved. Do not scale from this drawing. All dimensions and levels to be checked. The Landscape Service 2017 Limited do not accept responsibility for any expense, loss, damage of whatsoever nature, however arising from the execution of the work to which it relates.

SURFACE WATER: Hard surfacing to comply with Sustainable Urban Drainage Systems (SUDS) where required and to BS 8582

PERMISSIONS AND REGULATIONS: Comply with the latest revisions of the Health and Safety at Work Act, the Management of Health and Safety at Work Regulations, the Construction, Design and Management Regulations (CDM), the Control of Pesticide Regulations, the EU Biocide Regulations, Plant Protection Products legislation, the Control of Substances Hazardous to Health Regulations. (COSHH) and all other relevant Acts, Statutory Instruments, Regulations or Orders. Ensure compliance of employees, sub-contractors and all other persons on site. Provide adequate welfare and first aid facilities. Carry out risk assessments and prepare method statements as appropriate. Ensure safe working methods are used.

It is the client's responsibility to apply for all the relevant permissions before commencing work on site. This includes but not limited to: Planning permission, Tree Preservation Orders, Building regulation approval and Party Wall Act.

SERVICES: Before starting work locate the exact position of underground and overhead services by making all necessary investigations. No mechanical digging is to take place within 0.5m of gas or electrical services. Follow the guidance issued by the Utility Authority/Company when working close to underground services.

ELECTRICAL WORK: To BS 7671 and Part P of the Building Regulations.

EXTERIOR LIGHTING FITTINGS: To BS 4533 and BS EN 60598-1.

SOFT LANDSCAPING NOTES

The Client will undertake care of the plants, trees and grass after the work is finished.

INVASIVE NON NATIVE SPECIES: Comply with the *Invasive Non Native Species Horticultural Code of Practice.*

GROUND WORKS: To *BS 4428 Code of Practice for general landscape operations* and *BS 8000-1 clause 3.1 - 3.3* for excavation and filling.

PREPARATION FOR PLANT TREES AND SHRUBS:
- Remove inorganic containers.
- Check for and reject any damaged, diseased, poorly rooted, pest infested, wrongly identified plants, or plants not complying with all the requirements of the plant list (unless previously agreed)
- Carefully prune any minor root damage
- Plant in previously prepared pits and planting areas in position shown on the drawings or in the absence of drawings space evenly at the rate specified
- In holes large enough to allow adequate root spread and tease out congested root balls of container grown plants.
- Excavate holes at least 100mmm below the root system.
- Set plants so that their original soil level matches the new surrounding ground and with their best side displayed.
- The backfill is to be the excavated (pre-prepared) soil and evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

SUPPLY & HANDLING OF TREES & PLANTS: Comply with the *National Plant Specification* (NPS) and the *Code of Practice for Plant Handling (CPSE)* which is incorporated in the *National Plant Specification* (available free at www.csdhub.com).

NURSERY STOCK: In accordance with the plant list and as specified in the *National Plant Specification* (NPS, available free at www.csdhub.com).

PLANT FAILURES: All plants supplied and planted by the Contractor including trees, which fail to thrive within the period for the correction of faults shall be replaced with the same species to match the size of adjacent plants of the same species at the next suitable planting season, unless otherwise agreed.

IMPORTED TOPSOIL TO BE: To BS 3882 Multipurpose natural (not manufactured) topsoil.

ORGANIC MATTER: Apply and lightly dig into the surface of planting areas with well-rotted farmyard manure at a rate of 5kg/m².

IMMEDIATELY AFTER PLANTING: Lightly prune back any damaged or malformed growth. Rake soil to an even, fine tilth to the required levels. Planting is not intended to be edible unless stated otherwise

MULCHING: Fork soil to a medium tilth in the areas to be mulched. Apply 100mm depth of mulch after watering.

BULBS: Grouped at random for naturalised bulbs. With the base of bulb at the correct depth for the species and in contact with the soil; with fine, stone-free topsoil backfill.

TREE STAKES: 75mm minimum diameter, free of bark, with one end pointed.

STAKING FOR TREES: Drive stake upright minimum 600mm depth into excavated planting pit before planting, close to the tree stem on the windward side. Cut off minimum 600mm above ground and secure tree with ties and spacers at the top of the stake.

WATERING PIPES: Provide perforated watering pipes in a circle around the top of the root ball.

BACKFILLING: To be the excavated (pre-prepared) soil. The backfill is to be evenly worked round the roots and well-heeled in leaving the top slightly proud of the existing level to allow for settlement.

TREE WORK: To be to BS 3998 *Recommendations for Tree Work*' unless otherwise agreed.

PROTECTIVE FENCING: Before stripping or clearance of the site, provide, erect and maintain barriers to form Construction Exclusion Zones in accordance with BS 5837, using welded mesh panels securely attached to a braced scaffold pole vertical and horizontal framework as BS 5837 Figure 2. Clear away and make good as necessary when all the work is Complete

GROUND PREPARATION FOR WILD FLOWER MEADOWS: Harrow to reduce soil to a good tilth not exceeding 25mm. Ground to be weed free and cleared of existing organic matter.

SOWING WILD FLOWER SEED MIX: Ensure even mixing of all seed varieties at all times. Seed spread to manufacturers recomendation. Seed is to be sown into soil with low fertility. Client is responsible for any required soil tests.

TURF QUALITY: to be BS 3969 with herbicide applied 1 to 3 months before lifting, 900 x 300 minimum size, even thickness, max 10mm thick thatch and 7-18mm thick topsoil. Supply a sample to site for inspection before delivery.

PREPARATION FOR TURFING:
- Remove all weeds, rubbish and stones over 30mm in any dimension.
- Cultivate topsoil to a minimum depth of 100mm.
- Reduce top 30mm to a fine tilth and on clay or heavy loam soils work in 50% of coarse sharp sand to produce a 60mm layer.

LAYING TURF:
- Transport turf over close butted timber planks.
- Lay turf in consecutive rows.
- Lay turf from timber planks protecting previously laid turf.
- Lay turf close butted breaking the joint in alternate rows.
- Use only whole turves at margins.
- Consolidate lightly with wooden beaters.
- Brush in finely sieved topsoil to fill all joints.
- Peg turfs with wooden pegs on slopes exceeding 30º.
- Ensure final surface is 20mm above any adjacent hard surface.

FERTILISER: Dress areas to be grass seeded with N7:P7:K7 fertiliser at a rate of 50g/m². and work into the top 30mm of tilth 7 days before sowing and water in well. Not applicable to wildflower meadow areas.

SOWING GRASS SEED: Ensure even mixing of all seed varieties at all times. Use a broadcast machine to spread the seed in the quantity specified. Apply in two equal passes in transverse directions. Rake in the seed and roll with a lightweight roller.

Key

- Planting
- Hedge
- Lawn
- Block Paving
- Paving
- Tarmac
- Gravel
- Existing Tree
- New Tree
- Remove Tree

TREE SIZE GUIDE

Trees to be 1.8m clear stem specimens unless stated otherwise.

TREE TYPE	TREE GIRTH (CM)	TREE HEIGHT (CM)
Heavy Standard	12-14cm girth	300-350cm

HEDGE PLANTING SPECIFICATION

All planting stock to conform to the National PlantSpecication, but generally:

Stock Size: 1+2 transplanted whips (90-120cm) or 3 litre containerised stock

Density: 4 per linear meter, planted in a double staggered row, 500mm between plants and rows.

Species grouping: Plant in groups of 3-7 of same species, distributing evergreen species evenly over total length.

Protection: 600mm clear spiral rabbit guards and tube guards for standard trees.

Planting: Trench planted, ensure trench is wide enough to accommodate spread roots, ameliorate back with 50% organic matter

Mulch: 75mm bark much to entire planting trench.

Location: 800mm from adjacent vertical structure and/or 500mm from adjacent hard surface. Use root barriers where required.

Tag standard trees to easily identify during annual cut.

PLANTING DENSITIES

PLANTING BEDS: Planting species to be planted in groups of 1, 3, 5 and 7. Taller species to be located centrally and towards the rear. Planting density of 2 plants per square meter for Shrubs & 3 plants per square meter for perennials and grasses.

HEDGING: Hedging to be planted in double staggered rows with 5 whips per linear meter.

Plant List

ID	Qty	Latin Name	Scheduled Size	Remarks
Trees	3	Carpinus betulus 'frans fontaine'	Heavy Standard	
Trees	2	Sorbus Cashmiriana	Heavy Standard	
Trees	2	Sorbus aria	Heavy Standard	
Shrubs	67	Ligustrum vulgare	10L	
Shrubs	2	Choisya ternata	10L	
Perennials	11	Achillea millefolium	5L	
Perennials	6	Lythrum salicaria 'Robin'	5L	
Grasses	11	Deschampsia cespitosa	5L	

Ecologicl Enhancements

- Integrated Bat Bricks
- Integrated Bird Bricks
- Bee Bricks


Green&Blue Bird Block | Nest Box


Green&Blue Bee Brick


Vivara pro woodstone bat box

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Site Address
Silverways Nursing Home
Highcliffe, Christchurch
BH23 4LJ

Drawing Title
Landscape Plan

Drawing Number
602 - 1 - R2

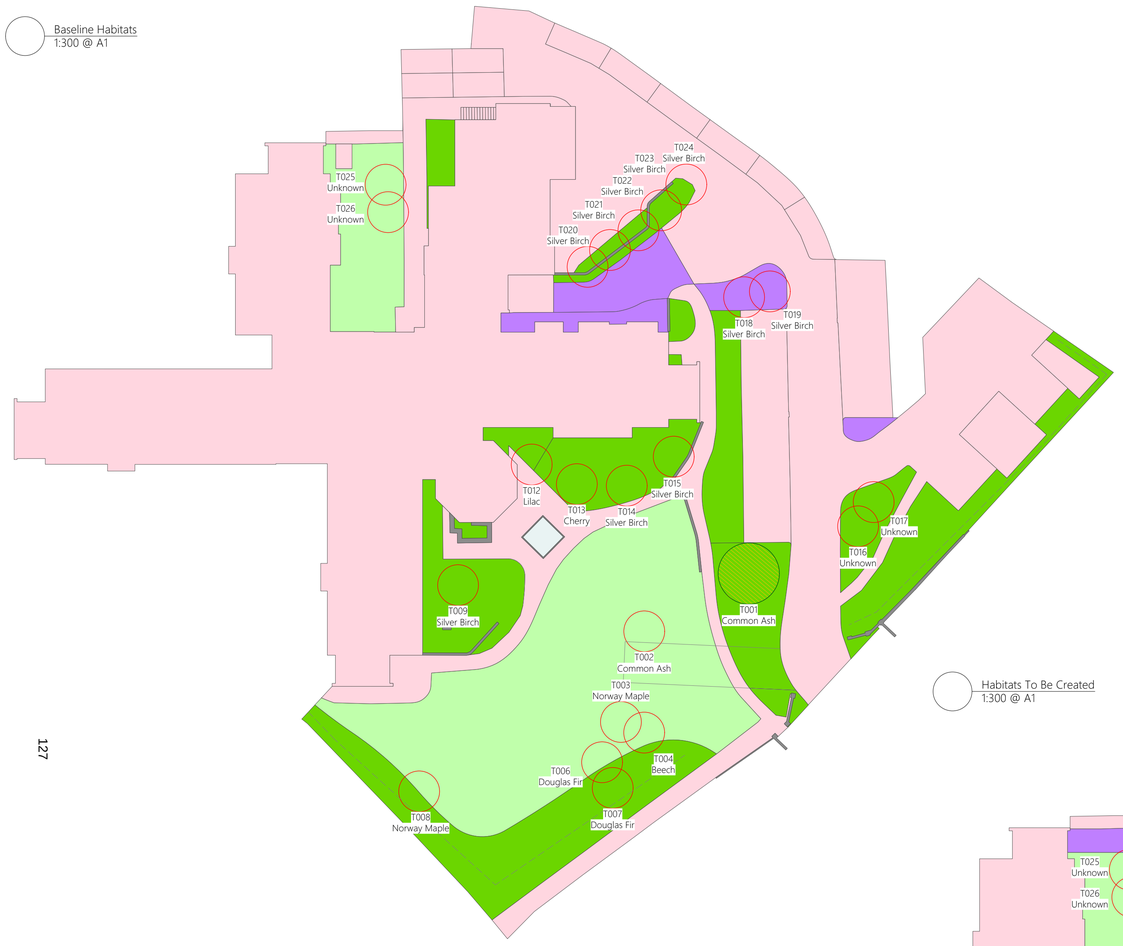
Date
22.05.2025

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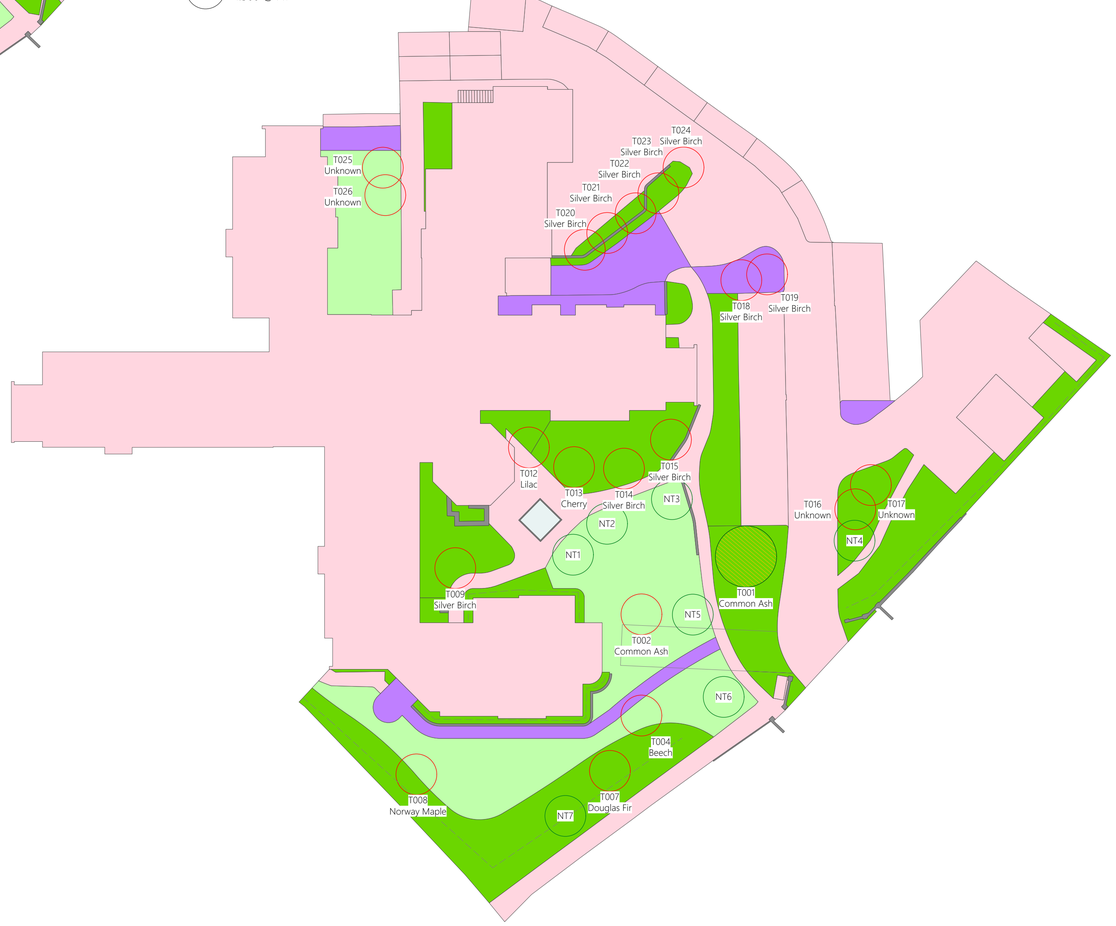
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1:200

Baseline Habitats
1:300 @ A1



Habitats To Be Created
1:300 @ A1













BIODIVERSITY NET GAIN HIERARCHY

This assessment has been undertaken with the Biodiversity Net Gain Hierarchy applied. Existing trees and notable landscape features have been retained where possible with a view of attempting to achieve 10% net gain on site.

In this instance, net gain is not achievable due to the footprint of the proposed development. Existing trees have been retained to minimise habitat loss on site and new trees have been proposed to offset the loss of existing trees

Local units are to be purchased to offset the loss of habitats on site

Habitats Key

- Developed Land; Sealed Surface
- Introduced Shrub
- Modified Grassland
- Built Linear Features
- Artifical Unsealed, Unvegetated Surface
- Existing Small Tree - DBH <7.5cm to ≤30cm
- Small Tree - DBH <7.5cm to ≤30cm
- Very Large Tree - DBH >90cm

Hedgerows

Existing - Non-Native and ornamental hedgerow - 88.7m

Proposed - Native hedgerow - 38.5m

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Site Address
Silverways Nursing Home
Highcliffe, Christchurch
BH23 4LJ

Drawing Title
Biodiversity Habitats Plan

Drawing Number
602 - 2 - R3

Date
02.07.2025

Scale
1:200 @ A1

The Planning Inspectorate

Appeal Decision

Site visit made on 9 May 2023

by S Harrington MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 07 July 2023

Appeal Ref: APP/V1260/W/22/3306163
Silverways Nursing Home, Silver Way, Christchurch BH23 4LJ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Mr Doug Furlong, Christchurch Housing Society against Bournemouth Christchurch and Poole Council.
- The application Ref 8/21/0905/FUL, is dated 13 September 2021.
- The development proposed is 2-storey extension to existing nursing home to create a linked, 10 bedroom care home wing.

Decision

1. The appeal is dismissed and planning permission for 2-storey extension to existing nursing home to create a linked, 10 bedroom care home wing is refused.

Preliminary Matters and Main Issues

2. As set out in the banner heading above, the Council failed to determine the application to which this appeal relates within the prescribed period. Since the appeal has been made, the Council has not provided any indication as to what their decision would have been had it been in a position to determine the application.

3. The Council has however provided copies of policies which it considers pertinent to the appeal from the Borough of Christchurch Local Plan 2001(LP), the Christchurch and East Dorset Local Plan Part 1 - Core Strategy (adopted April 2014)(CS) and the Highcliffe and Walkford Neighbourhood Plan. I have taken those policies into account.

4. A number of interested parties have made representations during the planning process. The appellant has had opportunity to view and respond to interested party comments within their appeal statement. Noting the matters raised by interested parties, I consider the main issues are:

    - The effect of the proposal on the living conditions of neighbouring occupiers, with particular regard to overlooking and overshadowing;
    - The effect of the proposal on vehicular parking; and
    - The effect of the proposal on the integrity of the Dorset Heathlands and New Forest Special Area of Conservation and Special Protection Areas and the River Avon Special Area of Conservation (Habitats sites).

