

Notice of Eastern BCP Planning Committee



Date: Thursday, 16 April 2026 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 J Clements
Cllr D A Flagg

Cllr M Gillett
Cllr G Martin
Cllr Dr F Rice

Cllr J Salmon
Cllr T Slade
Cllr M Tarling

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

The press and public are welcome to view the live stream of this meeting at the following link:

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?MIId=6135>

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

8 April 2026

DEBATE
NOT HATE



Available online and
on the Mod.gov app

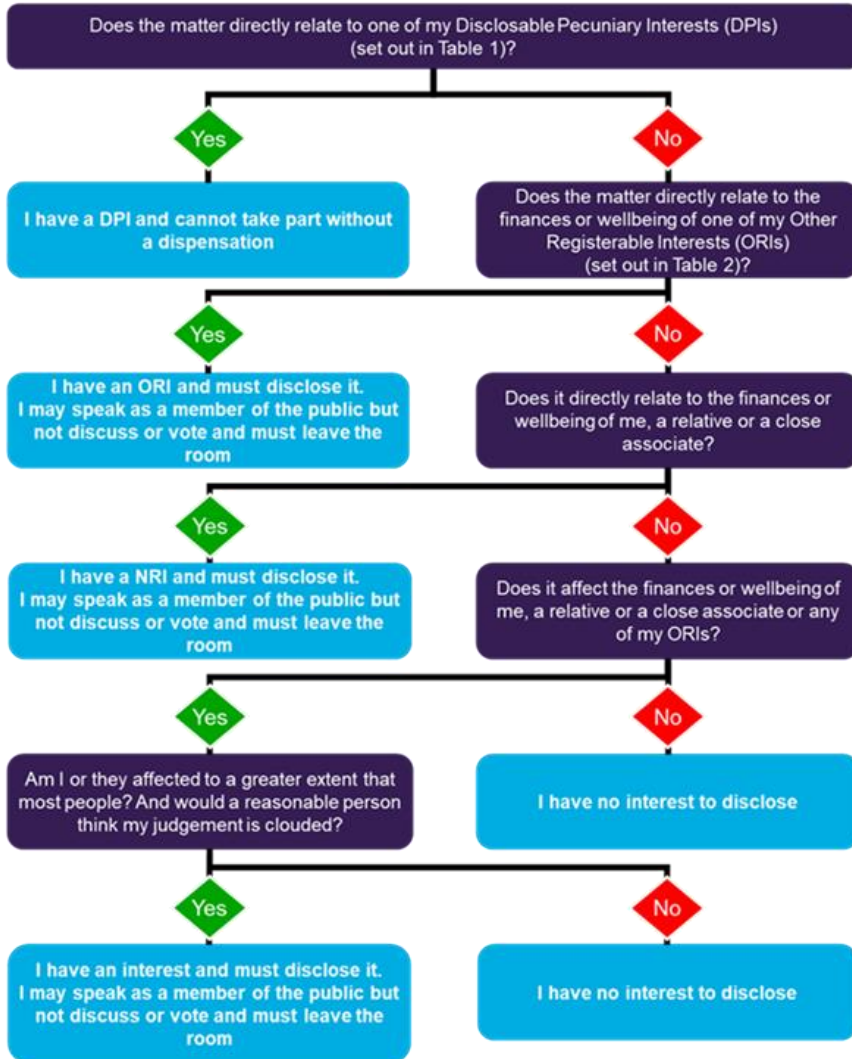


Maintaining and promoting high standards of conduct

Declaring interests at meetings

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

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



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

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

Bias Test

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

Predetermination Test

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

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

For more information or advice please contact the Monitoring Officer

Selflessness

Councillors should act solely in terms of the public interest

Integrity

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

Objectivity

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

Accountability

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

Openness

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

Honesty & Integrity

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

Leadership

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

AGENDA

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

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

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

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

3. Declarations of Interests

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

Declarations received will be reported at the meeting.

4. Confirmation of Minutes

To confirm and sign as a correct record the minutes of the meeting held on 19 March 2026.

7 - 8

5. Public Issues

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

9 - 16

The deadline for the submission of requests to speak is 10.00am on Wednesday 15 April 2026 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

Further information about how public speaking is managed at meetings is contained in the Planning Committee Protocol for Public Speaking and Statements, a copy of which is included with this agenda sheet and is also published on the website on the following page:

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=613>

Summary of speaking arrangements as follows:

Speaking at Planning Committee (in person or virtually):

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

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

Anyone who has registered to speak by the deadline may, as an alternative to speaking/for use in default, submit a written statement to be read out on their behalf. This must be provided to Democratic Services by 10.00am of the working day before the meeting, must not exceed 450 words and will be treated as amounting to two and a half minutes of speaking time.

Please refer to the full Protocol document for further guidance.

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

ITEMS OF BUSINESS

6. Schedule of Planning Applications

To consider the planning applications as listed below.

See planning application reports circulated with the agenda, as updated by the agenda addendum sheet to be published one working day before the meeting.

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

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

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

Members will appreciate that the copy drawings attached to planning application reports are reduced from the applicants' original and detail, in some cases, may be difficult to read. To search for planning applications, please use the following link:

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

Councillors are advised that if they wish to refer to specific drawings or plans which are not included in these papers, they should contact the Case

Officer at least 48 hours before the meeting to ensure that these can be made available.

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

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

- | | | |
|----|---|---------|
| a) | 1 Avon Run Close, Christchurch BH23 4DT
Mudford, Stanpit and West Highcliffe ward

P/26/00634/FUL

Demolition of existing dwelling and erection of two detached dwellings with associated access and parking. | 17 - 56 |
|----|---|---------|

ITEMS FOR INFORMATION

- | | | |
|--------------------------|---|---------|
| 7. Appeals Report | This report updates members of the planning committee on the Local Planning Authority's Appeal performance over the stated period | 57 - 76 |
|--------------------------|---|---------|

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.

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
EASTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 19 March 2026 at 10.00 am

Present:-

Cllr P Hilliard – Chairman

Cllr M Le Poidevin – Vice-Chairman

Present: Cllr P Canavan, Cllr J Clements, Cllr D A Flagg, Cllr M Gillett,
Cllr G Martin, Cllr Dr F Rice, Cllr J Salmon and Cllr T Slade

104. Apologies

Apologies were received from Cllr Michael Tarling.

105. Substitute Members

There were no substitute members.

106. Declarations of Interests

Cllr Salmon declared that he called the item in he recused himself from that item and spoke as ward councillor.

107. Confirmation of Minutes

The minutes of the meeting held on 19th February were confirmed as a true record.

108. Public Issues

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

109. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appears as Appendix A to these minutes in the Minute Book. A Committee Addendum Sheet was published on 18 March and appears as Appendix B to these minutes.

110. Westover Retail Park, Castle Lane West, Bournemouth BH9 3JS

Moordown ward

P/25/02274/FUL

Redevelopment of the Westover Retail Park to provide a Class E(a) retail store with associated parking, landscaping and access works.

Public Representations

Objectors

- ❖ Chris Hatch

Applicant/Supporters

- ❖ James Mitchell

Ward Councillors

- ❖ Cllr Joe Salmon

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published on 18.03.26.

Voting: For - 6, Against - 1, Abstain – 2

Notes: Cllr Salmon did not vote due to earlier declaration. It was clarified after the meeting that Cllr Clement voted for the application.

The meeting ended at 11.15 am

CHAIRMAN

PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

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

7. Questions to person speaking under this protocol

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

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

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

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

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

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

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

- 13.1. A person (including a councillor of BCP Council) who has registered to speak, may submit a statement to be read out on their behalf as an alternative to speaking at a Planning Committee meeting (whether in person or remotely).

- 13.2. Further, any person speaking on an application at Planning Committee may, at their discretion, additionally submit a statement which can be read out as provided for in this protocol in the event of not being able to attend and speak in person or remotely at the time when an opportunity is made available for that person to speak on the application. The person should identify that this is the purpose of the statement.

14. Provisions relating to a statement

- 14.1 Any statement submitted for the purpose of this protocol:

- a) must not exceed **450** words in total unless the statement is provided by a ward councillor or any other councillor who is not voting on the application under consideration in which case the statement may consist of up to **900** words;
- b) must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing democratic.services@bcpcouncil.gov.uk
- c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
- d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
- e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.

- 14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person

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

15. Assessment of information / documentation / statement

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

16. Guidance on what amounts to a material planning consideration

- 16.1. As at the date of adoption of this protocol, the National Planning Portal provides the following guidance on material planning considerations:

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

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

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

https://www.planningportal.co.uk/faqs/fag/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing

Note

For the purpose of this protocol:

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

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



Planning Committee

Application Address	1 Avon Run Close Christchurch BH23 4DT
Proposal	Demolition of existing dwelling and erection of two detached dwellings with associated access and parking.
Application Number	P/26/00634/FUL
Applicant	Glass Harbour Developments Ltd
Agent	Mr Matt Annen Pure Town Planning
Ward and Ward Member(s)	Mudford, Stanpit & West Highcliffe – Cllrs Lesley Dedman and Paul Hilliard
Report status	Public
Meeting date	16 April 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	The application has been called in for committee determination by Cllr Lesley Dedman on following grounds: Overdevelopment. Out of scale in a close of bungalows. Overlooking of surrounding properties. Overuse of plot to fit two large dwellings. To squash two large ultra-modern and obtrusive buildings next to small bungalows and a right of way and footpath in a quiet close spoil the character.
Case Officer	Peter Walters
Is the Proposal EIA Development?	No

Description of Proposal

- Demolition of existing dwelling and erection of two detached dwellings with associated access and parking.