Reasons

Living Conditions

5. The appeal site is a large multi-winged two storey nursing home set within gardens to all sides and surrounded with residential properties. A public footpath runs to the southern boundary connecting Silver Way to Pine Crescent. Surrounding properties are predominantly 1 or 2 storey dwellings of traditional design set within gardens of a reasonable size. I observed that more recent residential development (28A and 29A Pine Crescent) had been constructed in close proximity to the western boundary of the appeal site.

6. The proposal would extend to the south of the existing building with a two-storey flat roofed built form broadly aligned with the southern and western boundaries. An existing tree along the western boundary would be retained, and I note the Council's Tree and Landscape Officer's comments that necessary future management could be done reasonably without adversely affecting the trees health or appearance.

7. While the southern elevation would be devoid of windows, a number of windows would feature in the proposed west elevation at both ground and first floor levels. Gardens of residential properties along Pine Crescent back onto the appeal site, and while not illustrated on the submitted plans, I observed the spatial relationship of the recently constructed residential development with the appeal site.

8. Due to the length of gardens and relatively long distance between the proposal and the rear elevations of 29 and 30 Pine Crescent, the proposal would not result in a significant increase in overlooking or overshadowing of windows. However, the proposal would result in first floor windows, some of which are full height windows, overlooking parts of the garden areas of these properties and more significantly, 29A Pine Crescent which is in closer proximity to the proposal.

9. Furthermore, while there is screening from the existing mature boundary planting, this is likely to be less effective during winter months when foliage is not in leaf. Although some mutual overlooking is not unusual in a residential area, noting the particularly close proximity of 29A Pine Crescent to the proposal, the proposal would result in an increased degree of actual and perceived overlooking and an unreasonable loss of privacy. Although it could be possible to impose planning conditions to ensure that bathroom windows within this elevation are obscure glazed, such a condition relating to the bedroom windows would not be appropriate due to the effect on future occupier's outlook.

   Consequently, I conclude that the development results in a harmful effect on the living conditions of the occupiers of neighbouring properties with particular regard to overlooking. The proposal therefore conflicts with LP Policy H12 and CS Policy HE2. These policies, amongst other things, seek to ensure development does not adversely affect neighbouring residential amenity.

Vehicular Parking

10. The appeal site has existing off-road vehicular parking for up to 35 cars, although I observed that this includes an amount of double parking. The appeal site is in a location which is accessible by a number of differing public transport

modes and includes additional bicycle parking. It is put to me that the proposal would result in an additional 8 employees at the appeal site and additional potential visitors to future occupiers.

11. I note that concerns raised by interested parties relate to the impact on on-street parking, and how the proposal could result in additional pressure on on-street parking. At the time of my visit, there was sufficient available parking spaces within the appeal site, with no obvious overspill parking taking place on the surrounding highway network. However, I accept that this was a moment in time, and noting the interested party representations have no doubt that at certain times overspill parking does take place within the surrounding area.

12. Nevertheless, the Highway Authority have noted that the proposal would be unlikely to result in a significant increase in vehicle trips, and that sufficient parking would be retained to meet guidelines. Furthermore, if planning permission were to be forthcoming, planning conditions could be imposed requiring additional cycle parking provision and electric vehicle charging as required by the Highway Authority.

13. While I appreciate the concerns of local residents and accept that overspill parking may occur on the surrounding highway at times, there is no substantive evidence before me to indicate that parking within on the surrounding highway would result in highway safety issues or that the proposal would lead to a worsening of this situation. Therefore, on the evidence before me I see no reason to disagree with the Highway Authorities assessment of the proposal.

14. Consequently, the proposal would contain appropriate levels of vehicular parking and not result in harm to highway safety. The proposal therefore accords with CS policies KS11 and KS12. These policies require, amongst other things, that development provides adequate vehicle parking facilities to serve the needs of the proposed development.

Habitats Sites

15. The appeal site is within 5km of the Dorset Heathlands Special Protection Area and Special Area of Conservation. The Dorset Heathlands Planning Framework 2020-2025 Supplementary Planning document (April 2020) (SPD) advises that the Dorset Heathlands is designated for protected and priority habitats and species including Dartford warblers, nightjars, woodlark, hen harrier, merlin, sand lizards and smooth snakes as well as other typical species of lowland heathland, wetlands and dunes. Evidence shows that the designation is under significant pressure from an increasing number of people living nearby. As the population grows, urbanising impacts from human pressures and damage caused by domestic pets have the potential to cause ongoing adverse effects on the protected habitats and species.

16. The appeal site is also within 13.8km of the New Forest Special Protection Area and Special Area of Conservation which I am informed has recently had a detailed visitor survey confirming adverse effects arising from new dwellings.

17. Natural England have confirmed that the SPD is appropriate for both Dorset Heathlands and New Forest, and I see no reason to disagree. The SPD sets out a strategy for the avoidance and mitigation of impacts of new residential development. Appendix B sets out advice for different uses which are not

specifically mentioned in the SPD with the guidance indicating that nursing homes would not have a likely significant effect, alone or in combination with other projects.

18. Furthermore, the SPD confirms that certain types of specialist purpose built nursing homes where residents are no longer active will not have a significant effect on the Heathlands and do not need to provide mitigation. Residents of these developments would not be expected to leave the property to access heathland, either alone or with the support of a family member/carer.

19. The appeal proposal seeks to extend a facility providing community care provision, and no substantive evidence has been put to me as to why the proposal would not reasonably fall within the type of specialist purpose-built nursing home envisaged within the SPD.

20. I am informed that the appeal site is also within the catchment area of the River Avon Special Area of Conservation. There is a known issue with nutrients entering the river and adversely affecting environmental conditions for the qualifying species.

21. Additional foul water from the proposal would be treated in the Christchurch Waste Water Treatment Works. This discharges enriched water into the River Avon which is currently exceeding its SAC Phosphate targets. The appellant has indicated that there would be no increase in overall impact as the proposal would replace a 11-bed care home elsewhere which would be decommissioned or demolished. However, I have no further details of this before me, or of any planning mechanism as to how this could be effectively secured. Therefore, taking a precautionary approach, and noting the number of additional proposed occupants and the inclusion of en-suite bathrooms, likely significant effects both individually and cumulatively with other schemes, cannot be ruled out owing to the likelihood of additional phosphates within the catchment area of the river.

22. No details or mechanism to secure on-site avoidance measures have been put to me. Natural England have indicated that mitigation measures may be available by securing offsetting Phosphate Credits and the appellant has informally indicated acceptance of such mitigation. Nevertheless, I note that there is no calculation of the level of nutrients to be offset, or a planning obligation or other mechanism before me to secure the offset.

23. Notwithstanding, as the circumstances that could have led to the granting of planning permission are not present for other reasons, it is not necessary for me to ascertain the suitability of the offered mitigation within an Appropriate Assessment. Consequently, I have not taken this matter further.

Other Matters

24. I note the appellant's comments regarding the Councils handling of the application and frustrations with delays which the appellant state result in occupiers living in outdated accommodation and higher build costs. Although I acknowledge the proposal could result in a high standard of accommodation for future occupiers, I have no substantive evidence that existing accommodation is not fit for its purpose. Moreover, it has not been shown that the appeal scheme is the only option available to achieve the appellant's desired aims. Therefore, I conclude that the weight that I attach to this matter is limited.

Furthermore, while I sympathise with the appellant's frustrations, the Councils handling of the application or future build costs has little to do with the planning merits of the case, which I have considered on the basis of the evidence before me.

Planning Balance and Conclusion

25. The proposal would make effective use of land in meeting the need for homes and other uses and this represents a benefit of the scheme.

26. I have found no harm in respect to highway safety and the proposal is in a location which is accessible by a range of transport modes. Furthermore, no concern has been raised in relation to the effect of the proposal on the character and appearance of the area, the design incorporates energy efficient features, and the site is not in an area at risk of flooding. I also note that the Council's Tree and Landscape Officer considers that adequate provision has been made for the protection of important trees. I see no reason to disagree. These matters represent a lack of harm which is neutral in the planning balance.

27. However, I have found that the proposal would cause harm to the living conditions of neighbouring occupiers with particular regard to overlooking. I attribute significant weight to this harm, which would not be outweighed by other benefits highlighted above.

28. Consequently, the proposal would not accord with the development plan when taken as a whole. There are no material considerations that indicate the appeal should be determined other than in accordance with the development plan. The appeal is therefore dismissed.

S Harrington

INSPECTOR

Scale - 1:200 @ A1

Previously refused plans

Shed to be removed and new, un-covered visitor and staff cycle storage for 14 to be installed on permeable block paved base - sheffield stand bases dug by hand

New, covered staff cycle store for 10 on existing hardstanding

Deadwood habitat pile previously proposed to be in location of new extension (within 2017 planning application) to be moved to this point

Proposed Care Home Wing (10 Beds)

Existing Nursing Home (61 Beds)

Turning

Service Area

Existing Parking Area

Pond

Access Path

Patio

Over-flow parking for 3 on Gass-crete

Existing Access Retained

SILVER WAY

New shrubs to be planted around proposed extension

LEGEND:

(1) All ground within root protection areas, other than those areas hatched accordingly, are to be maintained at existing ground levels

(2) Proposed alternative location for small leaved lime trees as specified in planning application 8/17/2023/FUL

(3) Proposed alternative location for Rowan trees as specified in planning application 8/17/2023/FUL

(4) Proposed alternative location for double gean trees as specified in planning application 8/17/2023/FUL

Existing hedging cut back to accommodate path

New path around extension to be built in no dig, permeable construction at existing ground level in accordance with Arboriculturist report

T3 and T6 to be removed

2 x new Sorbus Cashmiriana trees as replacement planting in accordance with Arboriculturist report

Legend

- Site Boundary
- Root Protection Zone
- RPZ Intrusion
- Area of Extension
- Area of Existing Building
- Existing Tree Canopy

Revision F - 13.09.21 - Tree Detail and Colour Added
Revision E - 25.08.21 - Parking Adjusted
Revision D - 11.08.21 - Draft Application Set (A1)
Revision C - 04.08.21 - Design Development/Tree Constraints Added
Revision B - 22.06.21 - Design Development
Revision A - 04.06.21 - Minor Updates

Care Home Extension
at
Silverways Nursing Home,
Highcliffe

Date: 11.08.21 | Scale: 1:200 @ A1 | Drawn: NJL

Site Plan as Proposed

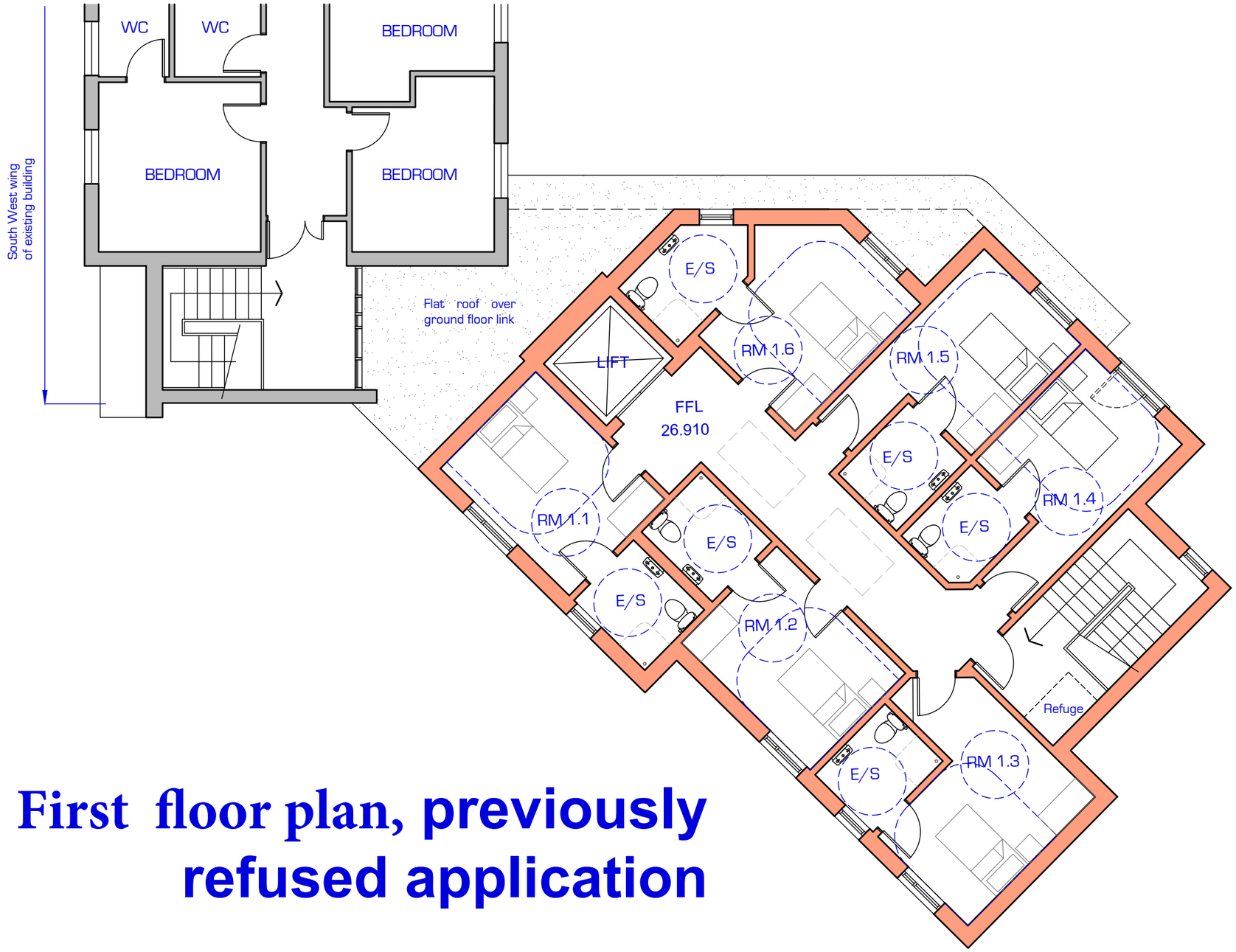
5216 | 01F

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5216.01F Site Plan as Proposed

0 1m 2m 10m

1:100 @ A3



First floor plan, previously refused application

Revision D - 11.08.21 - Application Set
Revision C - 04.08.21 - Design Development
Revision B - 22.06.21 - Design Development
Revision A - 04.06.21 - Minor Updates

Care Home Extension
at
Silverways Nursing Home,
Highcliffe

Date: 10.05.21	Scale: 1:100 @ A3	Drawn: NJL

Proposed First Floor Plan

5216 | 03D

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5216.03D Proposed First Floor Plan

N

Planning Committee

Application Address	3 Nursery Road Bournemouth BH9 3AS
Proposal	Proposed 1No Two Storey Dwellinghouse
Application Number	P/25/01133/FUL
Applicant	Mr Malcolm Scott
Agent	Mr Adam Dunn Adam Dunn Design
Ward and Ward Member(s)	Moordown • Councillor Kate Salmon • Councillor Joe Salmon
Report status	Public
Meeting date	18 December 2025
Summary of Recommendation	**Grant in accordance with the details set out below for the reasons as set out in the report**
Reason for Referral to Planning Committee	Called in by Councillor Kate Salmon Call-in form stated: *'Harmful to the residential amenity of neighbouring properties at 44 Malvern Road and 9 Redbreast Road, by virtue of the insufficient separation distance between the proposed development and these neighbours, resulting in an overbearing and oppressive impact with harmful overlooking, contrary to the Residential Design Guide (2008) and CS41 of the Core Strategy (2012).'*
Case Officer	Eden Evans
Is the Proposal EIA Development?	No

Description of Proposal

1. This application proposes the erection of a dwellinghouse and formation of parking spaces. The dwellinghouse proposed is a detached two-storey, 2-bedroom property.

Description of Site and Surroundings

2. The site is a vacant wedge-shaped plot located at the junction between Malvern Road and Nursery Road adjacent to 3 Nursery Road which is a two-storey detached property of red bricks and grey tiled roof with buff-coloured bands on the walls and timber detailing on the gable projection to the front. The surrounding area is predominantly residential of primarily two/two and half storey houses with occasional single storey bungalows and features a mix of detached, semi-detached, terraced houses and blocks of flats. In terms of design, the area does reflect any single architectural style.

Relevant Planning History

3. This application follows two recently refused applications on the site.

PRE-12717 Pre-Application Enquiry completed October 2023.

7-2024-12717 Erection of 3 x dwellings with associated access, bin and cycle storage, involving demolition of existing dwelling. Refused March 2024

Reason for refusal:

'*The proposal by reason of its design, bulk and mass constitutes overdevelopment of the site which would lead to a cramped appearance in the streetscene and which would be harmful to the character and the appearance of the area. Due to the cramped nature of the proposed development, the proposed dwellings are insufficiently sized leading to a poor standard of residential amenity for future occupiers. The congested form of development furthermore leads to harm to neighbouring residential amenity, generating an overbearing and oppressive feeling regarding neighbouring residents at No. 44 Malvern Road, and harmful overlooking towards No. 44 Malvern Road and 9 Redbreast Road. The proposal is accordingly contrary to Policies CS21 and CS41 of the Core Strategy (2012), Policy 6.8 of the District Wide Local Plan (2002) the Residential Design Guide (2008) and the NPPF (2023).*

The proposal would represent poor design as due to the absence of adequate visibility would give raise to increased instances of conflict between pedestrians, cyclists and motor vehicles that in turn would adversely affect highway safety. Furthermore, the excessive width of vehicular crossover would lead to increased parking stress as a result of the removal of on-street parking. Additionally, the design, insufficient quantum of cycle spaces, and layout of the cycle store would fail to accord with the specification set out in the Parking Standards SPD and consequentially fail to support active travel. The development therefore is of poor design and would be prejudicial to highway safety, contrary to Policies CS16, CS18 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012), BCP Parking Standards SPD (2021) and paragraphs 114 and 116 of the NPPF (2023).

Furthermore, it is considered that the proposal would be harmful to designated Dorset Heathlands SPA (Special Protection Area), Ramsar Site and Dorset Heaths SAC (Special Area of Conservation). The failure to make an appropriate contribution towards mitigation measures would have an adverse effect on the integrity of the sites and is considered contrary to Policy CS33 of the Bournemouth Local Plan: Core Strategy (October 2012) as well as the provisions of the Dorset Heathlands Planning Framework SPD.'

7-2024-12717-B Erection of a dwellinghouse and formation of parking spaces. Refused August 2024.

Reason for refusal:
'*The proposal by virtue of direct overlooking at close range and close proximity of the dwelling to the neighbouring boundary, the proposed development would be harmful to neighbouring residential amenity of No. 44 Malvern Road resulting in a loss of privacy, overbearing and oppressive feeling. The applicant furthermore has provided insufficient information for the Local Planning Authority to assess that the proposal complies with Biodiversity Net Gain, as per Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). The proposal is accordingly contrary to Policies CS21 and CS41 of the Core Strategy (2012), Policy 6.8 and 6.10 of the District Wide Local Plan (2002) the Residential Design Guide (2008) and the NPPF (2023).*

Furthermore, it is considered that the proposal would be harmful to designated Dorset Heathlands SPA (Special Protection Area), Ramsar Site and Dorset Heaths SAC (Special Area of Conservation). The failure to make an appropriate contribution towards mitigation measures would have an adverse effect on the integrity of the sites and is considered contrary to Policy CS33 of the Bournemouth Local Plan: Core Strategy (October 2012) as well as the provisions of the Dorset Heathlands Planning Framework SPD.'

Constraints

4. The application site is located in Parking Zone B, within 5km of Dorset Heathlands and within 13.8km of New Forest SPA/SAC/Ramsar protected sites.

Public Sector Equalities Duty

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

5. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.

6. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.

7. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".

8. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council's area for their own self-build and custom housebuilding.

9. 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.

10. 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

- NHS Dorset Clinical Commissioning Group – no response
  Wessex Water – no response
- SGN – no response
- Waste & Recycling – no response
- Highways – objection overcome with amended plans, conditions recommended
- BNG Policy Officer – verbal discussion: scheme is compliant with BNG requirements

Representations

11. Site notices were erected in the vicinity of the site on 20/05/2024 with an expiry date for public comment of 11/06/2026. Site notices for amended plans were erected on 24/06/2025. The expiry date for public comment was 08/07/2024.

12. Two public representations have been received in objection. Issues raised comprise:
    - Overbearing and oppressive
    - Overlooking and harmful to neighbouring privacy
    - Insufficient back-to-back distances to neighbouring properties
    - Contrary to Policy CS41 and the Residential Design Code
    - Highway safety
    - Significant increase in residential dwellings in the area has put pressure on local parking provision including conversion of the chapel
    - No clear parking for No. 3 on the plans

13. Concern about neighbouring residential amenity and highway safety was also raised by Councillor Salmon who called-in the application

Key Issue(s)

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

    - Presumption in favour of sustainable development
    - Principle of development

- Impact on character and appearance of the area
- Impact on residential amenity (future occupants)
- Impact on residential amenity (neighbouring)
- Impact on highway safety
- Impact on flooding
- Contaminated land
- Protected sites
- Biodiversity & Biodiversity Net Gain

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

Policy Context

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

Local documents:

Core Strategy (2012)
CS1: Presumption in favour of sustainable development
CS4: Surface water flooding
CS16: Parking standards
CS18: Increasing opportunities for walking and cycling
CS19: Protecting small family dwellinghouses
CS20: Encouraging small family dwellinghouses
CS21: Housing Distribution across Bournemouth
CS30: Promoting Green Infrastructure
CS32: International sites
CS33: Heathlands
CS41: Quality design

District Wide Local Plan (2002)
3.20: Contaminated land
4.24: Landscaping
6.8 Residential infill

Supplementary Planning Documents:
Residential Design Guide (2008)
BCP Parking Standards (2021)
Dorset Heathlands Planning Framework SPD 2020-25
Guide Sustainable Urban Drainage Systems (SUDS)
Councils Technical waste/recycling standards

17. National Planning Policy Framework ("NPPF" / "Framework")

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

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

…..
For decision-taking this means:
(c) approving development proposals that accord with an up-to-date development plan without delay; or
(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of this Framework taken as a whole, 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."

Planning Assessment

Presumption in favour of sustainable development

18. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a strong reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

19. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.

20. The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.

21. At 1 April 2024 BCP Council had a housing land supply of **2.1** years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.

22. In this instance, the scheme would provide one additional dwelling that would contribute towards the Council's housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.

23. For this planning application the benefits provided from the supply of one new home is considered to carry significant weight in the planning balance.

Principle of development

24. Policy CS21 of the Core Strategy (2012) establishes areas within 400m of a district centre as an urban intensification area, well served by modes of sustainable travel. The proposed dwelling at No.3 Nursery Road is located approximately 210m away from Wimborne Road, at the heart of the district centre of Moordown. The site is sustainably located for a residential development and there are other similar developments located in the immediate neighbourhood. Saved policy 6.8 of District Wide Local Plan states that infill development will be permitted in appropriate locations subject to detailed considerations including density, height, site coverage, means of access, landscaping, physical considerations, open space and parking provision. The proposal will be similar to the neighbouring properties in terms of density, height, site coverage and appearance. It also includes appropriate provision for car and bicycle parking. It is accordingly considered a sustainable location for further residential development, subject to other material considerations.

25. Policy CS19 seeks to retain small family dwellings; for the purposes of this policy a small family dwelling is defined as a house or bungalow with a gross external floor area of less than 140m2. The submitted floor plans show that the donor dwelling has gross external floor area of approximately 130m2 and therefore this would comprise a small family dwelling. As it is retained with the proposal, there is no conflict with this policy.

26. Policy CS20 of the Core Strategy (2012) promotes the development of small family dwellinghouses; for the purposes of this policy, a small family dwelling is also defined as a house or bungalow with a gross external floorspace of less than 140m2. The approximate gross external floorspace is approximately 110m2. The proposal is accordingly considered a small family dwellinghouse and is therefore promoted by the aims of Policy CS20 subject to the dwelling's acceptability in other criteria.

27. The proposed dwelling will be in a sustainable location, appropriate for residential development. The principle of preserving the existing small family dwellinghouse and the creation of a new small family dwellinghouse is supported by policy. The proposal for additional residential units is considered to comply with policies CS21 of Core Strategy and 6.8 of Local Plan and consequently, the proposal is acceptable in principle.

Impact on character and appearance of the area

28. Policy CS41 of the Core Strategy (2012), the Residential Design Guide (2008) and Policy 6.8 of the District Wide Local Plan (2002) on infill development all promote high quality design respectful of site and setting. Policy CS21 of the Bournemouth Local Plan: Core Strategy provides that, amongst other things, proposals for residential development will be expected to contribute positively to the character of the neighbourhood.

29. The site is a corner plot located at the junction between Nursery Road and Malvern Road that has been used in association with the host property at 3 Nursery Road as an access and parking area. The proposal is to erect a two-storey detached house by severing the land that would front onto and access from Nursery Road. The immediate neighbouring area is characterised by predominantly residential developments of mixed design with both houses and flatted developments available in the immediate vicinity.

There is no consistent building line. Plot depths and widths vary. There is also lack of consistency in terms of gaps between buildings within the immediate street scene.

30. The dwelling will be appropriately spaced in the streetscene with a reasonable gap left on both sides. The dwelling will be sited behind the building line of the host dwelling. However, due to the lack of consistent building lines, it will be acceptable in this instance. There is considerable variation in garden sizes in the area therefore whilst the proposed garden area is smaller than many gardens in the vicinity, this is considered to not be materially harmful to the character of the area. The proposed dwelling takes clear design cues from the existing detached property No. 3 Nursery Road including with respect to height, roof profile, fenestration and materials. The proposed dwelling is accordingly considered to blend well with the existing streetscene character.

31. To the front boundary of the property, the site plan details that the existing fence is to be removed and replaced with a maximum 600mm high facing brickwork with coping stone finish. Similar walls are common in the vicinity, and this is considered a positive aspect of the scheme.

32. Overall, the proposed dwelling is considered of good design which respects the character and appearance of the streetscene and relates well to the donor dwelling. The impact on the character and appearance of the area is accordingly considered acceptable and the proposal is considered compliant with Policies CS21 and CS41 of the Core Strategy (2012), Policy 6.8 of the District Wide Local Plan (2002) and the Residential Design Guide (2008) in this regard.

Impact on residential amenity (future occupiers)

33. Policy CS41 of the Core Strategy (2012), the Residential Design Guide (2008) and Policy 6.8 of the District Wide Local Plan (2002) on infill development also promote a good standard of residential amenity for future occupiers. The Technical Housing Standards (2005) outline minimum sizes for residential dwellings. Whilst not formally adopted by the LPA, to fall notably below these standards would indicate a poor standard of residential amenity, contrary to Policy CS41 and 6.8.

34. The Technical Space Standards (2005) recommend for a 2 bed 2 storey dwelling, the following minimum internal space standards:

3-person occupancy: 70m2
4- person occupancy: 79m2

35. The Technical Space Standards furthermore recommend that a double bedroom is 11.5m2 and a single bedroom 7.5m2.

36. The internal space of the proposed dwelling measures approximately 81m2 which meets the minimum space standards for 2-bedroom dwelling. It is noted that the master bedroom falls slightly short of the space standards for a double bedroom, at 11.2m2. Bedroom 2 meets the internal space standards for a single bedroom which is 7.5m2. Given that the shortfall on the master bedroom is only slight, it is considered on balance to be acceptable.

37. All rooms of the house benefit from a window with habitable rooms facing the street or the external garden area. Sufficient light and outlook would be offered to all habitable rooms. The property benefits from an external amenity space which, although small, is considered of sufficient size to benefit the amenity of future occupiers by way of providing an area for outdoor seating and relaxation and to dry clothes.

38. Overall, on balance the proposal is considered to offer an acceptable standard of residential amenity for future occupiers, compliant with Policies CS41 and 6.8 and the Residential Design Guide (2008.)

Impact on residential amenity (neighbours)

39. CS41 of the Core Strategy (2012), Policy 6.8 of the District Wide Local Plan (2002) and the Residential Design Guide (2008) also stipulate that neighbouring residential amenity must be respected. The applicant site sits on a triangular plot hence the neighbours considered most likely to be potentially affected by the proposal are the adjacent boundary neighbours to each side as well as the closest neighbours to the rear. The impact on these neighbours will be considered below with regard to CS41 of the Core Strategy (2012) and the Residential Extensions Design Guide (2008).

3 Nursery Road

40. This is the host dwelling, located to the east of the proposed new dwelling. No windows are proposed on the side elevation of the proposed new dwelling facing towards this neighbour. New windows are proposed at first floor level which would provide secondary views towards the garden space of No. 3 however this is considered a normal level of mutual overlooking in a residential context and is considered not to be materially harmful.

41. It is noted that there are side elevation windows on No. 3 Nursery Road. There would be some impact on the light and outlook of these windows however given that there is some spacing on both sides of the boundary separating the two properties and the proposed dwelling does not extend past the front or rear building line of this neighbour, the impact will not be detrimental. Considering the rear building line of the proposed dwelling and No. 3 Nursery Road at two storeys, the proposed dwelling extends past the building line of No. 3 Nursery Road by approximately 0.7m only. Accordingly, this impact is considered acceptable.

44 Malvern Road

42. This is the adjacent neighbour to the northwest of the applicant site. At ground floor level on the side elevation (west) of the proposed new dwelling, a hallway window is proposed and a landing window at first floor. These are non-habitable rooms, and given the patten of development, are angled more towards the junction and blank side gable of No. 44. It is accordingly not considered that these windows would result in harmful overlooking. It is also noted that the ground floor window would be screened by a 2m high boundary fence.

43. The recently refused application for a new dwelling on this site raised concerns that views from Bedroom 3 (as previously proposed) would afford views of the neighbouring garden in close range. The officer report stated that this 'in combination with the proximity of the built form at two storeys would lead to an overbearing and oppressive impact and a feeling of being closed-in when using this neighbouring rear amenity space. This is considered materially harmful to the residential amenity of this neighbour.'

44. The objection received from this neighbour raises issues of oppressive feeling and overlooking as well as the separation distances to Redbreast Road and highway safety, which will be addressed in the following sections.

45. Amended from the previous scheme, the two storey built form of the proposed dwelling is stepped back by approximately 1.5 m which reduces the overbearing and oppressive impact. The internal layout has also been reconfigured so that the closest window on the

rear elevation is a bathroom window. To safeguard against mutual overlooking a condition is proposed for this window to be obscure glazed and fixed shut below 1.7m.

46. The second rear elevation window proposed serves bedroom 2. Whilst some views of the neighbouring plot may be afforded by this window, views would be angled away from the house and are set back from the shared boundary therefore would not be at close range. Similar views of the garden of No. 44 Malvern Road are already afforded by the host dwelling No. 3 Nursery Road and the Redbreast Road properties to the rear.

47. At No. 44 Malvern Road, there is a ground floor window on a single storey infill extension facing the application site as well as a first floor window facing the applicant site. It is acknowledged that the introduction of built form will have some impact on light to these windows, notably to the first floor window as the ground floor window is already screened by the boundary fence. However, the windows appear to be obscure glazed. Planning history on the site 7-2011-24636 for the single storey infill extension shows the upper floor window to serve a bathroom. It is noted that the built form is also set back from the shared boundary, separated by the turning space and parking. For these reasons it is considered that the impact on these windows would not amount to material harm.

No. 9 Redbreast Road.

48. The Residential Design Guide (2008) recommends a minimum back-to-back distance at two storeys of 21m. The separation distance between the proposed dwelling at two storeys and the rear elevation of closest property Redbreast Road, No. 9, measures approximately 25m. The separation distance at single storey measures 21m. It is therefore considered that the proposed dwelling is not overbearing to these properties, nor would it result in harmful overlooking.

49. Overall, subject to the relevant condition on the first-floor rear elevation bathroom window the proposal is considered to have an acceptable impact on neighbouring residents, compliant with Policies CS41 and 6.8 and the Residential Design Guide (2008).

Highway safety and parking provision

50. Policy CS16 requires that development provides appropriate parking facilities which comply with the BCP Parking Standards, including the layout, dimensions and design. Policy CS18 requires that development promotes walking and cycling. CS41 requires quality design which positively contributes positively to the appearance and safety of the public realm.

51. The site is located in Zone B as defined in the Parking Standards SPD. There is an existing access that is to be retained and used for number 3a. The Local Highway Authority (LHA) has raised no objections to retaining the existing access. It was also noted that the site plan shows the removal of the existing fencing and the erection of a replacement boundary wall with a maximum height of 0.6m. This is welcomed by the LHA as it allows visibility and provides protection to the existing BT apparatus in front.

52. Safety concerns were initially raised by the LHA in relation to visibility for drivers of vehicles using the site access, combined with the lack of on-site turning area and proximity to the junction. Amended plans received showed correctly annotated Stopping Sight Distance at the correct location, 2.4m back from the edge of the carriageway along with pedestrian intervisibility splays at the access. The amended site plan furthermore

includes a vehicle tracking diagram demonstrating that a vehicle can enter the site in a forward gear, reverse into the parking space and turn to exit in a forward gear.

53. It is considered by the LHA that this overcomes concern regarding vehicles reversing out of the site with poor visibility. The LHA recommends that the turning area is constructed in a different material/colour in order to clearly show its intended purpose and that it does not become a second car parking space, where both cars will reverse. A condition is furthermore recommended regarding visibility splays. It is considered that subject to these conditions the proposal has an acceptable impact on highway safety.

54. Considering the quantum of parking, one parking space is proposed which accords with the BCP Parking Standards (2021). The cycle store has been relocated which improves visibility from the site access and its provision accords with Policy CS18 on promoting cycling and with the BCP Parking Standards (2021).

55. Overall, the proposal is considered to have an acceptable impact on highway safety and to offer acceptable parking provision.

Drainage

56. Policy CS4 of the Core Strategy (2012) aims to ensure there is no harmful surface water flooding arising from development, applying to all new building and areas of hard landscaping. The policy requires information to be supplied with all relevant applications. The proposed site plan includes a SuDs strategy including a new soakaway and cross fall provision for the proposed hardstanding areas. Aside from this site plan annotation, further drainage details have not been provided. It is noted that the site is in Flood Zone 1 which has the lowest probability of flooding and that there is no specific surface water flood risk or future flood risk to the site. Accordingly it is considered that this can be addressed by way of a standard condition for drainage details to be submitted. The applicant agreed to this condition on 08/10/2025.

57. Overall, subject to this condition proposal is accordingly considered compliant with Policy CS4 and the drainage impact is acceptable.

Contaminated land

58. The area for the new residential unit has been used as a parking and turning area for the host dwelling. Due to the proposed residential use, which is sensitive in nature, the applicant was advised at the Pre-Application Enquiry stage that the submission of a Phase I desktop survey in respect of the ground contamination would be required. If Phase I identifies any potential contamination in need of remediation, a Phase II survey will be needed that shall also set out suitable mitigation measures. No such survey was submitted.

59. Discussions regarding this site with an Environmental Health Officer confirmed that due to vehicle storage on site, it is considered reasonable to ask for a Phase 1 Desk Study to assess the presence of potential contamination as this will determine if further remediation measures are required. It was also noted that google maps imagery appeared to show oil staining on the ground. The LPA Environmental Health Officer agreed that in this case, this matter could be addressed with a pre-commencement condition. Subject to this condition, the proposal is considered to have an acceptable impact on contaminated land. The applicant agreed to this condition on 08/10/2025.

Protected sites

Heathlands

60. 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.

61. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough are subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £527 per house with a 5% admin fee (or minimum £75), a total of £602. The required mitigation will be secured through a legal agreement.

New Forest Recreation Zone

62. The site lies also within 13.8km of New Forest SAC, New Forest SPA and New Forest Ramsar, which are protected under European legislation for their wildlife importance, where it has been demonstrated in conjunction with New Forest Strategic Access Management and Monitoring Strategy 2023, prepared by Footprint Ecology and in agreement with Natural England that additional recreational pressure from additional bedroom numbers have the potential to harm their integrity. It cannot be ruled out beyond all reasonable scientific doubt that the proposal would not have a likely significant effect on the sensitive interest features of the habitat sites, from human pressures, either alone or in combination with other proposals. Accordingly, a SAMMs payment is also required in relation to protected new Forest sites.

63. The contribution required for this site in this instance is £300, plus a £60 admin fee, a total of £360. The required mitigation will be secured through a legal agreement.

Biodiversity Net Gain

64. 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. Policy CS30 furthermore promotes enrichment of biodiversity and wildlife habitat.

65. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions 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.

66. A Biodiversity Metric and assessment report has been submitted with the application. The metric demonstrates that 10% BNG cannot be achieved. As no further gain that can be counted towards the 10% can be provided within the curtilage of the residential dwelling as set out in the Natural England BNG Guidance, it is considered that in this case the design and layout of the proposal has retained as many habitats, particularly those of moderate distinctiveness, as is possible and as such, though the 10% BNG

cannot be achieved, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits.

67. Therefore, the proposal can be made acceptable and in accordance with the relevant legislation and by way of purchasing units or credits. A condition for a biodiversity enhancement has been added to ensure compliance with Policy CS30.

Planning Balance / Conclusion

68. Given the significant housing shortfall in the Local Plan area, the balance is tilted in favour of sustainable development and granting planning permission except where the benefits are significantly and demonstrably outweighed by harmful impacts of the scheme.