Description of Site and Surroundings

- The area is residential in nature, characterised by detached dwellings in moderate sized plots. To the east of the site is Avon Run Road, which includes Avon Run Road car park and beyond which is Avon Beach. The application site forms a plot at the end of the cul de sac which is presently occupied by a single bungalow at the narrow end of an irregular roughly triangular plot of land. The southern end of the site is bounded by protected trees which form part of a line of vegetation, running roughly east to west along the southern boundary of the site and beyond towards the beach.

Relevant Planning History

3. 8/85/0197/P Severance of curtilage to form building plot for 1 bungalow and private garage with vehicular access onto Robins Way (via approved Capesthorne redevelopment access layout) – Refused

P/25/02551/TTPO T1 - Holm Oak – Section fell to ground level. There is no scope for replant in this location as heavily suppressed by adjacent mature English oak tree.

T2 - Holm Oak – Section fell to ground level. There is no scope for replant in this location as heavily suppressed by adjacent mature English oak tree. Split Decision – refuse fell of T2 and approved fell of T2

Constraints

4. In considering whether to grant planning permission or permission in principle for development which affects a listed building special regard shall be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest - section 66 - Planning (Listed Buildings and Conservation Areas) Act 1990.
5. With respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area – section 72 - Planning (Listed Buildings and Conservation Areas) Act 1990.
 - Avon River Nutrient Neutrality Impact Zone
 - Rights of Way – adjacent
 - Dorset Heathlands 400m – 5km Zone
 - New Forest Recreation Zone impact
 - Area Tree Preservation Order ref 1985 NO 13, covering the rear section of the site
 - Approx 35m from the Mudeford Quay Conservation Area

Public Sector Equalities Duty

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

Other relevant duties

7. 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.
8. 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.

9. 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”.
10. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
11. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

12. BCP Ecology

03/03/2026 – No objections subject to conditions to enhance biodiversity.

BCP Highways – Minor Dev

11/03/2026 – No objections subject to conditions. Policy compliant parking provision and cycle parking provision. Removal of hedge adjacent to footpath will increase visibility when exiting the site and is therefore considered to be a betterment.

BCP Trees & Landscaping

25/03/2026 – No objections subject to conditions

BCP Waste & Recycling

20/02/2026 – no objections – residents will need to bring the bins to the kerbside for collection.

BCP BNG

19/03/2026 – The submitted metric is acceptable.

Representations

13. The Council has received 18 objections, 1 comment in support, and 1 making general comments. The concerns raised are summarised below:
 - Concerns regarding the impact on neighbouring amenity - overlooking
 - Concerns that additional windows will be added at a later date
 - Overbearing Development
 - Concerns regarding modern design not suiting area
 - Excessive height, scale and massing
 - Reliance on tree screening is unrealistic and unreliable – can't be relied on as permanent screening
 - Concerns regarding intention to retain vegetation as some trees previously felled (Officer note – relevant consent was sought and granted by the Council to fell Tree T2)
 - Lack of justification for the new dwellings to be two storey

- Harmful impact on the character and appearance of the area.
- Covenant restricting the height of future development (officer note – covenants sit outside of the planning process, but a planning permission does not override any restrictions set by covenants)
- Dominate the street scene
- Impact on sunlight to neighbours
- Impact on property values (officer note – this is not a material planning consideration)
- Large glazing on the buildings will have an impact on privacy and will also potentially not comply with building regulations
- Plot size of 11 and 11a at the other end of the close is larger.
- Local area is characterised by bungalows
- Concerns regarding impact on ecology – area believed to be a bat run
- Disruption caused during the construction process
- Site is adjacent to the conservation area – care needs to be taken in terms of the impact of the development (Officer note – the conservation area is approximately 35m from the site and obscured by properties on Avon Run Road which are outside of the CA)

14. The letter of support states that they consider the developer has built fantastic homes in their other developments.

Key Issue(s)

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

- Presumption in Favour of Sustainable Development
- Principle of development
- Impact on the character and appearance of the area
- Impact on the amenity of neighbouring residents
- Amenity of the future occupants
- Impact on protected trees
- Highway safety and parking
- Biodiversity Net Gain and Ecology
- Impact on protected sites including River Avon SAC

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

Policy Context

17. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Christchurch and East Dorset Local Plan 2014 and Saved Policies – Christchurch Borough Council Local Plan 2001. The policies relevant to the application are:

Christchurch and East Dorset Local Plan 2014

- KS2 – Settlement Hierarchy
- KS11 - Transport and Development
- KS12 - Parking Provision
- ME1 – Safeguarding Biodiversity and Geodiversity

- HE1 – Valuing and Conserving our Historic Environment
- HE2 – Design of New Development
- LN2 – Design, Layout and Density of New Housing Development

Saved Policies – Christchurch Borough Council Local Plan 2001:

- BE5 – Setting of Conservation Areas
- H12 – Residential Infill
- ENV9 – Development in the Coastal Zone
- ENV21 – Landscaping in new development

Other documents:

- Parking Standards SPD
- Dorset Heathlands Planning Framework
- Dorset Heathlands Interim Air Quality Strategy
- Phosphates in the River Avon
- Housing and Affordable Housing SPD
- Christchurch Borough-wide Character Assessment
- New Forest Planning Position Statement – November 2025

18. 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.”

Section 12 – Achieving well-designed places

Section 16 – Conserving and Enhancing the Natural Environment

Section 17 – Conserving and Enhancing the Historic Environment

Planning Assessment

Presumption in Favour of Sustainable Development:

19. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. Plans and policies should apply a presumption in favour of sustainable development. For decision making 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 in this Framework taken as a whole.

- 20. 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.
- 21. 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.
- 22. At 1 April 2024 BCP Council had a housing land supply of **2.55** 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.
- 23. In this instance, the scheme would provide 1 additional dwelling that would contribute towards the Council's housing delivery target. For this planning application the benefits provided from the supply of new homes are considered to carry significant weight in the planning balance.

Principle of Development

- 24. The site is situated within the settlement boundary of Christchurch. Policy KS2: Settlement Hierarchy of the Christchurch and East Dorset Local Plan sets out where development should be focused. The application site is situated within Christchurch which is at the top of the hierarchy set out in the policy. Therefore, the principle of development of the site is acceptable subject to other material considerations. The proposal is therefore considered to be in accordance with Policy KS2 of the Christchurch and East Dorset Local Plan 2014 and acceptable in principle.

Impact on the character and appearance of the area

- 25. The area is characterised by residential development. Properties are detached, set in moderate sized plots with amenity space to the front and rear of the properties. To the east of the site is Avon Run Road and Avon Run Road Car Park, beyond which is Avon Beach. Historically, the area was characterised by bungalows, however, this has changed,

particularly in relation to properties fronting Avon Run Road which have increased in size from predominantly bungalows to largely two storey properties.

26. In terms of architecture, there was historically a well-established architectural approach, reflecting that the properties were built as part of the same development. Traditional forms including bungalows with gable ends, chimneys and predominantly using render as the main material. This is evident in Google Street View images from 2009.
27. However, the character of the area has changed, and it is noted that particularly on Avon Run Road a number of properties have either been redeveloped or significantly extended, introducing more contemporary architectural forms, as well as materials. It is noted that at the other end of Avon Run Close, a plot of a similar size and shape to the application site has been subdivided into 2 plots. The buildings are modern in form and materials and therefore create a precedent. As such, the proposed development is not considered to be harmful to the character of the area in terms of architecture.
28. The density of the site is presently lower than most properties in the cul-de-sac. The subdivision of the plot will increase the density of the development; however, both dwellings would have amenity space and would not appear cramped in the plot. The proposed development is not considered to constitute overdevelopment.
29. A public footpath runs to the west of the application site providing a pedestrian connection to Bure Lane. A boundary hedge between the application site and the footpath currently exists. This would be replaced by a wooden panel fence, to accommodate the vehicular access to Unit 2. There are no significant views appreciated from the footpath at present, as it passes between residential properties. In addition, the proposed dwellings are set back from the footpath, and therefore it is not considered that the development would produce a sense of enclosure that would result in the footpath being considered as a less desirable route for pedestrians. As such, the proposed development, while visible from the footpath is not considered to cause harm to the character of the area as appreciated from the footpath.
30. Taking into account the above, the proposal is considered to not have a significant harmful impact on the character and appearance of the area. As such the proposal complies with the requirements of Policy HE2 Design of New Development and Policy LN2 Design, Layout and Density of New Housing Development of the Christchurch and East Dorset Local Plan (2014), saved Policy H12 – Residential Infill, saved Policy ENV9 – Development in the Coastal Zone and saved Policy ENV21 – Landscaping in new development of the Christchurch Local Plan 2001 and no objection is raised.

Impact on the amenity of neighbouring residents

31. The site is surrounded by residential development. The nearest properties to Unit 1 are to the east of the site, notably 4 Avon Run Road. 4 Avon Run Road is approximately 13.7m from the boundary with the application site. The garage of the proposed Unit 1 would be situated against the boundary; however, the first floor is stepped back by approximately 2.3m from the boundary. Therefore, there is approximately 15.7m between the first floors of Unit 1 and 4 Avon Run Road. The separation distance is sufficient to minimise any overbearing impact on this neighbouring property. The proposal includes 2 windows on the eastern elevation of Unit 1, facing No. 4 Avon Run Road. One of these windows serves a bathroom, the second is a secondary window serving bedroom 1.
32. The window serving the bathroom is proposed to be obscurely glazed and the window serving the bedroom will feature a louvre. Whilst the louvre can minimise overlooking, it is

not clear if this will provide permanent privacy. Since this is a secondary window, it is considered this window can be obscurely glazed and this is secured by condition.

33. Unit 1 features north facing windows on the first floor that are facing towards the street. Any views towards the garden of 5 Avon Run Road will be oblique and are considered to be acceptable in a suburban location. To the northwest of the site is 2 Avon Run Close, which at the nearest point is 5m from the boundary with footpath that separates the application site from the neighbouring site.
34. The first floor of Unit 1 overhangs the ground floor and therefore marks the closest point to this boundary, at approximately 4m distance. 2 Avon Run Close is at its closest point approximately 4m from the site and separated by the footpath which is approximately 1.5m in width. While the properties are relatively close to each other, a similar relationship exists between other properties within the street and therefore the relationship is considered to be acceptable.
35. The first floor west elevation features a greater number of windows, however, as the first floor building line does not follow the site boundary, the windows are further away from the boundary (ranging from approximately 7m to approximately 12m). These do not share a direct relationship with 2 Avon Run Close which is at the northern end of the neighbouring site. There is also mature vegetation screening within the boundary of 2 Avon Run Close that will provide a degree of screening of the rear garden of number 2. However, it is accepted that there is a degree of overlooking into the neighbouring garden. Given the suburban nature of the area this is considered to be acceptable.
36. It is also noted that the proposal includes a wrap around window on the north western first floor corner of Unit 1, serving Bedroom 3. Officers note that this is the closest point to 2 Avon Run Close, and there are windows in the east elevation of the neighbouring property that could be overlooked by this element. Officers acknowledge the need to provide sufficient light to the proposed bedroom, it is therefore considered necessary to condition that the western facing window panes will be obscurely glazed, in order to safeguard the amenity of the neighbours.
37. Unit 2 will also face towards 2 Avon Run Close and is approximately 6.3m from the boundary with the footpath. It is acknowledged that there will be a degree of overlooking into the garden of 2 Avon Run Close, but no window to window overlooking.
38. Unit 2 is situated at the closest point approximately 3.5m from the eastern boundary of the site. The nearest neighbouring property on this boundary is 3 Avon Run Road. However, this is approximately 31m away. Given the distance, officers are satisfied that there will not be any harm in terms of overlooking or overbearing impact on this property or 1 and 2 adjacent to it.
39. To the south of the site are 7 Robins Way and 1-2 Capesthorne, whose rear gardens back on to the property. At its nearest point Unit 2 is approximately 7.1m from the boundary with these properties. The neighbouring properties are approximately 6.5m at the nearest point to the neighbouring boundary. It is noted that few windows are proposed on the south west elevation of Unit 2. One of the windows serves a bathroom and the plans indicate that this window would be obscurely glazed. This is considered acceptable subject to a planning condition. The second window is wrap around on the southern corner serving bedroom 1. It is considered that it would be appropriate to obscurely glaze this element of the window as well. In addition, a balcony is proposed that would be accessed from this bedroom, as well as bedrooms 2 and 3. Once again, the balcony screen on the southern end should be

obscurely glazed to protect the amenity of the neighbouring properties, this will be resolved by means of a planning condition.

40. Concerns have been raised by neighbouring residents on insertions of new windows and alterations to approved windows grounds. However, the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) restricts any new first floor (or above) windows on the side elevation of a dwellinghouse to being obscurely glazed and fixed shut below a height of 1.7m from the finished floor level of that floor. This restriction also extends to roof lights on a roof plane forming a side elevation. Officers are satisfied therefore that appropriate safeguards exist without the need for an additional planning condition.
41. Taking into account the above and subject to conditions, the proposals are considered to have an acceptable impact on the amenity of the neighbouring residents subject to planning conditions and are therefore in accordance with Policy HE2 Design of New Development of the Christchurch and East Dorset Local Plan (2014).

Impact on the amenity of future occupiers

42. Unit 1 of the proposed development would have 274 square metres of internal floor space and Unit 2 would have 282 square metres. This sits comfortably above the national technical standards set out by the government. Both units would have moderate sized gardens providing a good degree of external amenity space. Officers are therefore satisfied that the proposal will be acceptable in this regard. The proposal is therefore considered to accord with Policy HE2 Design of New Development of the Christchurch and East Dorset Local Plan (2014).

Impact upon protected Trees

43. It is noted that there are a series of protected trees on the southern boundary of the site. Aside from being protected, these trees contribute to the overall amenity of the area. The applicant has submitted a tree survey showing the anticipated root protection areas. The Council's Tree Officer has considered this and is satisfied that the proposed protection measures for the trees will be suitable.
44. It is acknowledged that the location of services and drainage, as well as construction details for the cellular confinement system are not confirmed however the Trees Team are satisfied that this can be resolved by means of planning conditions.
45. Taking the above into account the proposal is considered to be acceptable in terms of its impact upon the protected trees and is acceptable in accordance with Policy ME1 Safeguarding Biodiversity and Geodiversity of the Christchurch and East Dorset Local Plan (2014).

Impact on highway safety and parking

46. The proposal is located in Parking Zone D, in accordance with the BCP Parking Standards SPD. As a result, the proposed houses each generate a parking requirement of 2 spaces, equating to 4 spaces in total for the development. The proposed development would provide policy compliant parking.
47. In terms of access, it is noted that drawing no. 854-1 – *Landscape Plan* shows the removal of the high hedgerow running along the boundary with the public footpath in the northwest

corner of the site. This results in the retention of the existing low brick wall at circa 0.6m in height thus resulting in significantly improved inter-visibility between drivers egressing the site and users of the footpath. It is considered that this provides a benefit which mitigates the slight increase in vehicular trips to and from the site.

48. The provision of cycle stands within the garages in the proposed arrangement offers acceptable cycle parking facilities for the proposed development.
49. Taking into account the above, the proposal is considered to be acceptable from a highway safety perspective subject to planning conditions relating to the implementation of the turning and parking area, the retention of the boundary treatment and the provision of the cycle parking. The proposal is therefore considered to be in accordance with Policy KS11 Transport and Development and KS12 Parking Provision of the Christchurch and East Dorset Local Plan (2014).

Biodiversity Net Gain

50. 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 at Policy ME1 – Safeguarding Biodiversity and Geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
51. 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.
52. A Biodiversity Metric has been submitted with the application. The metric demonstrates that 10% BNG can be achieved.
53. As the 10% biodiversity net gain has been demonstrated as being achievable, through the purchase of biodiversity units the proposal is compliant with the relevant legislation and Policy ME1 – Safeguarding Biodiversity and Geodiversity in the Local Plan. The baseline habitats include the following:
 - Native hedgerow
 - Non-native and ornamental hedgerow
 - Urban Trees
 - Vegetated Garden

Impact on Ecology

54. The proposed development has been supplied with a Preliminary Roost Assessment (PRA). The PRA concluded that there was no external or internal evidence of bat activity would found and no potential roost sites for bats are present. The PRA concludes that no further bat surveys need to be carried out before planning permission can be granted.
55. The Council's Ecologist has considered the report as well as mitigation measures for the providing hedgehog holes in the fencing is welcomed. Details of bat tubes or bricks must be supplied to ensure that there are enhancements to the biodiversity of the site. In addition, vegetation clearance should be undertaken outside of the breeding season. These can be

resolved by means of planning conditions. Subject to this, the proposal is considered to be acceptable in terms of ecology and is in accordance with Policy ME1 Safeguarding Biodiversity and Geodiversity of the Christchurch and East Dorset Local Plan (2014).

Impact on the setting of the Mudeford Quay Conservation Area

56. The proposed development is situated approximately 35m to the west of the Mudeford Quay Conservation Area. The nearest character area according to the Conservation Area Appraisal is the Waterside Setting. The scale of buildings is important when seen from the water. They are generally set within their landscaped plots rather than dominating them. Buildings are seen within trees and as part of long gardens or grounds. It is notable that the protected trees will be retained which officers consider contributes to the setting of the Conservation Area. It is also noted that the buildings will be obscured from views in the Conservation Area by 1-4 Avon Run Road. The scale of the proposed dwellings does not exceed those in the Conservation Area and will therefore not be prominent in views from it. Therefore, the proposal is considered to be acceptable with regards to the impact on the setting of the Mudeford Quay Conservation Area and compliant with Policy HE1 Valuing and Conserving our Historic Environment of the Christchurch and East Dorset Local Plan Core Strategy (2014) and saved policy BE5 – Setting of Conservation Areas of the Christchurch Local Plan (2001).