69. In this instant the proposal would result in one new home, which in the context of the LPA shortfall has been given significant weight. The proposed unit is a small family dwellinghouse, the creation of which is support by Local Plan Policy. The proposed dwelling is furthermore located in a sustainable location for residential development with good access to transport links and local amenities.

70. Further benefits of the scheme include economic benefits during the construction phase and of the use of local facilities by residents. Given the scale of the proposal for one new dwelling only, these economic benefits are afforded moderate weight, although in accordance with paragraph 73 of the Framework the contribution of small sites is recognised.

71. Subject to the relevant conditions, the proposal is not considered to have a harmful impact on the character and appearance of the area, residential amenity, highways, drainage or contaminated land. Subject to the completion of the S106 agreement, the impact on protected sites is considered acceptable in accordance with policy and legislation. The proposal is accordingly considered compliant with the Local Plan and the NPPF when read as a whole.

Recommendation

Conditional GRANT

RECOMMENDATION I - That delegated authority be granted to the Head of Planning Operations to Grant Conditional Permission subject to:

1. satisfactory completion of a Legal Agreement necessary to secure the mitigation of the impact of the proposed residential development on Dorset Heathlands and the New Forest SAMMS by securing the payment of a financial contribution and conditions (below)

RECOMMENDATION II - That delegated authority be granted to the Head of Planning Operations to add/amend conditions where necessary.

RECOMMENDATION III - That delegated authority be granted to the Head of Planning Operations to refuse planning permission if a Legal Agreement has not been satisfactorily completed within three months of the date of this resolution

S106 Heads of Terms

- Financial contribution of £527 towards Heathlands Mitigation plus a £75 admin fee
- Financial contribution of £300 towards New Forest SAMMs plus a £60 admin fee.

Conditions

1. **Detailed permission**
   The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

   Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. **Decision notice - grant**
   The development hereby permitted shall only be carried out in accordance with the following approved plans:
   Location plan; dwg no. 22154-00-02
   Existing floor plans and elevations; dwg no. 22154-00-02 Rev. F
   Proposed floor plans and elevations; dwg no. 22154-00-03 Rev. K
   Proposed and existing site plans; dwg no. 22154-00-04 Rev. K
   Proposed site plan; dwg no. 22154-00-05 Rev. K

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

3. **Contaminated land**
   Unless otherwise agreed by BCP, development shall not commence until conditions A-C have been complied with. The risk assessments should be undertaken by competent and suitably qualified persons to assess the nature and extent of contamination at the site in accordance with 'Land Contamination Risk Management' published by the Environment Agency:

   A Preliminary Contamination Risk Assessment (Phase I) a. A Preliminary Contamination Risk Assessment (Phase I) shall be submitted in writing to BCP. The Phase I should be produced in accordance with the Environment Agency 'Land Contamination Risk Management' guidance. A preliminary Conceptual Site Model (CSM) shall be developed to include a comprehensive assessment of the risks from contamination to all relevant receptors such as human health, controlled waters, and the environment from the site condition in consideration of the proposed development. If the risk assessment identifies any unacceptable risks, further assessment comprising intrusive investigations may be required.

   B. Site Investigation
   B(a). If the Phase I has established potentially unacceptable risks to sensitive receptors from the site condition, then a detailed intrusive investigation (Phase II) in accordance with 'Land Contamination Risk Management' guidance published by the Environment Agency will be required.

   B(b). A proposed site investigation plan should be submitted to BCP for review and approval prior to the investigation works taking place. The site investigations should be designed to appropriately assess the risk to human health, the built development, sensitive ecology and controlled waters.

   B(c). A Phase II report will be submitted to and approved in writing by BCP prior to development works. The Phase II report will comprise an assessment of the risks from contamination to all relevant receptors such as human health, controlled waters and

property from the site condition in the context of the proposed development. The report shall be prepared by a suitably qualified and competent person and shall include: i. A detailed site investigation comprising an assessment of soil, groundwater and ground gases/ vapours where appropriate to establish the extent, scale and nature of contamination on-Site (irrespective of whether this contamination originates from the Site). An updated Conceptual Site Model (CSM) should be included showing all potential pollutant linkages and an assessment of the potential risks to sensitive receptors. ii. If the risk assessment identifies any unacceptable risks, a further remediation strategy/plan will be submitted to and approved in writing by BCP and shall be implemented as approved.

C. Remediation Scheme
C(a). Remediation will be required if the Phase II establishes the presence of a significant pollutant linkage. The remediation scheme will be submitted to and approved in writing by BCP prior to development works. The report shall be prepared by a suitably qualified and competent person and the works thereafter will be carried out in full accordance with the remediation scheme.

If required, the approved remediation scheme shall be carried out in accordance with its terms prior to the commencement of any development other than that required to carry out remediation, unless otherwise agreed with BCP in writing. BCP shall be notified in writing of the intended commencement of remediation works no less than 14 days before the works commence on-Site.

The presence of any previously unencountered contamination that becomes evident during the development of the Site shall be reported to BCP in writing within one (1) week, and work on the affected area shall cease with immediate effect. At this stage, if requested by BCP, an investigation and risk assessment shall be undertaken, and an amended remediation scheme shall be submitted to and approved by BCP prior to re-commencement works in the affected area. The approved details shall be implemented as approved.

C(b). Following completion of remediation works, a Verification Report which demonstrates the effectiveness of the completed remediation works, any requirement for longer-term monitoring of contaminant linkages, maintenance, and arrangements for contingency action, shall be submitted to and approved in writing by BCP.

Reason: To safeguard the health, well-being and amenities of users of the site and the locality and avoid the migration of contaminants in general

4. Surface Water Drainage Scheme

Construction shall not begin until a detailed surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must accord with the national SUDS standards and demonstrate no increase in flood risk elsewhere. Management and maintenance requirements of the surface water drainage system for the lifetime of the development should be considered. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To prevent the increased risk of flooding and to protect available receiving systems

5. BNG: Lemp Non-Significant enhancement

No part of the development hereby permitted shall be commenced, including clearance of vegetation, unless there has first been submitted to and approved in writing by the

local planning authority a Landscape and Ecology Management Plan ("LEMP"). The LEMP shall accord with all biodiversity related plans and documents required to be approved in the other conditions forming part of this permission and the recommendations contained in ecology report dated June 2025 and in particular include:
1. details of all habitat, ecological matters (incorporating all species enhancements) and landscaping associated with the development including identification of what is to be retained as well as all proposed creation and enhancement;
2. details of all proposed related works including any proposed hard landscaping and all boundary treatments;
3.a timetable for the provision of all identified habitat, ecological matters and landscaping; and
4. details and arrangements as to future on-going retention, management and maintenance, including provision for the replacement of any plant or tree associated with the habitat provision found damaged, removed, dead or dying.

The approved LEMP shall at all times be accorded with and the identified habitat, ecological matters and landscaping at all times retained, managed and maintained in accordance with the approved LEMP.

Reason: to ensure there is adequate protection for the existing habitats and provide suitable external amenity space for future occupiers and to ensure 10% Biodiversity Net Gain can be provided in accordance with the Biodiversity Gain Hierarchy as per paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 and the Environment Act 2021.

6. Obscure glazing of windows

No part of the development hereby permitted shall be occupied unless the rear elevation first floor bathroom window, as shown on dwg no. 22154-00-03 Rev. K, has first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and fixed shut below 1.7m. The rear elevation first floor bathroom window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification no further windows, roof lights or dormer windows other than those expressly authorised by this permission shall be constructed on any part of the application site.

Reason: To preserve the amenity and privacy of neighbouring properties.

7. Visibility splays as submitted

Before the development hereby approved is occupied or utilised the visibility splay areas as shown on the approved site plan; dwg no. 22154-00-05 Rev. K be cleared/excavated to a level not exceeding 0.6 metres above the relative level of the adjacent carriageway. The splay areas must thereafter be maintained and kept free from all obstructions.

Reason: To ensure that a vehicle can see or be seen when exiting the access.

8. Cycle parking

Cycle parking: Before the development is occupied or utilised the cycle parking facilities shown on the hereby approved site plan; dwg no. 22154-00-05 Rev. K must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.

Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.

9. Vehicle Parking and turning area delineation

Prior to occupation of the development hereby permitted, the approved access and parking area shall be constructed in a bound material and arranged in accordance with approved site plan; dwg no. 22154-00-05 Rev. K , including the turning area which shall be constructed in a different material/colour to the main parking area in order to demarcate it is a turning area only and permanently retain and keep available for the intended purpose, at all times.

Reason: To ensure the proper and appropriate development of the site and to ensure that highway safety is not adversely impacted upon in accordance with Policies CS16 and CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

10. Biodiversity Enhancements

Prior to occupation, details of a biodiversity enhancement to be implemented on-site, must be submitted to the LPA and approved in writing. Prior to occupation, the biodiversity enhancement, as approved by the LPA must be implemented on site, in accordance with the approved details.

Reason: to promote biodiversity in compliance with Policy CS30 and paragraph 187 of the NPPF (2024).

11. Materials as specified

The development hereby permitted shall only be constructed of materials the details of which are set out on the application form.

Reason: To safeguard the visual amenities of the locality.

Informative Notes

Statement required by the NPPF

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 applicant was provided with pre-application advice,

The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted

Informative Note: BNG Required

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 is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed are considered to apply.

Informative Note: Highway Permits
Prior to construction commencing on site, the applicant/site developer is strongly advised to contact the Streetworks Team on 01202 128369 or streetworks@bcpcouncil.gov.uk to discuss how the highway network in the vicinity of the site is to be safely and lawfully managed during construction. This team is responsible for managing the highway network and must be consulted prior to you commencing any work that you are undertaking that may impact on the operation of the public highway. They will also be able to advise on any Permits, Licences, Temporary Traffic Regulation Orders (TTROs), traffic signal or ITS changes and signing requirements, together with co-ordination of your work in relation to the planned work of other parties on the public highway. Some procedures, require significant lead in times and therefore early engagement is essential. Therefore, to avoid any delay in starting work it is strongly recommended that you make contact at least 3 months before you plan to commence work. Failure to do so may result in delay in starting work. If any permanent changes are required to Traffic Regulation Orders (TROs), please note that these can take a minimum of 9 months to process and this period should be considered when planning your project.

Informative Note: Parking permits
The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel. BCP Council Planning – Highway Authority Consultation Response No Storage of Materials on Footway/Highway The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway including verges and/or shrub borders or beneath the crown spread of Council owned trees.

Background Documents: P/25/01133/FUL

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

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Appropriate Assessment

Applicable to development in Bournemouth Local Plan area
Application Ref: P/25/01133/FUL
Address: 3 Nursery Road Bournemouth BH9 3AS
Site Proposal: Proposed 1No Two Storey Dwellinghouse

In accordance with the Conservation of Habitats and Species Regulations 2017 ("The Habitats Regulations) and findings of People Over Wind & Sweetman v Coillte Teoranta (Case C-323/17), Bournemouth, Christchurch and Poole Council (BCP Council) as the competent authority has concluded that, in the absence of mitigation the above application will have a likely significant effect on the European wildlife sites identified below (including Ramsar sites where relevant), arising from identified impact pathways.

In accordance with the Habitats Regulations, this document provides an appropriate assessment, which includes checking and confirming that avoidance and mitigation measures can be secured to prevent adverse effects on the integrity of the European sites identified below. This project level appropriate assessment has been undertaken to check that the proposal provides the necessary measures to prevent adverse effects on site integrity in accordance with the following strategic mitigation schemes:

- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
- Dorset Heathlands Interim Air Quality Strategy;
- New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020)
- Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023)
- Footprint Ecology – Discussion and analysis relating to the New Forest SAC/SPA/Ramsar and a zone of influence for recreation. (2021)
- Footprint Ecology – Recreational use of the New Forest SAC/SPA/Ramsar: Impact of recreation and potential mitigation approaches. (2020).
- New Forest Planning Position Statement (2025)

These strategic mitigation schemes set out avoidance/mitigation measures that are supported by an extensive and tested evidence base which has been scrutinised at various levels from planning appeals, public consultation processes and Habitats Regulations Assessments prepared for local plans or projects.

The proposal is assessed against the likely significant effects as follows:

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
• Dorset Heathlands SPA • Dorset Heathlands Ramsar • Dorset Heaths SAC • Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	**BCP** (Bournemouth, Christchurch & Poole)[1]	**Yes**	The proximity of urban development and its related effects including recreational pressures, arson, enrichment, etc. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures have already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, and the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025, along with the underpinning evidence base and plan level HRA work.
• New Forest SAC • New Forest SPA and Ramsar	**BPC**	**Yes**	The proximity of urban development and its related effects including recreational pressures,. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as

[1] Area covered by latest local plan – B: Bournemouth Core Strategy (2012), C: Christchurch and East Dorset Local Plan (2014), P: Poole Local Plan (2018)

			set out in the New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.

Having concluded that the application will have a likely significant effect in the absence of avoidance and mitigation measures on the above European wildlife sites, this document represents the Appropriate Assessment undertaken by BCP Council as Competent Authority in accordance with requirements under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, Article 6 (3) of the Habitats Directive and having due regard to its duties under Section 40(1) of the NERC Act 2006 to the purpose of conserving biodiversity. Consideration of European wildlife sites is a matter of government policy set out in the National Planning Policy Framework.

Part 1: Compliance with strategic approaches

The starting point for this appropriate assessment is to check that the proposed development can be mitigated by compliance with the three strategic mitigation schemes set out above.

TABLE 1: Can the following strategic schemes mitigate the adverse effects of this planning application?

The proposed development provides the following contributions towards the strategic mitigation schemes listed above:

Impact: Addition 1. 1 no. house

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£527 per house/ £360 per flat	To be secured by S106	A payment of £527 towards strategic access management, education and monitoring
		SANG/HIP	Two Riversmeet SANG and other HIPs projects	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
Dorset Heathland Air Quality Strategy	BCP	Direct / Indirect measures	Management of heathland, changing use of land, encouragement of modal shift / zero emission vehicles	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
The New Forest Strategic Access and Management Plan (October 2023); the draft New Forest Access Management	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and promotion; Monitoring and research; In perpetuity mitigation and funding	£300 per dwelling	To be secured by S06	A payment of £300 towards strategic access management, education and monitoring.

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
& Monitoring (SAMM) Strategy (October 2024)						

Does the development plan, applicant's evidence or the Council's advisors indicate that additional bespoke mitigation measures are necessary? **No**

If yes, complete Part 2. If no, go to Part 3.

Part 2: Bespoke Mitigation Requirements

Table 2 sets out particular issues and mitigation measures that are additional to those covered in Table 1 and are not therefore covered by strategic mitigation schemes. These issues were highlighted by the development plan, applicant's evidence or the Council's advisors.

TABLE 2: What bespoke measures mitigate the adverse effects of this planning application?

Issue	Proposed Mitigation measures

Have the proposed mitigation measures in Table 2 above been agreed with Natural England as providing effective mitigation and will be secured by legal agreement to enable a conclusion of no effect? **N/A**

Part 3: Conclusion

Based on the assessment undertaken in Table 1 and if relevant Table 2, the Council is able to assess the application against the designated sites as follows:

Designated site affected	Document setting out adverse effect and mitigation strategy	Compliance with mitigation requirements		Confirmation that applicant has avoided / mitigated adverse effects on integrity for all features secured through the payment of CIL/S111/S106 or by any other suitable means and where necessary legal measures, enabling adherence to the relevant mitigation strategy
		Table 1	Table 2	
Dorset Heathlands SPA, Dorset Heathlands Ramsar, Dorset Heaths SAC, Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	Dorset Heathlands Planning Framework	✓	n/a	Yes, subject to mtigation to be secured via S106 Agreement/UU
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy	✓	n/a	Yes, subject to mitigation to be secured via S106 Agreement/UU

Conclusion

The Council as Competent Authority can therefore conclude that following appropriate assessment and with the necessary mitigation measures secured, there will be no adverse effect on the integrity of the designated sites identified above.