Impact on Protected Landscapes

57. The proposed development would have an impact on the New Forest SPA and the Dorset Heathlands Ramsar. Accordingly, contributions are required in order to mitigate the impact of the development on these protected landscapes which will be provided by means of a S106 agreement. The proposal therefore is compliant with Policy ME1 – Safeguarding Biodiversity and Geodiversity of the Christchurch and East Dorset Local Plan Core Strategy (2014).

Phosphates

58. The application site is within the catchment of the Christchurch Waste Water 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.
59. 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 integrity in accordance with recent case law.
60. With the parent application the applicant submitted the Natural England approved calculation of phosphate load from the development into the River Avon SAC and secured the required credits from a registered provider to offset the impact of phosphates into the River Avon SAC. Although the size of the units would increase as part of this application, the number does not. As the impact on the River Avon SAC is calculated by the number of units being developed, the proposed changes will not have an increased impact on the River Avon SAC. As such, it is considered to be appropriate to reapply the Grampian condition from the parent application.

61. The proposal therefore is compliant with Policy ME1 – Safeguarding Biodiversity and Geodiversity of the Christchurch and East Dorset Local Plan Core Strategy (2014).

Planning Balance/ Conclusion

62. The proposal would provide an additional dwelling which is considered to carry significant weight in the decision-making process. The impacts identified in the report are considered to be able to be sufficiently mitigated by the use of planning conditions. Therefore, it is considered that the proposal can be supported.

Recommendation

GRANT permission for the reasons set out in this report subject to the following conditions and the S106 providing SAMMs Heathlands and New Forest payment.

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 plans:

854 1 Landscape Plan
854 2 Biodiversity Habitats Plan
9942 100 C Site Plan
9942 101 Unit 1 - Ground Floor Plan
9942 102 Unit 1 - First Floor Plan
9942 103 Unit 1 - North & West Elevations
9942 104 Unit 1 - South & East Elevations
9942 105 Unit 2 - Ground Floor Plan
9942 106 Unit 2 - First Floor Plan
9942 107 Unit 2 - North West & South West Elevations
9942 108 Unit 2 - North East & South East Elevations
9942 111 A Location & Block Plans
9942 112 C SUDS Plan

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

3. No part of the development hereby permitted shall be commenced unless the details relating to the Cellular Confinement System have first been submitted to and approved in writing by the local planning authority. These must include accurate locations of installation, including cross sections, detailing levels of existing/proposed finished levels and Construction Method Statement for the operation and be undertaken by a person with relevant experience.

Reason - In order that the Local Planning Authority may be satisfied that the trees to be retained on-site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice.

4. No development including site clearance, demolition, ground preparation, temporary access construction/widening, material storage or construction works shall commence on site until a

plan showing the location of all existing and proposed utility services and a methodology for their installation has been submitted to and approved in writing by the Local Planning Authority. This shall include gas, electricity, communications, surface water and foul drainage. No development or other operations shall take place other than in complete accordance with the utility services plan.

Reason: To ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself.

5. 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 Assessment and Method Statement and the approved Tree Protection Plan ("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.

6. 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 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.

7. No part of the development hereby permitted shall be occupied unless the western elevation of the wrap around window on the first floor of Unit 1, the windows serving the bathroom and bedroom 1 on first floor eastern elevation of Unit 1, the windows on the south west elevation of the first floor of Unit 2 and the balcony screen at the south western elevation of Unit 2 as shown on approved 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 properties.

8. No part of the development hereby permitted shall be occupied unless the vehicle parking shown on the approved plan have first been fully constructed and laid out in accordance with details that have previously been submitted to and approved in writing by the local planning authority and also made available for parking and thereafter such shall be permanently retained and kept available for that purpose.

Reason: In order to ensure adequate provision is made for the parking of vehicles including off-street parking.

9. Prior to occupation of the development, the cycle parking facilities must have been constructed in accordance with approved plan. Thereafter, the cycle parking facilities within the garage area shall be retained for use at all times and the garage shall not be incorporated into the living areas of the dwelling unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the development complies with the Local Planning Authority's cycle parking standards and to adequately promote sustainable forms of transport.

10. Prior to first occupation of the development, Hedgehog holes are to be installed and maintained as per 'Landscape Plan drawing number 854 – 1' by The Landscape Service.

Reason: In order to provide biodiversity enhancements on site and to comply with National Planning Policy Framework (2025) paragraph 187 and ME1 Safeguarding Biodiversity and Geodiversity of the Christchurch and East Dorset Local Plan 2014.

11. Prior to the commencement of any groundworks details of biodiversity enhancements of at least one built in bat tube/brick shall be supplied, installed away from direct effect of man-made lighting and on aspects and heights as recommended by Bat Conservation Trust http://www.bats.org.uk/pages/bat_boxes.html, once agreed must be implemented in full and maintained to be provided and once agreed must be implemented in full.

Reason: In order to provide biodiversity enhancements on site and to comply with National Planning Policy Framework (2025) paragraph 187 and ME1 Safeguarding Biodiversity and Geodiversity of the Christchurch and East Dorset Local Plan 2014.

12. No development shall take place above the damp proof course 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: To ensure that the development does not increase the phosphate load on the River Avon SAC, which has been demonstrated to cause harm to the SAC.

13. No part of the development hereby permitted shall be constructed above damp proof course level unless details of the materials to be used in the construction of the external surfaces including any roof have first been submitted to and approved in writing by the local planning authority. The submitted details shall include samples of all such materials unless otherwise agreed in writing by the local planning authority. The development shall only be carried out in accordance with the approved details.

Reason: To ensure that the impact of the development on the visual amenities of the locality is acceptable.

14. The existing low brick wall boundary treatment, to the right of the vehicular access when entering the site, adjacent to Public Footpath E61/42, shall be retained as shown on approved plans for a minimum distance of 2m into the site, from the footway at Avon Run Close. The boundary treatment must not increase in height beyond 0.6m above ground level, of the adjacent section of public highway, within the specified measurement.

Reason: To ensure that a vehicle can see or be seen when exiting the access so that highway safety is not adversely impacted upon.

15. 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 and Method Statement.

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

16. Vegetation clearance on this site must be carried outside the bird breeding season of 1st March to 31st August inclusive unless a written report is provided by a qualified ecologist to

demonstrate that nesting birds are not present. The report must be submitted to and agreed in writing by the Council.

Reason: In order to prevent disturbance to birds' nests as protected under Wildlife and Countryside Act 1981 (as amended).

Informative Notes:

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated TBC, the obligations in which relate to this development.
2. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2017 and they are also protected by European and International Law. Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from National Bat Helpline (tel: 0345 1300 228). website <https://www.bats.org.uk/our-work/national-bat-helpline>.
3. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice following the grant of this permission which will provide information on the applicant's obligations.
4. The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway. This includes verges and/or shrub borders or beneath the crown spread of Council owned trees.
5. 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.
6. The applicant is advised that in order to avoid contravention of section 153 of the Highways Act 1980, no door or gate is permitted to open outwards over the public highway.
7. 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.
8. The applicant should note and inform future residents that they may be excluded from being able to purchase permits associated with parking permit schemes controlled by the Council in the area. This is to reduce the impacts from the development due to the lack of car parking

provision being proposed and to encourage sustainable modes of travel amongst future residents.

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

The application was acceptable as submitted and no further assistance was required.

Background Documents:

P/26/00634/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: P/26/00634/FUL

Address: 1 Avon Run Close Christchurch BH23 4DT

Site Proposal: Demolition of existing dwelling and erection of two detached dwellings 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) 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:
<ul style="list-style-type: none"> • Dorset Heathlands SPA • Dorset Heathlands Ramsar • Dorset Heaths SAC • Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC 	<p>BCP (Bournemouth, Christchurch & Poole)¹</p>	<p>Yes</p>	<p>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, The New Forest Access Management & Monitoring (SAMM) Strategy (October 2024, and their underpinning evidence base and plan level HRA work.</p>

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)

<ul style="list-style-type: none"> • New Forest SAC • New Forest SPA and Ramsar 	BCP	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.
<ul style="list-style-type: none"> • 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 0.0 flats/ houses

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 house, £360 flat	✓	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.

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 =0.58 kg/TP/yr
The New Forest Strategic Access and Management Plan (October 2023). The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024)	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	✓	A payment of £300 towards strategic access management, education and monitoring.

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 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/CIL
River Avon SAC	BCP Council Position Statement 25 th 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
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024)	✓	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...PWA.....

Date...27/03/2026.....

Sign off signature

Date.....