Signatures

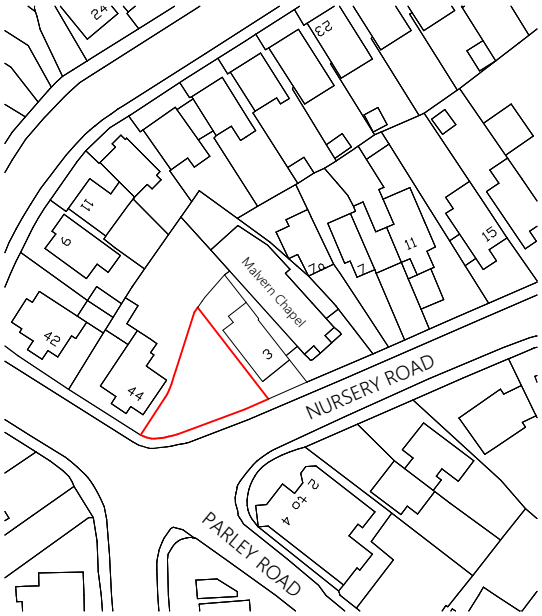
Case officer signature: Eden Evans

Date: 28/11/2025

Sign off signature: Simon Gould

Date: 28/11/2025

N



REV	DATE	DESCRIPTION

CLIENT
Malcolm Scott

PROJECT
Proposed 1No Two Storey Three Bed Dwellinghouse

ADDRESS
3 Nursery Road, Moordown, Bournemouth, BH9 3AS

DRAWING
Location Plan

STATUS
Planning Permission Application

DATE
April 2024

SCALE @ A4
1:1250

DRAWING Nº
22154-00-01

REVISION

ARCHITECTURAL DESIGN
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PLANNING APPROVAL
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BUILDING CONSULTANCY

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ADAM DUNN DESIGN
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& PLANNING APPROVAL

architects@adamdunndesign.com | adamdunndesign.com | @adamdunndesign | 07933 277770

ISSUE SCHEDULE

Preliminary	☑	Building Regs	☐
Planning	☐	Construction	☐

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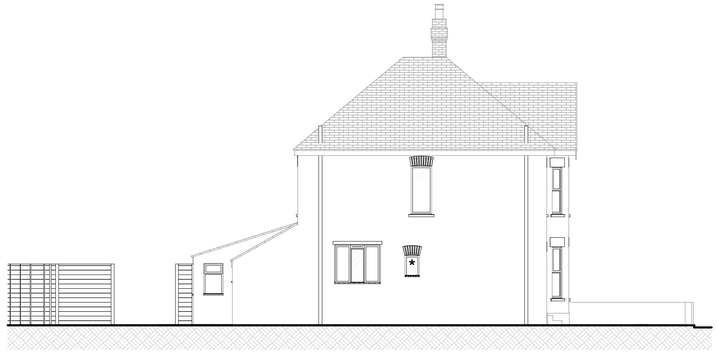
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Existing



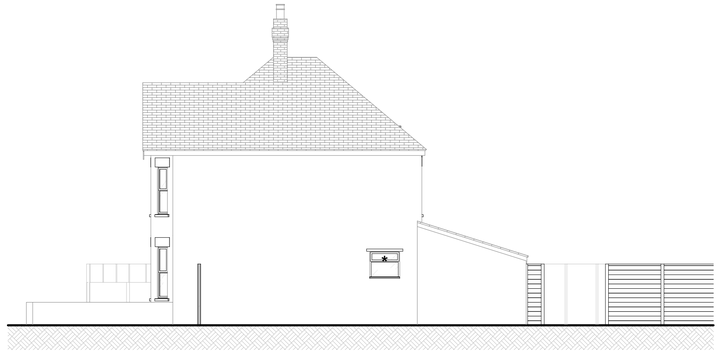
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1:100



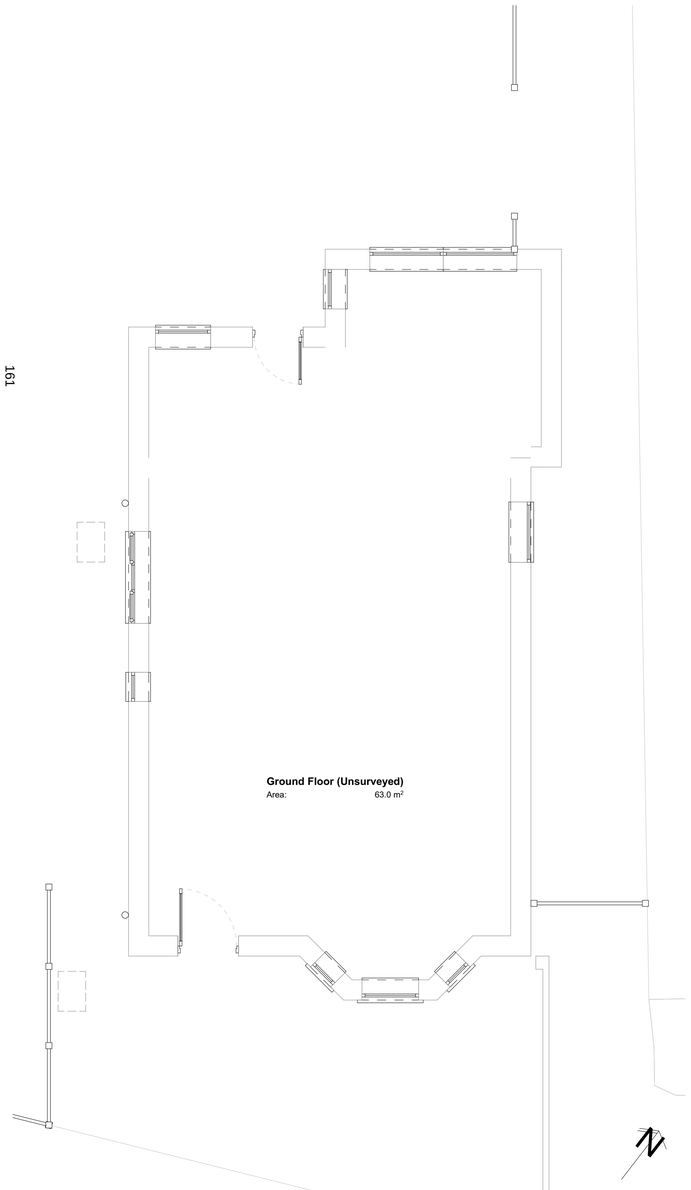
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1:100



Rear (South) Elevation
1:100

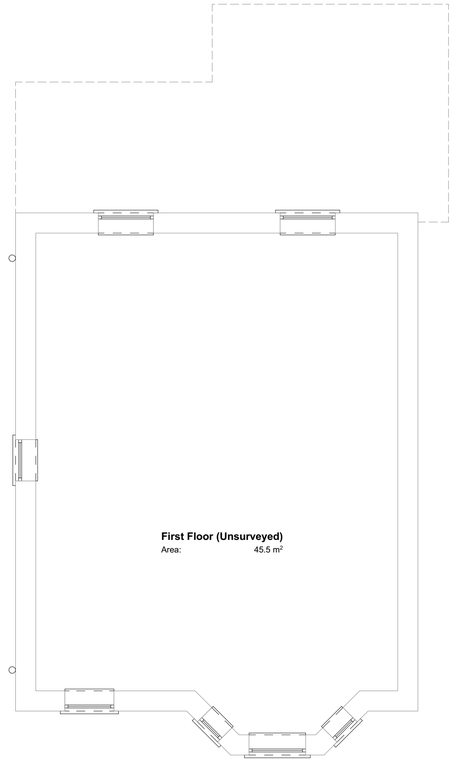


Side (West) Elevation
1:100



Ground Floor (Unsurveyed)
Area: 63.0 m²

Ground Floor
1:50

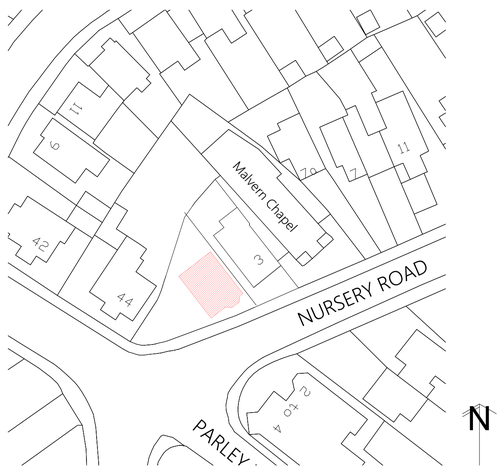


First Floor (Unsurveyed)
Area: 45.5 m²

First Floor
1:50



Location Plan
1:1250



Block Plan
1:500

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PLANNING NOTES

DRAINAGE (SuDS)

A new soakaway will be designed in accordance with Approved Document H & BRE Digest 365, the design allows an increase of 30% for climate change. The proposed hardstanding areas shall be laid with a cross fall so all rainwater shall be directed into the ground locally and within the site boundaries. Provide a silt trap to the surface water drainage line so that the silt and debris can be removed before it can enter the soakaway. The silt trap shall be cleared weekly until the development is completed after which a three monthly inspection rota shall be followed.

WASTE STORAGE

A new area will be provided for bin storage.

BOUNDARY TREATMENT

The site shall be surrounded in 2.0m high fencing.

EXTERNAL MATERIALS

Walls	01 - Render
	02 - Vertically hung tile cladding
Roof	03 - Slate tile
Windows & Doors	04 - uPVC white
Rainwater Goods	05 - uPVC white
*	Denotes obscured glazing Pilkington level 5

AREAS

Existing Floor Area	108.50 m²
Proposed Floor Area	80.90 m²
Site Area	342.50 m²

DRAWING NOTES

REV	DATE	DESCRIPTION
F	24/04/2025	Client Alterations
E	08/09/2024	1.5m Reduction in First Floor Rear Projection, Mono Pitch Roof Added to GF
C	13/04/2024	Application Amended to 1No Two Storey Three Bed Dwellinghouse

CLIENT
Malcolm Scott

PROJECT
Proposed 1No Two Storey Three Bed Dwellinghouse

ADDRESS
3 Nursery Road, Moordown, Bournemouth, BH9 3AS

DRAWING
Plans as Existing

STATUS
Planning Permission Application

DATE
April 2024

SCALE @ A1
1:500, 1:50, 1:1250, 1:100

DRAWING Nº
22154-00-02

REVISION
F

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07933 277770

ISSUE SCHEDULE

Preliminary	☑	Building Regs	☐
Planning	☐	Construction	☐

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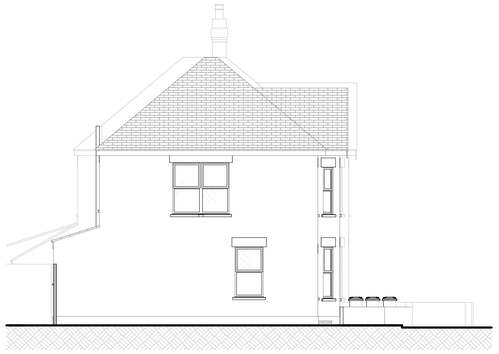
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Proposed



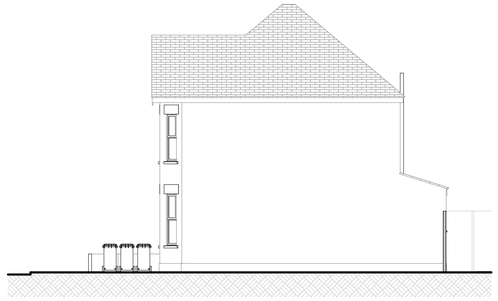
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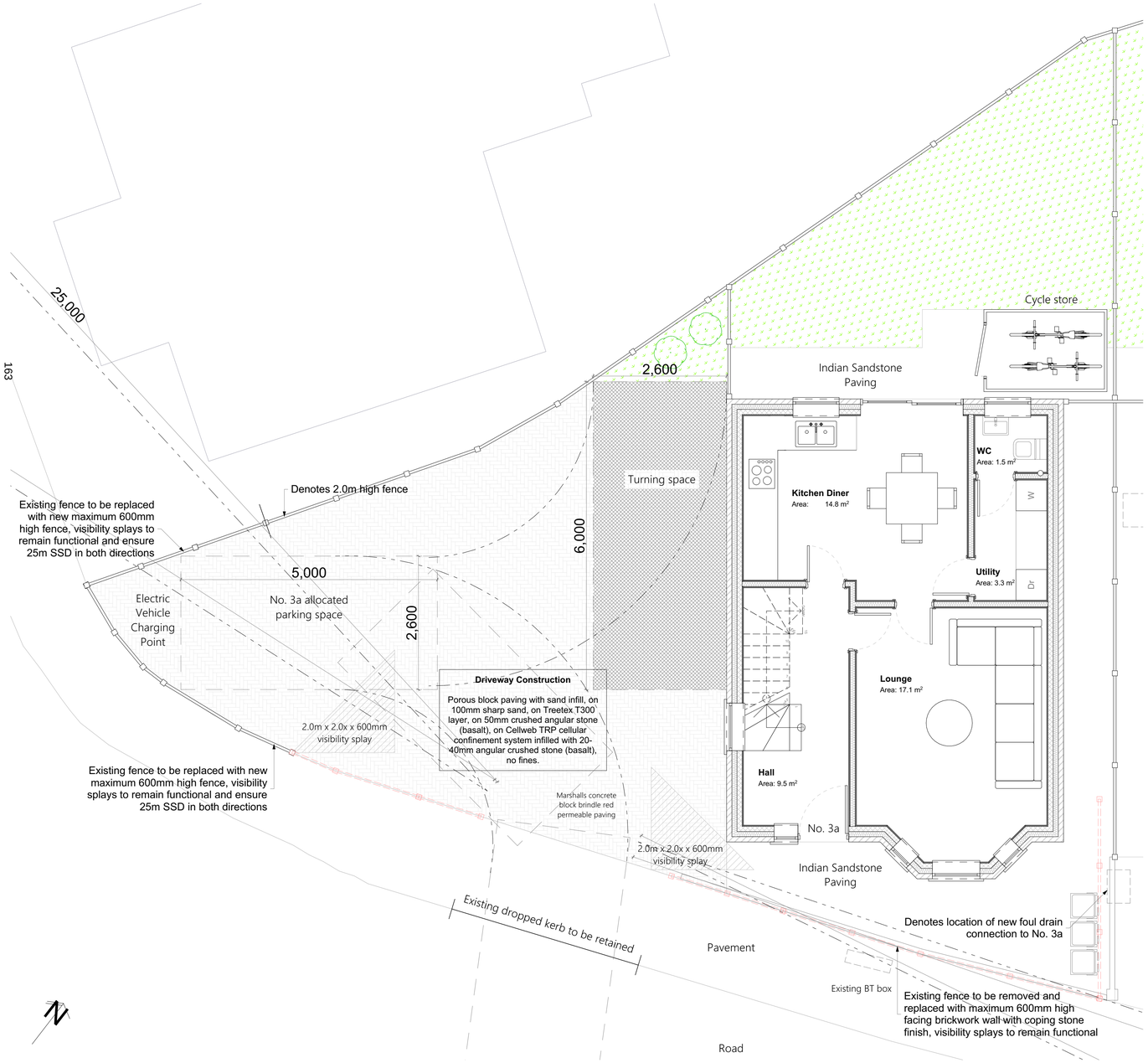
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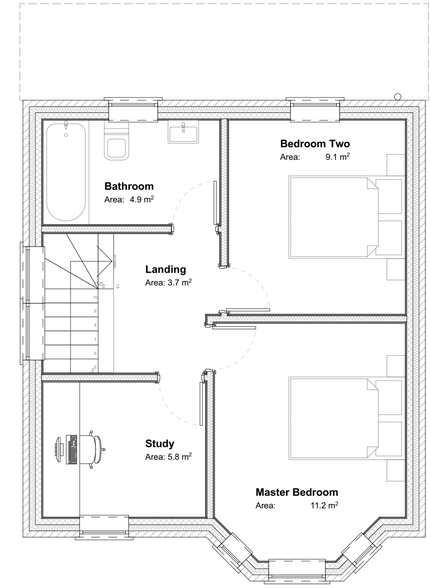
Rear (South) Elevation
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Side (West) Elevation
1:100



Ground Floor
1:50



First Floor
1:50

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PLANNING APPROVAL
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BUILDING CONSULTANCY

PLANNING NOTES

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Site Area	342.50 m²

DRAWING NOTES

REV	DATE	DESCRIPTION
L	10/10/2025	Highways Amendment
K	17/09/2025	Highways Amendment
J	15/08/2025	Bedroom Three Amendment
I	08/08/2025	Highways Amendments
G	04/06/2025	Client Alterations
F	24/04/2025	Client Alterations
E	08/09/2024	1.5m Reduction in First Floor Rear Projection, Mono Pitch Roof Added to GF
D	23/07/2024	Added Cycle Store, Boundary Treatment and Amended Allocated Parking
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April 2024

SCALE @ A1
1:50, 1:100

DRAWING Nº
22154-00-03

REVISION
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BUILDING CONSULTANCY

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ISSUE SCHEDULE

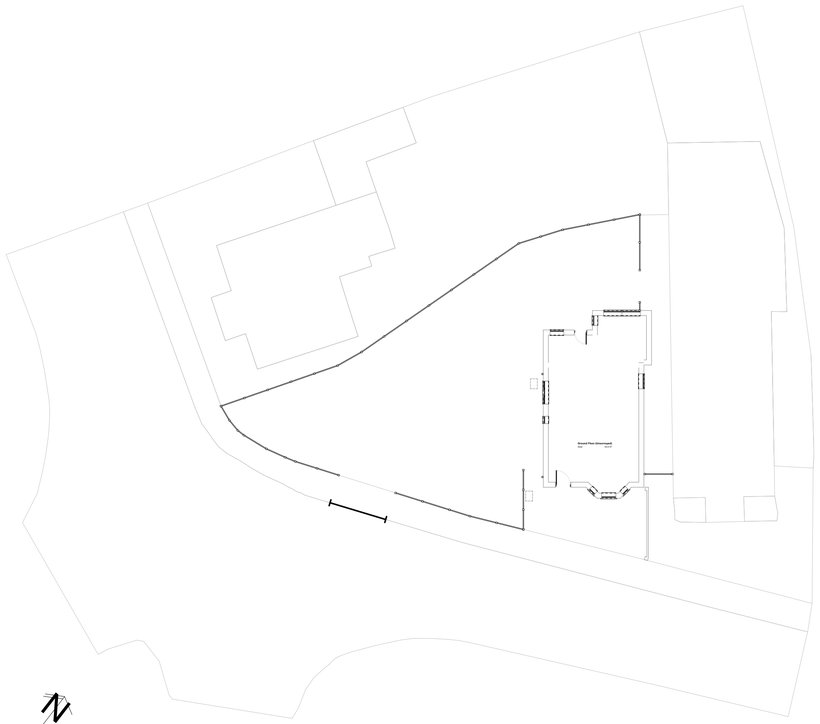
Preliminary	☑	Building Regs	☐
Planning	☐	Construction	☐

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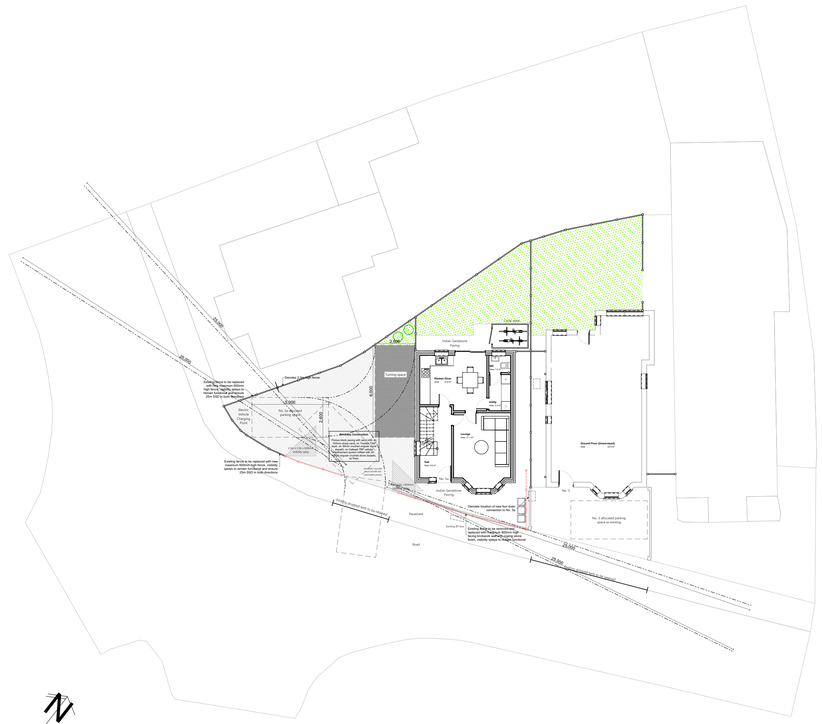
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Existing



Site Plan as Existing
1:200

Proposed



Site Plan as Proposed
1:200

Electric Vehicle Charging Points and Associated Infrastructure

Residential Development Less Than 10 Spaces (BCP Council Parking SPD, adopted 6th January 2021).

20% of bays to have 'active' chargepoint provision defined as an actual socket connected to the electrical supply system that vehicle owners can plug their vehicle into.

80% of bays to have 'passive' chargepoint provision defined as s the network of cables and power supply necessary so that at a future date a socket can be added easily.

All EV charging point connections to conform to national and industry benchmarks BS 61851 and BS 7671.

Management and maintenance arrangements for charge points should be determined on a site by site basis to meet the needs of the users in question. This should include any leasehold and freehold consents and or responsibilities regarding use, payments, charges or approvals.

Individual charge sockets are considered appropriate for residential overnight charging or where long dwells greater than 6 hours is expected.

Communal fast charges are expected where the destination charging reflects shorter dwell times of around 2 hours or where individual charge sockets are not appropriate.

Intensive communal rapid chargers are expected in destinations of high demand, or of short dwell times typical of up to 1 hour.

Communal facilities must be capable of simultaneous use serving all "active" bays.

Charge Point Specification

EV Charging Requirement	Charge Point Specification	Power Requirement
Individual charge socket	7kW Mode 3 with Type 2 Connector	230V AC 32A Single Phase dedicated supply
Communal fast charge socket	Feeder pillar or equivalent permitting future connection	230V AC 32A Single Phase dedicated supply
Intensive communal rapid charge socket	50kW -350kW Mode 4 (DC) Multi-standard charge point	400V AC 100A Triple Phase dedicated supply

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ARCHITECTURAL DESIGN
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PLANNING APPROVAL
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BUILDING CONSULTANCY

PLANNING NOTES

DRAINAGE (SuDS)

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Roof	03 - Slate tile
Windows & Doors	04 - uPVC white
Rainwater Goods	05 - uPVC white
*	Denotes obscured glazing Pilkington level 5

AREAS

Existing Floor Area	108.50 m²
Proposed Floor Area	80.90 m²
Site Area	342.50 m²

DRAWING NOTES

REV	DATE	DESCRIPTION
L	10/10/2025	Highways Amendment
K	17/09/2025	Highways Amendment
I	08/08/2025	Highways Amendments
G	04/06/2025	Client Alterations
F	24/04/2025	Client Alterations
E	08/09/2024	1.5m Reduction in First Floor Rear Projection, Mono Pitch Roof Added to GF
D	23/07/2024	Added Cycle Store, Boundary Treatment and Amended Allocated Parking
C	13/04/2024	Application Amended to 1No Two Storey Three Bed Dwellinghouse

CLIENT
Malcolm Scott

PROJECT
Proposed 1No Two Storey Three Bed Dwellinghouse

ADDRESS
3 Nursery Road, Moordown, Bournemouth, BH9 3AS

DRAWING
Site Plans as Existing and Proposed

STATUS
Planning Permission Application

DATE
April 2024

SCALE @ A1
1:200

DRAWING Nº
22154-00-04

REVISION
L

ARCHITECTURAL DESIGN
-
PLANNING APPROVAL
-
BUILDING CONSULTANCY

CIAT

architects@adamdunndesign.com
adamdunndesign.com
@adamdunndesign
07933 277770

ISSUE SCHEDULE

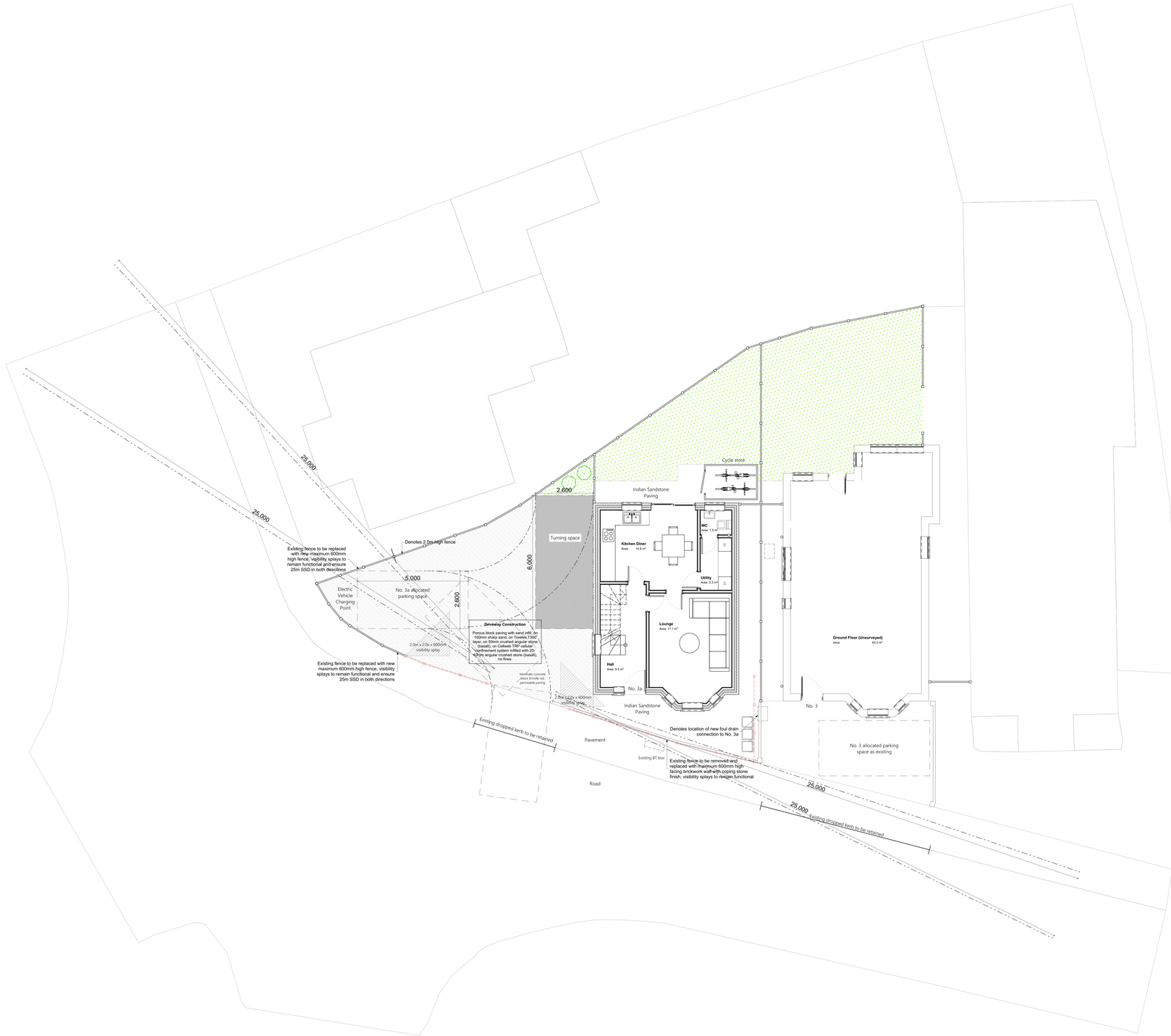
Preliminary	☑	Building Regs	☐
Planning	☐	Construction	☐

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Proposed



Site Plan as Proposed
1:100

ADAM DUNN DESIGN
ARCHITECTURAL DESIGN & PLANNING APPROVAL

ARCHITECTURAL DESIGN
-
PLANNING APPROVAL
-
BUILDING CONSULTANCY

PLANNING NOTES

DRAINAGE (SuDS)

A new soakaway will be designed in accordance with Approved Document H & BRE Digest 365, the design allows an increase of 30% for climate change. The proposed hardstanding areas shall be laid with a cross fall so all rainwater shall be directed into the ground locally and within the site boundaries. Provide a silt trap to the surface water drainage line so that the silt and debris can be removed before it can enter the soakaway. The silt trap shall be cleared weekly until the development is completed after which a three monthly inspection rota shall be followed.

WASTE STORAGE

A new area will be provided for bin storage.

BOUNDARY TREATMENT

The site shall be surrounded in 2.0m high fencing.

EXTERNAL MATERIALS

Walls	01 - Render 02 - Vertically hung tile cladding
Roof	03 - Slate tile
Windows & Doors	04 - uPVC white
Rainwater Goods	05 - uPVC white
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DRAWING
Site Plan as Proposed

STATUS
Planning Permission Application

DATE
April 2024

SCALE @ A1
1:100

DRAWING N°
22154-00-05

REVISION
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ISSUE SCHEDULE

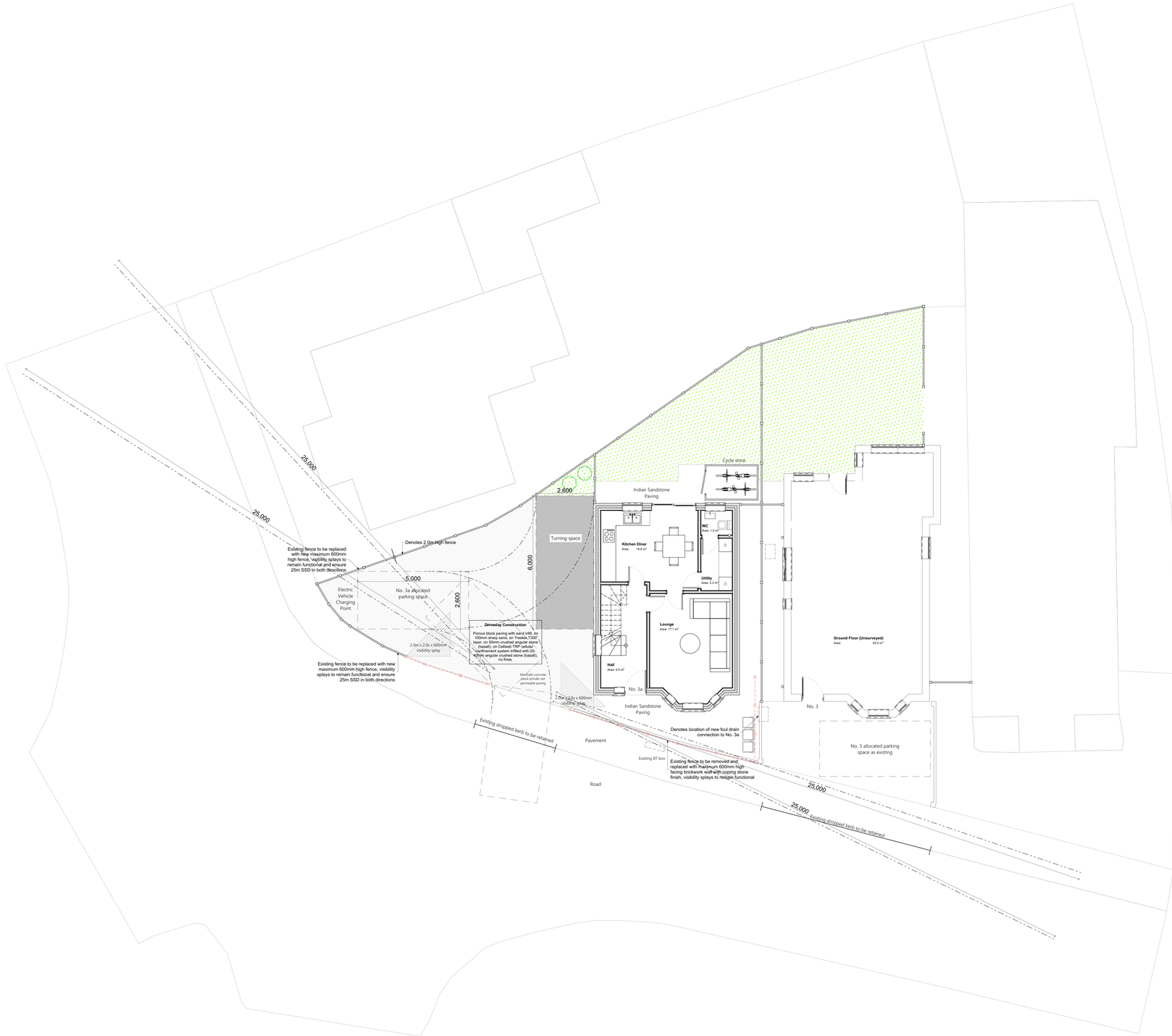
Preliminary	☑	Building Regs	☐
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5m at 1:1250: 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100

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Proposed



Site Plan as Proposed
1:100

169

ADAM DUNN DESIGN
ARCHITECTURAL DESIGN & PLANNING APPROVAL

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PLANNING APPROVAL
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ISSUE SCHEDULE

Preliminary	☑	Building Regs	☐
Planning	☐	Construction	☐

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Planning Committee

Application Address	6 Ripon Road, Bournemouth BH9 1RD
Proposal	Demolition of garage and rear single storey lean-to and construction of a single storey rear extension.
Application Number	P/25/04115/HOU
Applicant	Mr and Mrs Salmon
Agent	Mr Daniel Rainback
Ward and Ward Member(s)	Winton East Councillor Simon Bull Councillor Chris Rigby
Report Status	Public
Meeting Date	18th December 2025
Summary of Recommendation	**Grant in accordance with the details set out below for**
Reason for Referral to Planning Committee	Call in by the Director of Planning & Transport in line with the constitution
Case Officer	Jake Bourne
Is the proposal EIA Development?	No

Description of Proposal

1. This application seeks planning permission for the demolition of an existing garage and rear single storey lean-to extension and for the construction of a single storey rear extension.

Description of Site and Surroundings

2. Ripon Road is located in a residential area which largely comprises of two storey detached dwellings with a variety of materials such as red brick, render and cladding. Most dwellings tend to have modest frontages and rely on on-street car parking, with the exception of a small number of dwellings situated close to the adjacent Green Road. These have either a side garage or parking to the front of the property.

3. The site itself is a two storey detached dwelling with a mixture of white render and white painted brick finish to the main dwelling. There is a modest porch which extends beyond the front elevation, and this has a white cladding finish.

4. There is an attached garage to the east of the dwelling and a short driveway in front of the garage. A low red brick boundary wall separates the site from its neighbours to the side and the pavement to the front.

Relevant Planning History:

5. None

Constraints

6. None

Public Sector Equalities Duty

7. 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

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

9. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.

Consultations

10. Local Highways Authority – no objections

Representations

11. Site notices were erected on 22nd October 2025 with an expiry of 12th November 2025. No representations have been received.

Key Issue(s)

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

- The impacts on the character and appearance of the area
- The impacts on residential amenity
- The impacts on highways
- The impacts on BNG

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

Policy context

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

Bournemouth Local Plan: Core Strategy (2012)

CS16 Parking Standards
CS30 Promoting Green Infrastructure
CS41 Quality Design

Supplementary Documents:

15. Residential Extensions: A Design Guide for Householders (2008)

16. **National Planning Policy Framework ("NPPF" / "Framework")**

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –
"Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or
(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a 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."

Planning Assessment

Clarification on Permitted Development

17. Consideration has been given as to whether the proposal might be permitted development. It would not comprise permitted development given the existing single-storey extension. This means that the proposal would not be compliant with the following:

Schedule 2, Part 1 - Development within the curtilage of a dwellinghouse.

Class A - The enlargement, improvement or other alteration of a dwellinghouse.

A.1 Development not permitted (as relevant in this case)

j. the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—

(i) exceed 4 metres in height,
(ii) have more than a single storey, or
(iii) have a width greater than half the width of the original dwellinghouse

The proposal conflicts with criterion (iii) (highlight added).

18. Appeal decisions have clarified this is still the case when the existing single-storey extension is demolished. The proposal therefore requires planning permission.

The impacts on the character and appearance of the area

19. The application seeks planning permission for the erection of a single storey rear extension which would be the same width as the existing dwelling further to the demolition of the existing side garage and rear single storey lean-to extension.

20. The proposed rear extension would be the width of the existing dwelling, would measure 2.3m in length and would have a lean-to roof abutting the property below the first floor windows. It would be finished with smooth render. It would not be readily visible from public views along the street albeit removal of the garage would open up some views. Overall, it is considered to be an acceptable design and of modest size that would appear subservient to the host dwelling. It is noted also that the site has a relatively large rear garden area, and the proposal would not be disproportionately large in respect of this.

21. The proposal is considered to be acceptable with regards to issues of design and character and would comply with Policy CS41.

The impacts on residential amenity

8 Ripon Road

22. The removal of the existing garage would increase the gap between these two dwellings. The proposed rear extension would be relatively small in size, and inset from this shared boundary. The 45-daylighting splay would therefore not be impeded by the proposal when measured from the rear of this neighbouring property.
23. There would be a new side window on this north facing elevation that would measure 0.8m x 1.1m. It would serve a WC and be obscure glazed. The window would replace a side door and could be formed without the need for planning permission. Nevertheless, it is considered to be acceptable noting also that there are no windows to the side elevation of no. 8 which would be impacted by this new window.

24. The proposed relationship with no. 8 Ripon Road is considered to be acceptable and compliant with planning policy CS41.

4 Ripon Road

25. The proposal would be sited on the boundary with this neighbouring property.

26. This property has a single-storey rear extension similar to that which exists at the application site; the proposal would only extend slightly past this whilst there would be no side facing windows. The 45-daylighting splay would be maintained at the rear when measured from the rear of this neighbouring property. However, this neighbour does have a side facing ground floor window which faces the side wall of the host dwelling close to its existing rear corner. Light to this window would be impacted by the proposal. However, given that this window already faces the boundary and side wall of the host dwelling it is considered that it would be difficult to withhold planning permission solely for this reason.

27. Overall it is considered that the proposal would not cause significant adverse harm to the amenity of these residents and therefore would comply with Policy CS41.

Other neighbouring dwellings

28. All other surrounding dwellings are positioned at an appreciable distance from the site of the proposal. On this basis, it not considered that any adverse impact in residential amenity would be caused to these further occupiers, and the proposal would comply with policy CS41 in this respect.

The impacts on highways

29. The site is in Zone D with 5+ Habitable Rooms, at least two car parking spaces are required as per 'Table 10 C3: Houses' of the Parking Standards SPD.

30. No plans have been submitted for existing or proposed parking, however, with the removal of the garage and rear lean-to and no replacement structure proposed, there would be sufficient space for the required two parking spaces along the side of the dwelling.

31. The Local Highway Authority raises no objections on highway grounds to the demolition of the garage and rear single-storey lean-to and construction of a single storey rear extension.

32. Overall the proposal would not have a negative impact in respect of highway issues and would comply with Policies CS16 and CS41.

Biodiversity Net Gain

33. 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.

34. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. However, this application is exempt from such requirements as it is a householder application.

Planning Balance / Conclusion

35. Overall the proposal would not have a materially harmful impact on the character and the appearance of the area and would promote a positive relationship with the existing dwelling through its modest size and use of matching materials. There is not considered to be a significantly harmful impact on neighbouring amenity in terms of privacy, visual dominance or sunlight levels. The Local Highway Authority have raised no objections to the proposal as there would be sufficient space for two cars to park.

Recommendation

36. **Grant, with the following conditions:**

Conditions

1. The development hereby permitted shall begin not later than the expiration of three years beginning with the date this permission is granted.

   Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended).