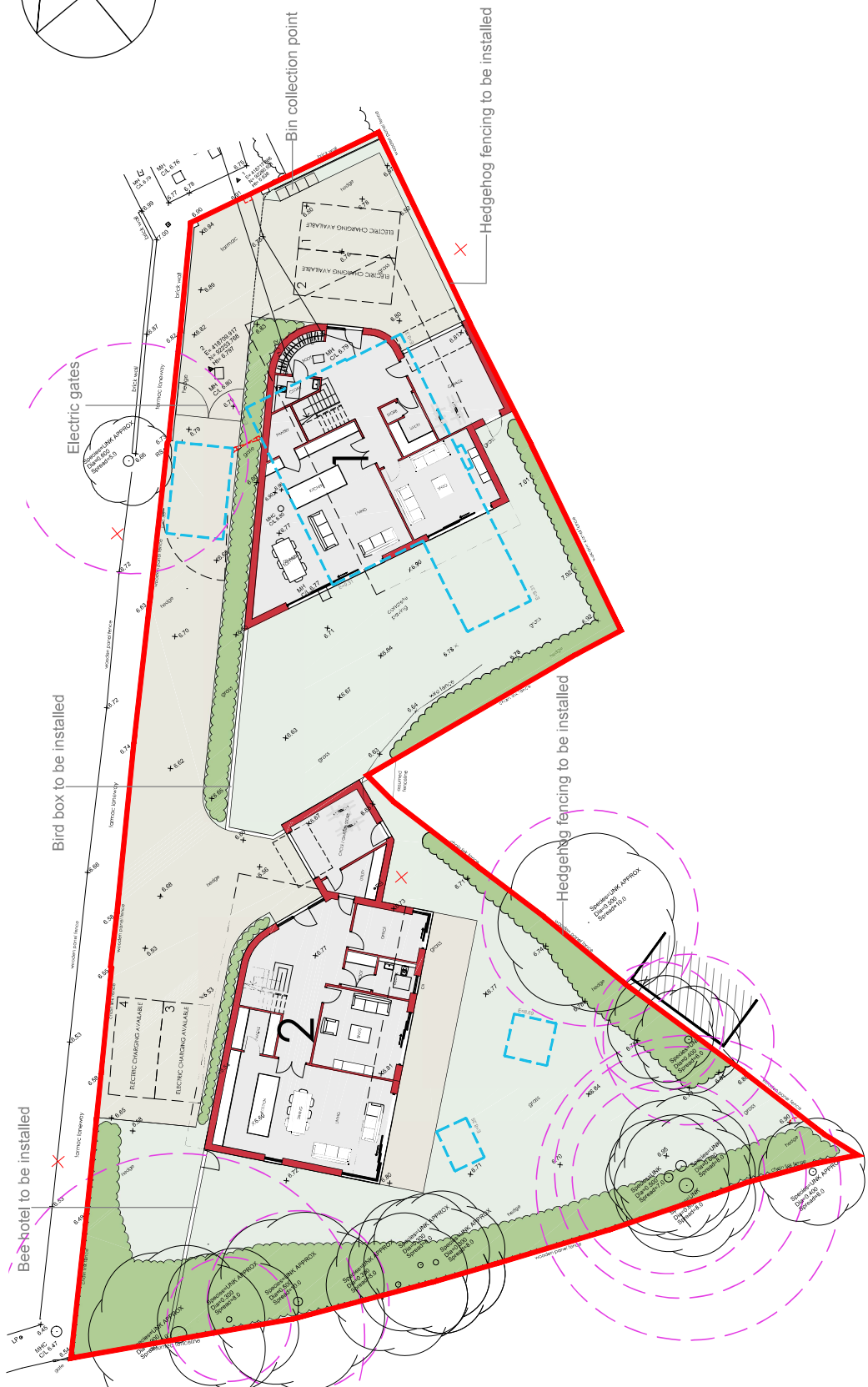
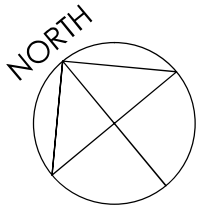
9942 / 100 - SITE PLAN

SITE AREA = 0.15 HECTARES / 0.37 ACRES
 2 X 4 BEDROOM HOUSES
 2 X PARKING SPACES PER UNIT
 4 X CYCLE SPACES PER UNIT IN GARAGES

1:250 @ 1:250



No.	Revision.	Date	By
A	Revised floor plan shown on site	03.02.26	JA
B	Revised floor plan shown on site	05.02.26	JA
C	Boundary line amended	27.02.26	JA



SCALE 1:250 @ A3



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10m @ 1:100



No.	Revision.	Date	By
A	Revised to match amended floor plans	03.02.26	JA
B	Clients comments	04.02.26	JA

MATERIALS SCHEDULE:
 EXTERNAL WALLS: CLADDING (WOOD GRAIN), CLADDING (HORIZONTAL), CLADDING (VERTICAL), CLADDING (DIAGONAL), CLADDING (RANDOM)
 WINDOWS & DOORS: GLASS UNIT (WOOD GRAIN), GLASS UNIT (RANDOM)
 ROOF: FLAT ROOF
 Note: All materials to be confirmed by the consultant prior to construction. The above material finishes are for planning/indicative purposes only and confirmation should be obtained from the relevant authorities. All materials should be confirmed with the consultant prior to construction.



NORTH ELEVATION
SCALE 1:100 @ A3



WEST ELEVATION
SCALE 1:100 @ A3

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9942 / 104 - UNIT 1: ELEVATIONS 2 OF 2

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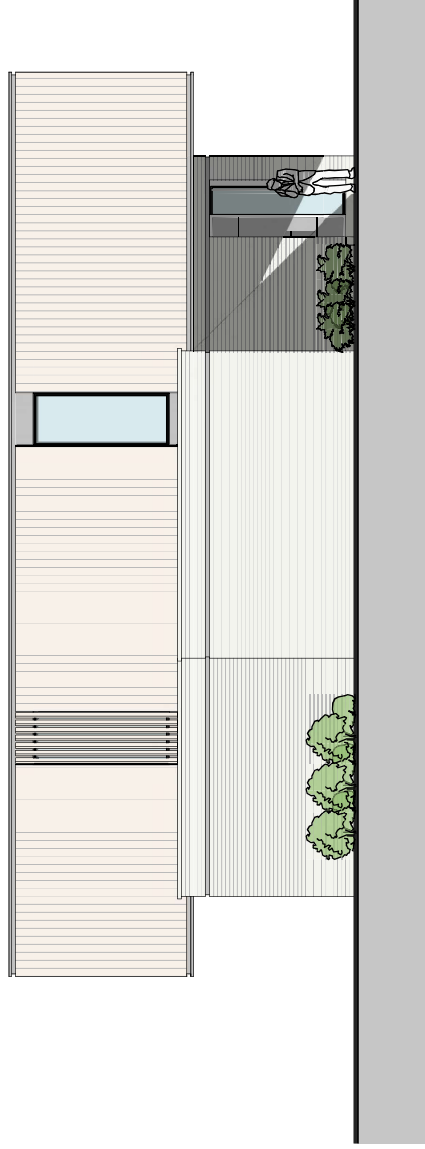


No.	Revision.	Date	By
A	Revised to match amended floor plans	03.02.26	JA
B	Clients comments	04.02.26	JA

MATERIALS SCHEDULE:
 EXTERNAL WALLS: BRICKWORK
 WINDOWS & DOORS: DARK GREY ALUMINIUM
 ROOF: DARK GREY CORRUGATED
 FLOOR: POLISHED CONCRETE
 Note: All materials to be confirmed by the consultant prior to construction. The above material finishes are for planning/indicative purposes only and confirmation should be obtained from the relevant authorities. All materials should be confirmed with the consultant prior to construction.



SOUTH ELEVATION
SCALE 1:100 @ A3



EAST ELEVATION
SCALE 1:100 @ A3

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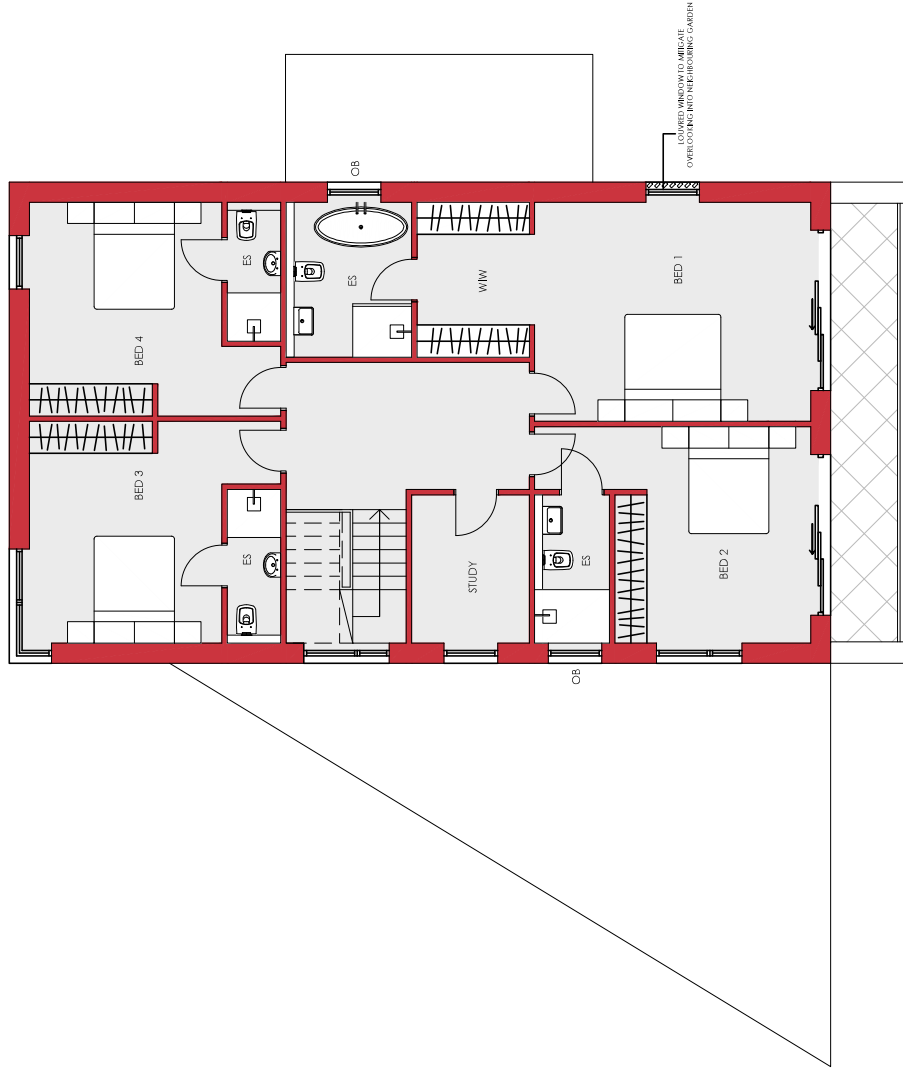
9942 / 102 - UNIT 1: FIRST FLOOR PLAN