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

   001 A – Existing Floor Plans and Elevations
   003 C – Proposed Floor Plans and Elevations
   003 B – Site and Location Plans

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

3. The development hereby permitted shall only be constructed of materials the details of which are set out on the application form.

   Reason: To safeguard the visual amenities of the locality.

Informatives

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.

2 Based on the information provided, this application would not require the approval of a biodiversity gain plan before development can be begun because the statutory biodiversity

gain condition does not apply in relation to development that is the subject of a householder application within the meaning of Article 2(l) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

3 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.

Background Documents:

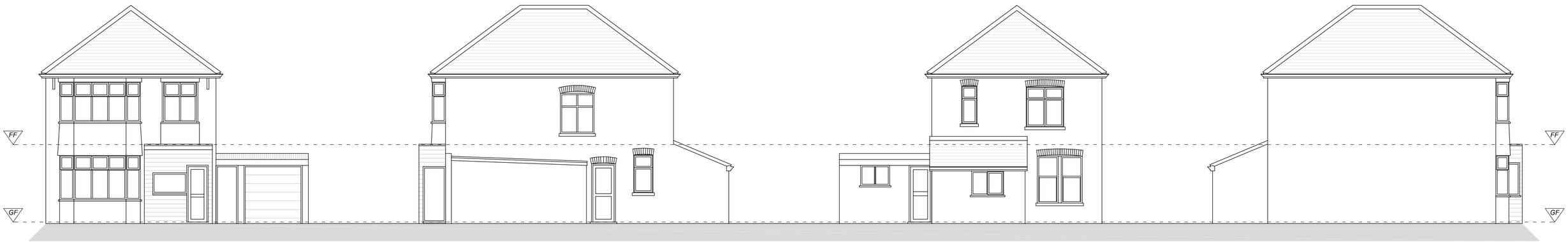
APP/24/00799/F

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

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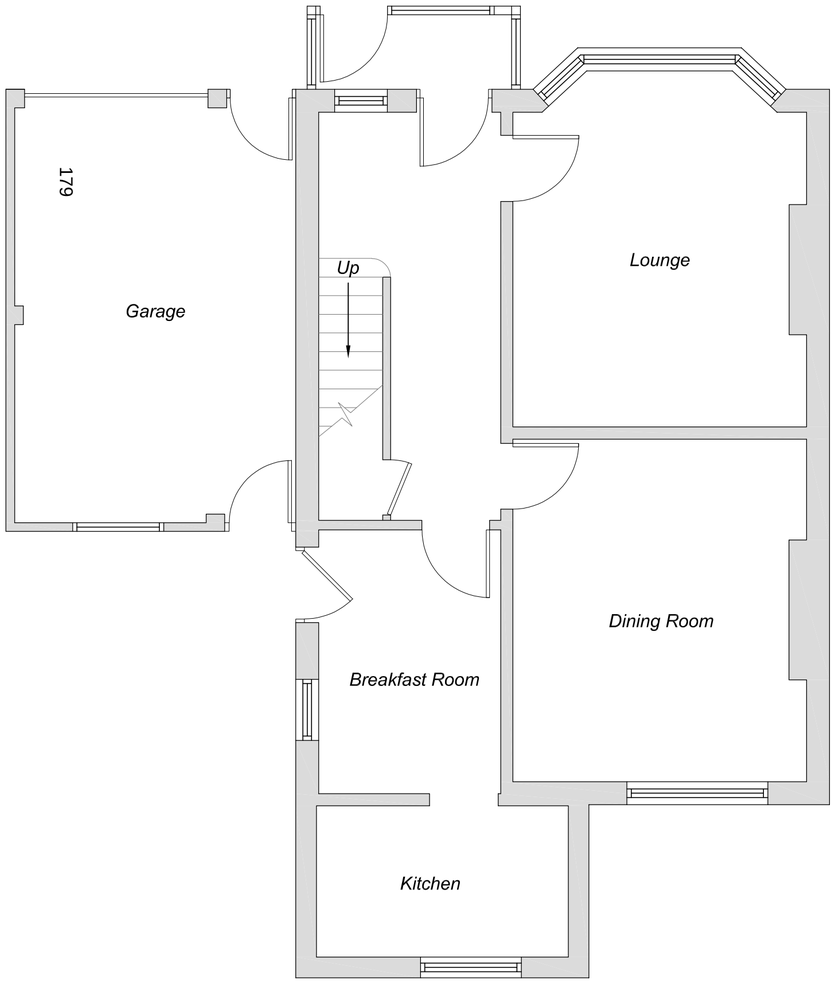


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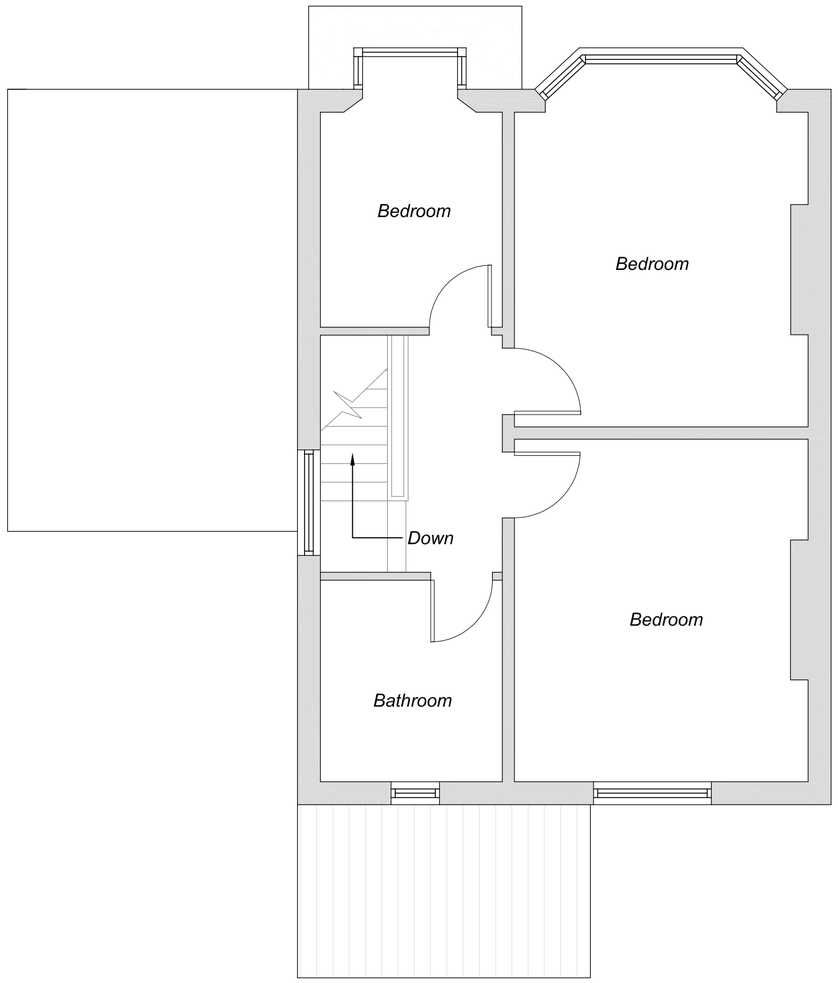
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Existing Rear Elevation
1:100

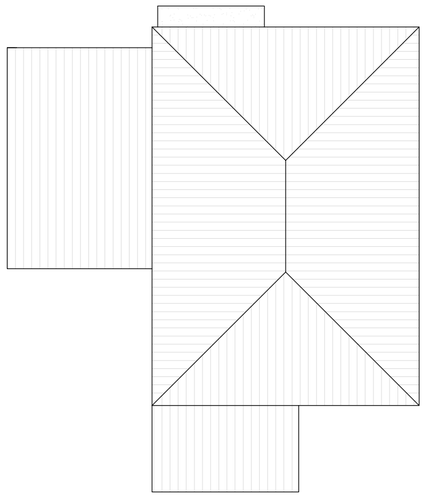
Existing Side Elevation
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Existing Ground Floor Plan
1:50



Existing First Floor Plan
1:50



Existing Roof Plan
1:100

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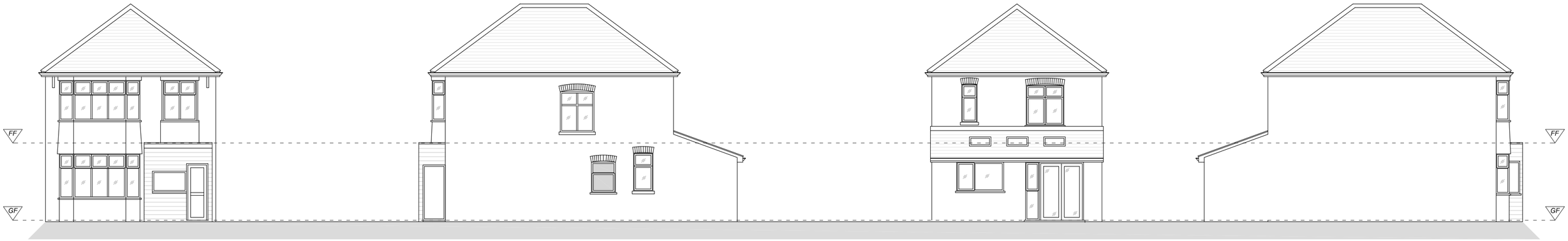
Site Address: 6 Ripon Road, Bournemouth, BH9 1RD

Drawing Title: Existing Floor Plans & Elevations

Client Name: Kate Salmon

Job No.	Size	Date
971	A2	Sept-25

Revision	Drawing No.	Drawn By
A	001	DPR

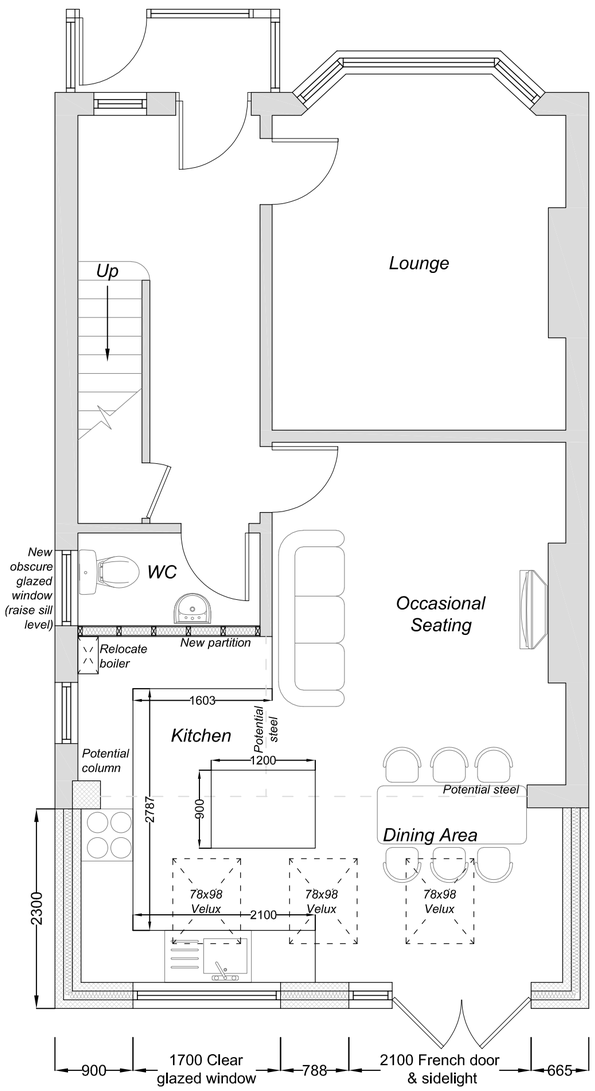


Proposed Principal Elevation
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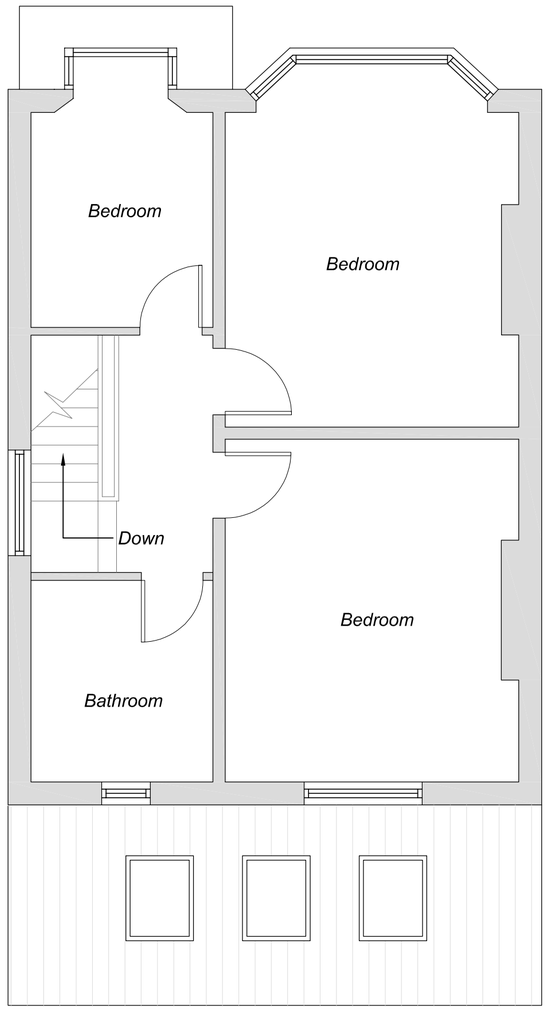
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Proposed Rear Elevation
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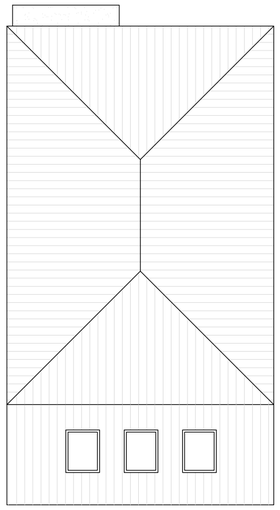
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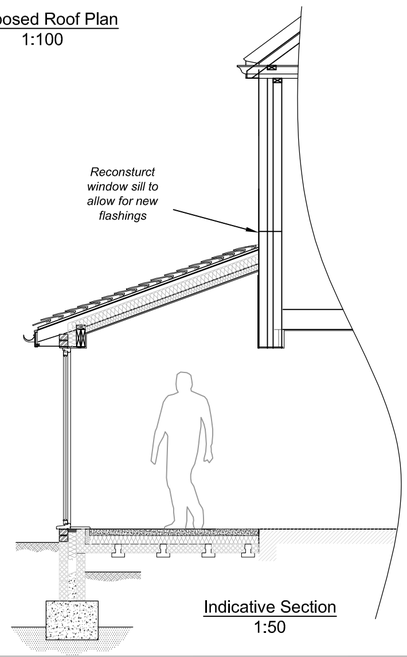
Proposed Ground Floor Plan
1:50



Proposed First Floor Plan
1:50



Proposed Roof Plan
1:100



Indicative Section
1:50

180

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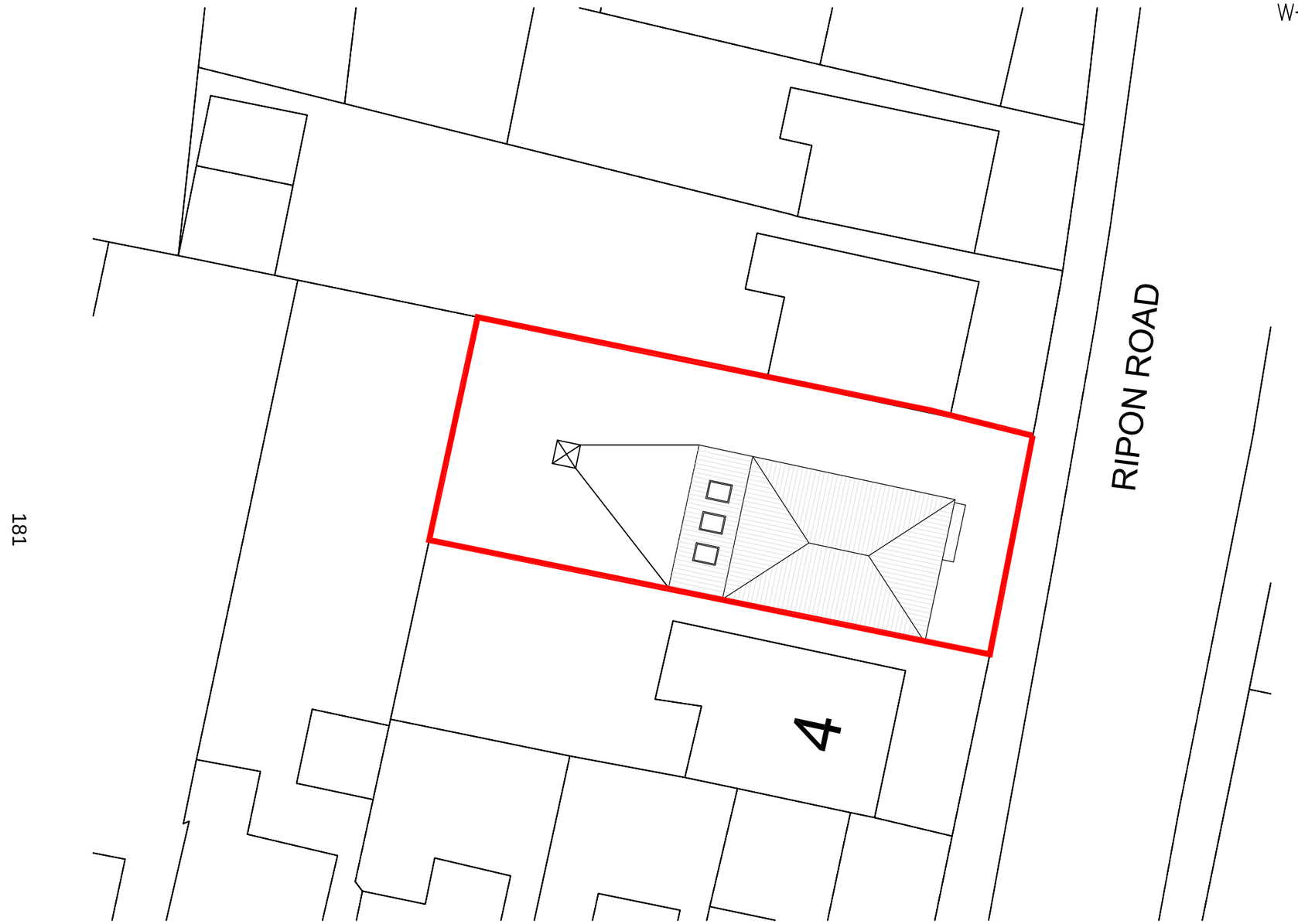
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Drawing Title: Proposed Floor Plans & Elevations

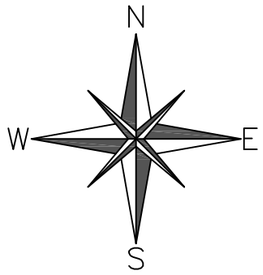
Client Name: Kate Salmon

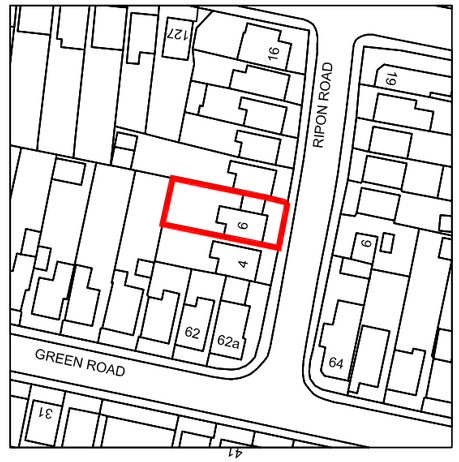
Job No.	Size	Date
971	A2	Sept-25

Revision	Drawing No.	Drawn By
C	003	DPR



Proposed Site Plan
1:200





Location Plan
1:1250

Design & Development Associates Ltd	info@design-develop.co.uk www.design-develop.co.uk 01202 233435	Site Address:	Drawing Title:	Client Name:		DWG No.
		6 Ripon Road Bournemouth BH9 1RD	Site & Location Plans	Kate Salmon		003
				Size:	Revision	Date
				A3	B	Oct-25

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BCP WESTERN PLANNING COMMITTEE 4 DECEMBER 2025 / EASTERN PLANNING COMMITTEE 18 DECEMBER 2025

Report subject	**Appeal report**
Meeting dates	4 / 18 December 2025
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's' Appeal performance over the stated period
Recommendations	**It is RECOMMENDED that:** **The planning committee notes the contents of this report.**
Reason for recommendations	The content of this report is for information only.