4 Bedroom house @ 274.4 sqm / 2952 sqft

10m @ 1:100



No.	Revision.	Date	By
A	Clients comments	03.02.26	JA



FIRST FLOOR PLAN
SCALE 1:100 @ A3

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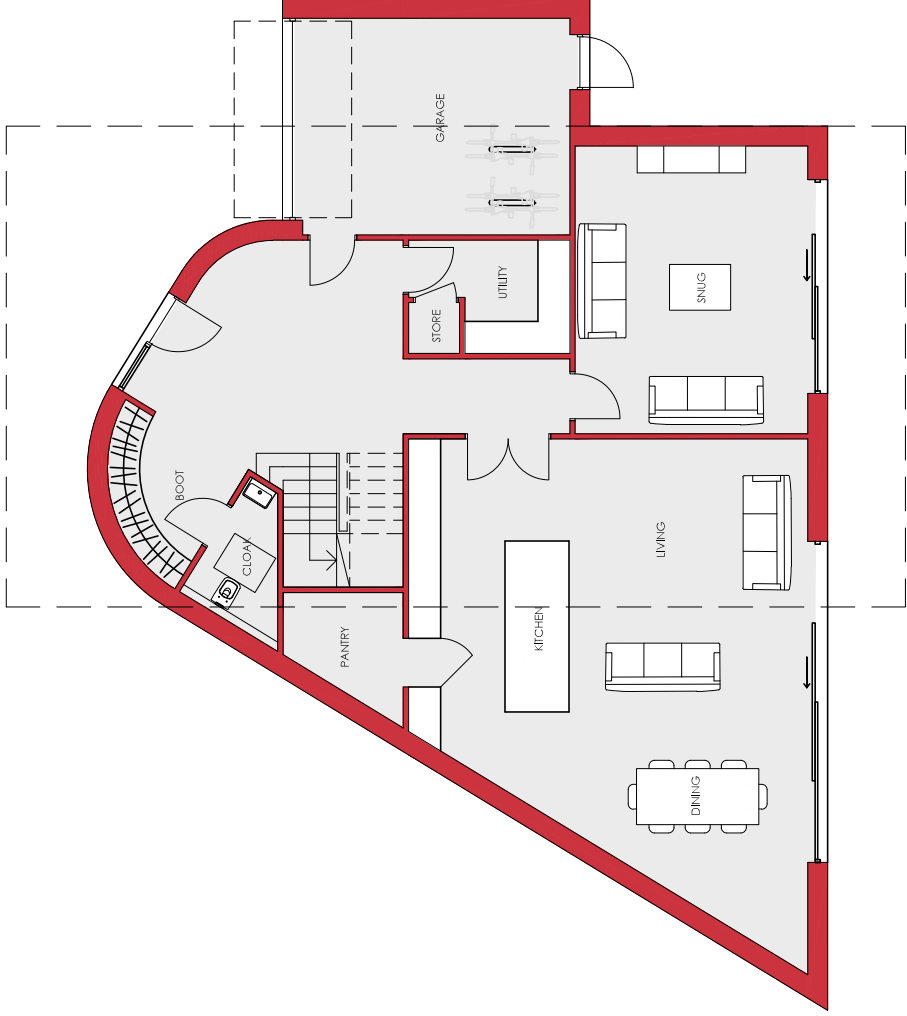
9942 / 101 - UNIT 1: GROUND FLOOR PLAN

4 Bedroom house @ 274.4 sqm / 2952 sqft

10m @ 1:100



No.	Revision.	Date	By
A	Clients comments	03.02.26	JA



GROUND FLOOR PLAN
SCALE 1:100 @ A3

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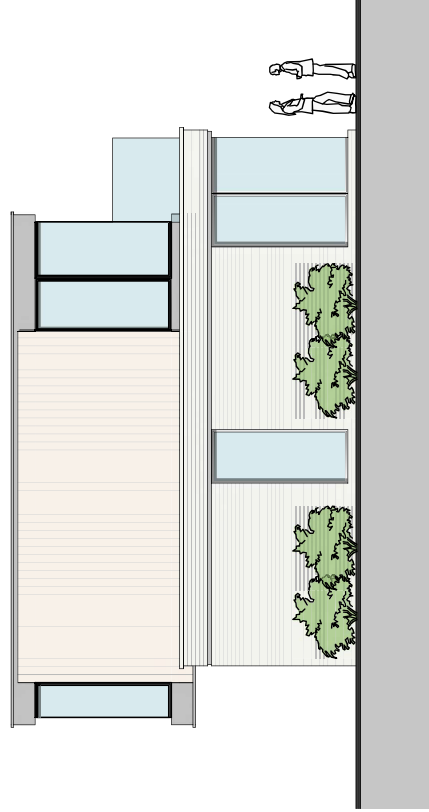
No.	Revision.	Date	By
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A	Clients comments	04.02.26	JA
B	Revised to match amended floor plan	05.02.26	JA

MATERIALS SCHEDULE:
 EXTERNAL WALLS: CLAY BRICK (FACED) / CLAY BRICK (COMMON)
 WINDOWS & DOORS: UPVC
 ROOF: FLAT ROOF
 Note: All materials to be confirmed by the consultant prior to construction. The above material finishes are for planning/consultation purposes only and confirmation should be given by the consultant prior to construction. All materials should also be non-combustible or A2 rated and agreed with the consultant.



NORTH WEST ELEVATION
 SCALE 1:100 @ A3



SOUTH WEST ELEVATION
 SCALE 1:100 @ A3

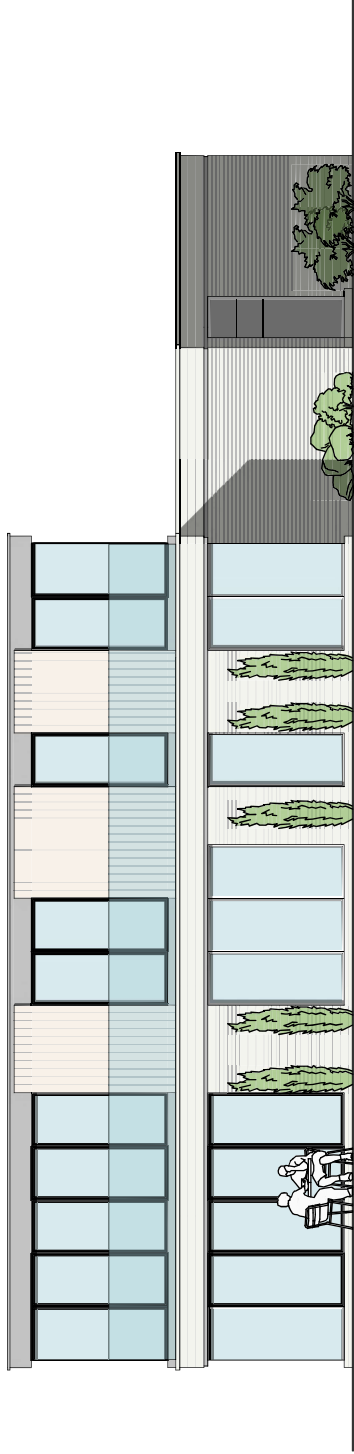
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10m @ 1:100



No.	Revision.	Date	By
A	Client's comments	04.02.26	JA
B	Revised to match amended floor plan	05.02.26	JA

MATERIALS SCHEDULE:
 EXTERNAL WALLS: BRICKWORK, DARK GREY SLATE
 WINDOWS & DOORS: DARK GREY FRAME
 FINE STONE
 Note: All materials to be confirmed by the consultant prior to construction. The above material finishes are for planning/indicative purposes only and confirmation should be obtained from the relevant authorities. All material finishes should be confirmed with the relevant authorities prior to construction.



SOUTH EAST ELEVATION
 SCALE 1:100 @ A3



NORTH EAST ELEVATION
 SCALE 1:100 @ A3



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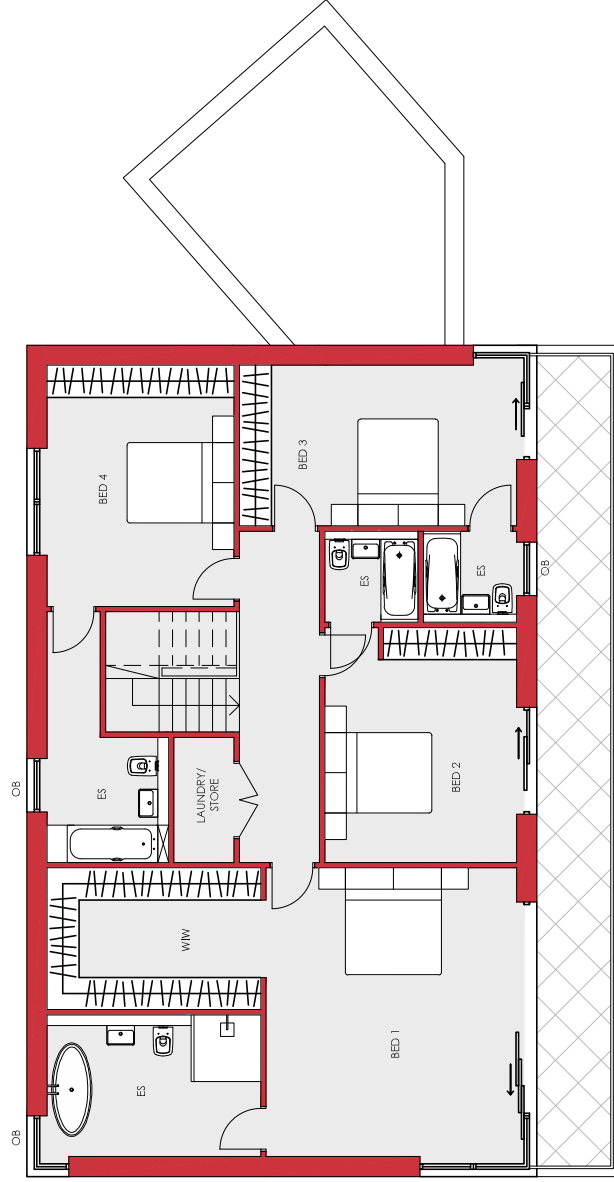
9942 / 106 - UNIT 2: FIRST FLOOR PLAN

4 Bedroom house @ 282.1 sqm / 3035 sqft

10m @ 1:100



No.	Revision.	Date	By
A	Cycle / garden store revised	05.02.26	JA



FIRST FLOOR PLAN
SCALE 1:100 @ A3

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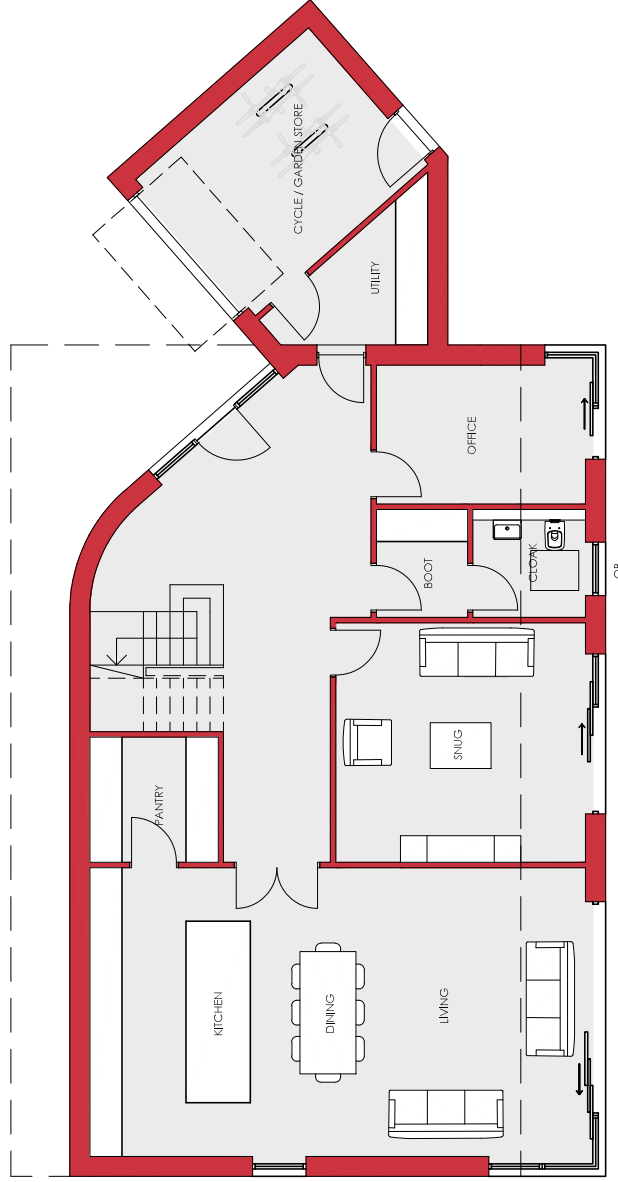
9942 / 105 - UNIT 2: GROUND FLOOR PLAN

4 Bedroom house @ 282.1 sqm / 3035 sqft

10m @ 1:100



No.	Revision.	Date	By
A	Cycle / garden store revised	05.02.26	JA



GROUND FLOOR PLAN
SCALE 1:100 @ A3

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**WESTERN PLANNING COMMITTEE 2nd APRIL
2026 / EASTERN PLANNING COMMITTEE 16th
APRIL 2026**



Report subject	Appeals Report
Meeting dates	2 nd April 2026 & 16 th April 2026
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 2024¹. 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 January 2023 –December 2024²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturned at appeal)
Total District Matters ⁴ (PS2)	196	4	2.0	3
Total County Matters ⁵ (SPS2)	0	0	0	0.6

Figure 1 Quality of major application decisions - taken from National Statistics Table P152 ([Live tables on planning application statistics - GOV.UK](#))

Assessment period January 2023-December 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)	4,615	86	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 - 2026	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
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
November	8	5	13	38%	1
December	5	6	11	54%	0
January	3	0	3	0%	0
February	3	2	5	40%	0
Total					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	9 Mountbatten Road, Poole
Proposal	to extend and alter the existing building and sever the plot to create two houses with associated parking.
Committee overturn	No
Main issues	Impact upon the character and appearance of the area, including Conservation Area.
Why allowed	Whilst subdivision would be obvious from street scene, existing garden already has degree of physical subdivision due to the large shed, boundary wall and gate. Existing boundary treatments line the amenity areas, making them largely imperceptible from wider areas – not undermining spacious character of the area. As a result, the Inspector concluded that the proposal would not result in harm to the character and appearance of the area and Cons area.

address	156 Barrack Road, Christchurch
Proposal	Variation of condition to remove / amend the condition requirements from grant of an internally illuminated advertisement;
Committee overturn	No
Main issues	Impact upon amenity and highway safety
Why allowed	The Inspector considered that the removal of the hours of operation part of condition 2 would result in adverse harm and did not allow this change. However, the Inspector found the illuminance restriction imposed to be unnecessarily restrictive, and found no justification to restrict this as such

	<p>on highway safety grounds, and imposed a less stringent requirement.</p> <p>The Inspector also considered the condition requirement to assess illumination post development to be unnecessary, on the basis that the council would be able to pursue this through their own enforcement powers.</p>
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address	Dorwin Court, 328 Poole Road & 68 Princess Road, Poole
Proposal	Alteration and upward extension of the buildings to create second and third floors of accommodation on each building to create 10 additional apartments in each block (20 in total).
Committee overturn	Yes
Main issues	<p>the character and appearance of the area</p> <p>the living conditions of neighbouring occupiers with particular regards to overshadowing</p>
Why allowed	<p>The Inspector considered that the extensions would ‘would reflect the architectural style of the lower floors including the distinctive fenestration and white render finish’, and concluded that there would be no harm to the “art-deco” style of the current buildings.</p> <p>The Inspector considered that buildings of similar scale to the proposed development currently exist on either side of the appeal site, and the development would sit below the roofline of these buildings. The Inspector also stated that ‘it is difficult to understand how the Council came to the view that the scale, mass, bulk and height of the appeal scheme would be excessive... insofar as they seek that development that “<i>reflects</i>”, “<i>is consistent</i>” and “<i>in keeping with</i>” neighbouring buildings.’</p> <p>In terms of living conditions, the Inspector noted that in built up areas a degree of encroachment into views and outlook is expected, and therefore a change in outlook is not necessarily harmful</p> <p>The Inspector stated that ‘it is difficult to see how there could be an unacceptable impact on neighbouring occupiers’ given that the proposal would not exceed the height of its neighbouring blocks, and would not encroach on the ‘45 degree’ from the neighbouring windows.</p> <p>The Inspector also agreed with the Case Officers assessment that ‘the orientation of Eaglehurst to the appeal buildings is such that increased overshadowing would be limited to the latter part of the day and would not be significant or unacceptable in planning terms’.</p> <p>The Inspector also agreed with the Officers interpretation of Policy PP12</p>

	regarding the accessibility of the building – in that it would not be necessary or reasonable to require compliance with M4(2) of the Building regulations – ‘accessible and adaptable dwellings’.
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List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to ‘costs⁶ 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 include⁷;
 - 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

Summary of legal implications

12. None in directly relation to the content of this report.
13. 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

14. 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.