Portfolio Holder(s):	Councillor Millie Earl, Leader of the Council and Chair of Cabinet.
Corporate Director	Glynn Barton, Chief Operations Officer
Report Authors	Katie Herrington and Simon Gould, Development Management Managers
Wards	Not applicable
Classification	For Information

Background

1. The purpose of this report is to feedback to members on planning appeal decisions determined by the Planning Inspectorate for the last 2 years. This includes a reflection and highlight of any key decisions or learnings arising from such decisions.
2. The fundamental purpose of this report is to provide transparency in the appeal performance of the planning service and to improve the quality of decision making where necessary.

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising October 2022 to September 2024[1]. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions. Note that the dataset has now been updated to September.

[1] Improving planning performance: criteria for designation (updated 2024) - GOV.UK

Proxy assessment period October 2022 – September 2024[2]	Total number of major application decisions[3]	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters[4] (PS2)	202	5	2.5	2.9
Total County Matters[5] (SPS2)	0	0	0	0.4

Figure 1 Quality of major application decisions - taken from National Statistics Table P152 (Live tables on planning application statistics - GOV.UK)

Assessment period October 2022- September 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,792	91	1.9	1.1

Figure 2 Quality of non-major application decisions - taken from National Statistics Table P154 - Live tables on planning application statistics - GOV.UK

6. Figure 3 provides a breakdown of appeal performance measured against appeals dismissed or allowed. It demonstrates that on average 35% of appeals are allowed.

Year: 2025 (Jan to July)	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
January	19	9	28	32%	0
February	13	7	20	35%	0
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
October	15	2	17	11%	0
total	**82**	**44**	**126**	**35%**	0

[2] This period is proxy as it falls outside of the 'assessment period' as per the 'criteria for designation', the data in the table is updated on a quarterly basis, with the period to June 24 being published in June 25

[3] This dataset excludes Appeals relating to planning conditions.

[4] District Matters' comprise most applications, explicitly excluding 'County Matters'.

[5] County Matters' applications refer to planning applications related to minerals, waste and associated development.

7. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. In August no appeals were allowed, with one appeal being declared as 'invalid' by the Inspector. This was because of the absence of the required BNG information.

General reflection on allowed appeals

8. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Allowed appeals

address	1 Rowington Hall, 4 Dover Close, Poole, Dorset (APP/24/0080/F)
Proposal	removal of existing sunroom and addition of bespoke garden room to rear elevation
Committee overturn	**No**
Main issues	Impact on non-designated heritage asset (NDHA), and Conservation Area (CA).
Why allowed	The key issue is whether the loss of the shape of the sunroom (the shape being original and not the sunroom itself) would result in harm to the significance of the building as a NDHA. The Inspector noted that the proposed design would not, itself, result in such harm, and that there was not conclusive evidence that the 'U' shape was actually an original feature. As a result, on balance the Inspector considered that the proposal would not result in harm to the significance of the building as a NDHA. In terms of impact upon the character and appearance of the Conservation Area, the Inspector considered that the NDHA makes a positive contribution to the Conservation Area, but does so as a 'whole'. As the Inspector found that the proposal would not result in harm to the significance of the NDHA, then it follows that no harm would result to the Character and Appearance of the Conservation Area.

address	79 Salterns Road, Poole BH14 8BL (P/25/01129/HOU)
Proposal	Loft conversion extension by adding a new section of rear dormer to the rear, south-facing roof pitch
Committee overturn	**No**
Main issues	Impact character and appearance of area and Conservation Area.
Why allowed	The scheme would deviate from the general roof forms of the rest elevations of the dwellings in the row, and whilst would add bulk, it would be consistent with the existing dormer. The front elevation would remain unchanged and its view from public vantage points within the Conservation Area would be limited. Therefore, the proposal would not diminish the contribution the property would have upon the significance of the Conservation Area.

List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

1. No options to consider.

Summary of financial implications

2. There are no financial implications as a direct result of this report.
3. However, it should be reminded that the Council can be subject to 'costs[6] if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include[7];
    a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
    b. not determining similar cases in a consistent manner
    c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.
    d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

[6] Claim planning appeal costs: Overview - GOV.UK
[7] Appeals - GOV.UK

Summary of legal implications

4. None in directly relation to the content of this report.

5. However, it should be reminded that the Council can be subject to Judicial Review. A Judicial Review is a mechanism for challenging the process of a decision, rather than the decision itself. An example of this is acting contrary to procedure. However such procedure can come with financial penalties.

Summary of human resources implications

6. There are no direct human resource implications resulting from this report. However, it is reminded that the servicing of appeals can be resource heavy, particularly at a hearing or Public Inquiry.

Summary of sustainability impact

7. There are no sustainability issues arising from this report.

Summary of public health implications

8. There are no public health implications arising from this report. Summary of equality implications

Summary of risk assessment

9. Any risks associated with any appeal decisions are discussed in the body of the report. No risks have been identified in this report.

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024
https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf

Live Planning Statistics tables -Live tables on planning application statistics - GOV.UK

Appendices

Appendix 1 – list of outstanding appeals.

Appeal types
REF = refusal of a planning application
ENF = Appeal against an enforcement notice
NON = Non Determination Appeal
RTP = Refusal of works to a TPO
RCL = Refusal of a Certificate of Lawfulness
TRF = Tree Fast Track Appeal Process
Appeal Method
WR= Written Representations
HH - Householder Fast Track Appeal

planning_key	proposal	location	appeal received	appeal_ method	committee / delegated
APP/25/00041/F	**Demolition of existing conservatory. Removal of existing roof. Addition of new first floor with pitched roof. Re-modelling of existing building to include fenestration and internal changes.**	**31 Springfield Crescent Poole BH14 0LL**	**30/11/2025**	**HH**	**Committee**
7-2024-3617-J	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	23/12/2024	WR	Delegated
P/25/03198/HOU	Introduction of Juliet balcony to rear first floor (replacing window with doors) and alteration to existing single storey roof to allow for the Juliet balcony.	37 Southbrook Close Poole BH17 8BG	06/11/2025	HH	Delegated
P/25/03040/HOU	Retrospective application for erection of a fence adjacent to the roadside (above the height of 1m) and relocation of driveway	61 Rugby Road Poole BH17 7HL	13/11/2025	WR	Delegated
P/25/02618/ADV	Freestanding advertising structure featuring one internally illuminated sequential display screen facing West to replace four existing poster panels	Land adj. Esso Service Station & Tesco Express The Grove & Barrack Road Christchurch BH23 2EX	29/09/2025	SF	Delegated
P/25/02547/ADV	Advertisement consent for sign on side of building for roofing business and bed shop	465 Poole Road Poole BH12 1DH	28/10/2025	SF	Delegated
P/25/02245/HOU	Retrospective: Erection of a 2m Close Boarded Fence	29 Links Road Poole BH14 9QS	13/11/2025	HH	Delegated
P/25/02050/HOU	First floor extension over existing garage to create additional bedroom. Conversion of existing garage below to habitable space, including addition of two windows	20 Hood Crescent Bournemouth BH10 4DD	23/09/2025	HH	Delegated

planning_key	proposal	location	appeal received	appeal_ method	committee / delegated
P/25/01946/HOU	Removal of garage and store, side and rear extensions to include formation of lower ground floor level, roof lights and Juliet balcony	25 Meadow View Road Bournemouth BH11 9RD	30/10/2025	HH	Delegated
P/25/01923/CONDI	Variation of planning application 7-2024-29358 Condition 3 Change of plans to increase size of dormers	78 Normanhurst Avenue Bournemouth BH8 9NR	21/10/2025	WR	Delegated
P/25/01701/HOU	Retrospective application for erection of an ancillary outbuilding alongside a pre-existing boundary wall	122 Matchams Lane Christchurch BH23 6AN	20/08/2025	HH	Delegated
P/25/01654/ADV	Erection of an internally illuminated gable end D48 advertisement	156 Barrack Road Christchurch BH23 2BD	10/10/2025	WR	Delegated
APP/24/00817/F	Loft conversion including side and rear dormers	First Floor Flat, 63 Sandbanks Road, Poole, BH14 8BS	15/09/2025	WR	Delegated
P/25/01503/HOU	Brick and pier concrete block wall with aluminium black slat panels. Install a non-habitable outbuilding/workshop made from a shipping container. Clad in t&g composite cladding. Flat mono-pitched roof with photovoltaic panels.	39 Runton Road Poole BH12 1NX	10/09/2025	HH	Delegated
P/25/00966/FUL	Retrospective: Subdivision of a house into 2 dwellinghouses	6 Wycliffe Road Bournemouth BH9 1JP	23/09/2025	WR	Delegated
P/25/00867/CLP	Certificate of lawfuleness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony on the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level. The existing wall is zinc clad for the full height. The proposed reduced height wall would have identical finishes to that of the existing wall.	8B Partridge Walk Poole BH14 8HL	26/06/2025	WR	Delegated

planning_key	proposal	location	appeal received	appeal_ method	committee / delegated
P/25/00851/ADV	3 No. Fascia signs on frontage of building and timber covered area. Flag advert displayed on roof above entrance. Mobile advert - banner flag.	58-61 Westover Road Bournemouth BH1 2BZ	30/06/2025	WR	Delegated
P/25/00822/FUL	Alterations and extensions including new roof to form 1st floor level to garage and conversion to a 2 bedroom dwelling	The Oaks 273 Rossmore Road Poole BH12 2HQ	03/09/2025	WR	Delegated
P/25/00611/HOU	Side extension and front infill extension to line of front bay, including formation of integral garage Increase ridge height, new roof form and loft conversion including dormers and rooflight Updated fenestration and material externally	133 River Way Christchurch BH23 2QL	17/09/2025	HH	Delegated
P/25/00608/FUL	Extend and alter the existing building and sever the plot to create two houses with associated access and parking	9 Mountbatten Road Poole BH13 6JE	28/07/2025	WR	Delegated
P/25/00395/HOU	Two storey rear extension with modifications to existing roof and existing dormers, an additional front dormer and rear Juliet balconies	109 East Avenue Bournemouth BH3 7BX	31/07/2025	HH	Delegated
P/25/00095/FUL	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstallation of two obscure glazed rooflights. A new door and a new additional window in the west elevation. Creation of a communal roof garden.	243 Ashley Road Poole BH14 9DU	24/10/2025	WR	Delegated
P/25/00033/HOU	Rear & side extension and new roof incorporating loft conversion.	28 Ricardo Crescent Christchurch BH23 4BX	11/07/2025	HH	Delegated
	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	7 Leven Avenue Bournemouth BH4 9LH	17/07/2025	WR	Delegated
7-2024-29380	Erection of a single storey, flat roof, infill extension with front facing parapet wall - Existing unauthorised structure	35 Burnham Drive Bournemouth BH8 9EX	10/09/2025	WR	Delegated

planning_key	proposal	location	appeal received	appeal_ method	committee / delegated
	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	Theme Park Merritown Lane Christchurch BH23 6BA	03/04/2025	WR	Delegated
ENF/23/0222	Unauthorised marquees	The Boathouse 9 Quay Road Christchurch BH23 1BU	24/01/2024	WR	Delegated
EN/24/00123	Linked to previous case EN/22/00262 - Change of use from office to self contained living unit. APP/22/01304/F Refused on 09/04/2024 - Retrospective planning application for a ground floor flat to be used as a dwelling which was formerly office area.	300 Ringwood Road, Poole, BH14 0RY	09/09/2024	WR	Delegated
EN/07/11056/0478	Alleged letting out the summer house to tenants	33 Wheelers Lane	Not started		Delegated
C/2024/2025	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	3 Ashford Road Bournemouth BH6 5QB	27/06/2025	WR	Delegated
C/2024/1952	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	06/03/2025	WR	Delegated
C/2023/1513	unauthorised subdivision of building to create 2 additional residential units	22 Stafford Road, Bournemouth, BH1 1JH	30/10/2025	WR	Delegated
C/2023/1437	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref: 2021/0668	Throop Mill Throop Road Bournemouth BH8 0DL	30/07/2025	WR	Delegated
C/2022/1023	Without planning permission, the erection of raised platforms to the rear of the dwelling.	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	11/02/2025	WR	Delegated

planning_key	proposal	location	appeal received	appeal_ method	committee / delegated
APP/25/00101/F	Variation of condition 2 of planning permission APP/21/00430/F as described in that description of development to ommit the side entrance as indicated on drawing 1439/04	Land Adjacent 270 - 272 Ashley Road, Poole, BH14 9BZ.	10/11/2025	WR	Delegated
APP/24/01377/F	Renovate and extend the existing office building to include undercroft parking with separate cycle and refuse stores.	Westons Point Boat Yard, Turks Lane, Poole, BH14 8EW	26/09/2025	WR	Delegated
APP/24/01329/F	Extend the existing first floor of the rear building to create a 2 bedroom self-contained flat & extension to existing garage block to create 1 additional garage	Dorset Lake Manor 155 Sandbanks Road Poole BH14 8EL	13/08/2025	WR	Delegated
APP/24/01281/P	Outline permission to demolition of existing dwelling and erection of a block of 8 x flats and 1 x dwelling with associated works.	4 Wallace Road, Broadstone, BH18 8NG	16/09/2025	WR	Delegated
APP/24/01166/F	Erection of detached annex building, modified entrance/driveway with new gate and parking/turning area	6 Cotton Close, Broadstone, BH18 9AJ	08/08/2025	HH	Delegated
APP/24/01005/P	Major outline application for the demolition of the existing dwelling and erect a replacement building containing 7 apartments with associated works (Revised Scheme)	7A Spencer Road, Poole, BH13 7ET	06/11/2025	WR	Delegated
8/24/0861/PIP	Development of the site to provide 9 residential properties	Land at Jesmond Avenue Jesmond Avenue Christchurch BH23 5AY	23/07/2025	WR	Delegated
8/24/0752/FUL	Division of existing garden and construction of new dwelling	Glenlyn Bramble Lane Christchurch BH23 5NB	27/02/2025	WR	Delegated
8/24/0668/FUL	Demolish existing buildings and erect a replacement 2-bedroom house with a raised floor level to 2.6m AOD to assist with flood defences (existing height 1.9m AOD) (amended description).	140 Stanpit Christchurch BH23 3NE	03/10/2025	WR	Delegated
8/23/0675/CLE	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	The Barn 41A Burley Road Christchurch BH23 7AJ	14/03/2025	WR	Delegated

planning_key	proposal	location	appeal received	appeal_ method	committee / delegated
8/22/0445/OUT	Outline application for demolition of existing buildings and erection of a mixed use block consisting of 3 offices and 25 apartments with associated bin and cycle stores	195 & 195A Barrack Road Christchurch BH23 2AR	15/10/2024	WR	Delegated
7-2025-4531-AB	Retrospective consent sought for timber pergola and external seating	Funky Griller 58-61 Westover Road Bournemouth BH1 2BZ	30/06/2025	WR	Delegated
7-2025-26319-D	T1 -Monterey Pine - Fell to ground level	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	21/05/2025	HR	Delegated
7-2024-9354-F	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	1346 Christchurch Road Bournemouth BH7 6ED	23/06/2025	WR	Delegated
7-2024-26646-A	Use of existing attached annexe as holiday let	20 Wilverley Avenue Bournemouth BH8 0HT	20/08/2025	WR	Delegated
7-2024-23085-I	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	03/02/2025	WR	Delegated
7-2024-18783-D	Certificate of lawfulness to establish use as a 7-bedroom HMO (Sui Generis)	61 Gresham Road Bournemouth BH9 1QS	18/03/2025	WR	Delegated
7-2024-15936-L	Variation/Relief of condition 3 (Dropped Kerb) and Condition 5 (Fenced Enclosure/Planter) of Application Number 7-2023-15936-K: Change of use from ancillary attached to Beauty Salon (Sui Generis) to a 2-bedroom dwelling (C3).	70A Heathwood Road Bournemouth BH9 2JZ	04/08/2025	WR	Delegated
7-2024-11568-F	Demolition of garage and erection of four terraced dwellings and a coach house style dwelling and associated landscaping and infrastructure	57 Lansdowne Road Bournemouth BH1 1RN	16/04/2025	WR	Delegated
APP/24/00895/J	Certificate of Existing Use or Development for an annexe that has been in C3 residential use as a separate dwelling	Annexe, 9 Enfield Crescent, Poole, BH15 3SJ	27/01/2025	WR	Delegated
P/25/00187/HOU	Convert loft to habitable space including a side dormer	44 Windsor Road Christchurch BH23 2EE	08/06/2025	HH	Non-Det

planning_key	proposal	location	appeal received	appeal_ method	committee / delegated
7-2024-9354-G	Demolition of 2 storey side elevation, sever land and erect an extension to form additional dwelling to the side of existing dwelling. Sever land to the rear and erection a detached 2 storey building comprising 2no. 1 bedroom flats with on site car parking and provision for bicycle and refuse storage	1346 Christchurch Road Bournemouth BH7 6ED	15/04/2025	WR	non-det

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