⁶ [Claim planning appeal costs: Overview - GOV.UK](#)

⁷ [Appeals - GOV.UK](#)

Summary of sustainability impact

15. There are no sustainability issues arising from this report.

Summary of public health implications

16. There are no public health implications arising from this report. Summary of equality implications

Summary of risk assessment

17. 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.

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Development Management

Current Planning and Enforcement Appeals Schedule

note: appeals with no start date appear at bottom of report

Appeal number	Location	Proposal	Received from Appellant	Start Date	Method	Officer	Questionnaire due	Questionnaire sent	Neighbours due	Neighbours sent	Statement due	Statement sent
P/25/04782/HOU	160 Ringwood Road Christchurch BH23 5RQ	Formation of dropped kerb and new vehicle access	18 Feb 2026	12-Mar-26	WR	GSA	19-Mar-26	17-Mar-26	19-Mar-26			
P/25/04279/FUL	40 West Way Poole BH18 9LS	Sever land and erect a dwelling (self-build) with new vehicular access off West Way.	09 Mar 2026	12-Mar-26	WR	KHR	19-Mar-26	13-Mar-26	20-Apr-26	12-Mar-26	20-Apr-26	
P/25/04152/HOU	8 Sandy Lane Christchurch BH23 2NJ	Second storey side extension, raising roof height by 1.4m with addition of two dormers to the front and rear elevations.	03 Feb 2026	10-Mar-26	HH	JDE	17-Mar-26	16-Mar-26	17-Mar-26			
P/25/05097/HOU	96 Lake Drive Poole BH15 4LU	Proposed roof alterations, single storey and two storey rear/side extension and garden kitchen/storage outbuilding	05 Mar 2026	09-Mar-26	HH	SDY	16-Mar-26	16-Mar-26	16-Mar-26			
P-23023-040225	Land Adjacent 3 Lytton Road Bournemouth BH1 4SH	Erection of a one bedroom dwelling with associated cycle parking	06 Mar 2026	09-Mar-26	WR	CGO	16-Mar-26	16-Mar-26	16-Mar-26	16-Mar-26	15-Apr-26	
P/25/05068/HOU	50 Baring Road Bournemouth BH6 4DT	Erection of pole mounted weather station	03 Mar 2026	04-Mar-26	HH	GSA	11-Mar-26	11-Mar-26	11-Mar-26	05-Mar-26		
P/25/04213/FUL	57 Old Christchurch Road Bournemouth BH1 1EH	Change of use from Bank (Class E) to an Adult Gaming Centre (AGC) (Sui Generis)	24 Feb 2026	03-Mar-26	WR	CGO	10-Mar-26	10-Mar-26	10-Mar-26	03-Mar-26	07-Apr-26	
P/25/03322/HOU	6 Seacombe Road Poole BH13 7RJ	Proposed first floor level extension incorporating mezzanine level study area within dormer window; construction of 2no. columns supporting 1st floor level extension; construction of link bridge between proposed extension and garden; Changes to fenestration addition of rooflights to loft space; internal alterations	24 Feb 2026	25-Feb-26	HH	EWO	04-Mar-26	04-Mar-26	04-Mar-26			
P/25/04727/HOU	Le Beau Arrowsmith Road Poole BH21 3BE	Extension and alterations to change existing chalet bungalow into a house with annex positioned over triple garage. Installation of solar panels.	19 Feb 2026	25-Feb-26	HH	EWO	04-Mar-26	26-Feb-26	04-Mar-26	26-Feb-26		
P/25/02228/FUL	6 Horsa Close Bournemouth BH6 3AW	Plot subdivision and erection of detached dwelling with associated access and parking	20 Feb 2026	24-Feb-26	WR	EDE	03-Mar-26	27-Feb-26	03-Mar-26	27-Feb-26	31-Mar-26	
ENF/24/0056	Parley Court Golf Course Parley Green Lane Christchurch BH23 6BB	Alleged unauthorised ground works resulting in bunds	06 Jan 2026	24-Feb-26	WR	MPA	10-Mar-26	10-Mar-26	10-Mar-26	09-Mar-26	07-Apr-26	
P/25/01839/FUL	Tennis Courts Seafield Road Bournemouth BH6 3EX	Installation of LED flood lighting around to the existing tennis courts at Seafield Gardens. Number of lights: 10 floodlights. Mounting height: 6m poles.	03 Dec 2025	24-Feb-26	WR	MPA	03-Mar-26	25-Feb-26	03-Mar-26		31-Mar-26	
P/25/04005/OUT	35 Denmark Road Poole BH15 2DE	Outline Planning Permission with all matters reserved for the demolition of existing workshop / store and re-development of the site with 9 flats.	17 Feb 2026	23-Feb-26	WR	DGE	02-Mar-26	24-Feb-26	02-Mar-26	24-Feb-26	30-Mar-26	

**Inquiry or
Hearing
date**

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P/25/01189/FU L	36 Cromwell Road Poole BH12 2NS	Retrospective consent for removal of garage, erection of single storey store to front and erection of a self contained dwelling to rear	11 Feb 2026	16-Feb-26	WR	BAR	23-Feb-26	23-Feb-26	23-Feb-26		23-Mar-26	
P/25/03354/FU L	2c Flat 1a Beresford Road Bournemouth BH6 5AA	Retrospective: Change of Use from Class C3 (Residential) to Class E3 (Office Use).	06 Feb 2026	12-Feb-26	WR	MPA	19-Feb-26	19-Feb-26	19-Feb-26	13-Feb-26	19-Mar-26	
P/25/04177/FU L	100 Boscombe Grove Road Bournemouth BH1 4PG	Erection of single 2 storey dwelling house and outbuilding	03 Feb 2026	11-Feb-26	WR	LSI	18-Feb-26	18-Feb-26	18-Feb-26	12-Feb-26	18-Mar-26	
P/25/04055/HO U	16 Leeson Road Bournemouth BH7 7AY	Single storey rear extension, First floor side extension over rebuilt garage and play room.	21 Jan 2026	05-Feb-26	HH	JBO	12-Feb-26	11-Feb-26	12-Feb-26			
P/25/02861/FU L	37 Grand Avenue Bournemouth BH6 3SY	New Terrace at first floor together with doors to terrace.	02 Feb 2026	04-Feb-26	WR	LSI	11-Feb-26	12-Feb-26	11-Feb-26	05-Feb-26	11-Mar-26	26-Feb-26
P/25/04618/AD V	347-349 Holdenhurst Road Bournemouth BH8 8BS	Erection of an illuminated small format advertising display	29 Jan 2026	03-Feb-26	SF	MPA	10-Feb-26	06-Feb-26	10-Feb-26	06-Feb-26		
ENF/25/0538	29 Links Road Poole BH14 9QS	Refused retrospective application for 2m high fence following ENF/25/00023.	15 Dec 2025	03-Feb-26	WR	ASU	17-Feb-26	12-Feb-26	17-Feb-26	25-Feb-26	17-Mar-26	12-Feb-26
P/25/03304/FU L	19 Hogue Avenue Bournemouth BH10 6DA	Demolition of a single storey extension to the side of existing house, severance of the existing plot and the erection of a pair of semi-detached houses with vehicular accesses and car parking	22 Jan 2026	27-Jan-26	WR	PWA	03-Feb-26	28-Jan-26	03-Feb-26	27-Jan-26	03-Mar-26	25-Feb-26
P/25/02979/FU L	59 and 61 Creekmoor Lane Poole BH17 7BW	Erect two dwellings at the rear of 59 and 61 Creekmoor Lane.	23 Jan 2026	27-Jan-26	WR	DGE	03-Feb-26	30-Jan-26	03-Feb-26	30-Jan-26	03-Mar-26	23-Feb-26
67 P/25/03015/LB	Stourview House Throop Road Bournemouth BH8 0DH	Retrospective: Listed Building Consent for the retention of a replacement composite door located on the secondary (side) elevation. Existing unauthorised.	20 Jan 2026	27-Jan-26	WR	KKU	03-Feb-26	02-Feb-26	03-Feb-26		03-Mar-26	02-Mar-26
P/25/03296/FU L	Marina Court 34 Banks Road Poole BH13 7QE	Demolish garage to create a vehicular access and erect a detached bungalow	13 Jan 2026	20-Jan-26	WR	DGE	27-Jan-26	26-Jan-26	27-Jan-26	21-Jan-26	24-Feb-26	20-Feb-26
P/25/03851/FU L	2 Wallace Road Poole BH18 8NG	Demolition of existing dwelling, garage and the erection of a block of 6 flats with on site car parking	15 Jan 2026	20-Jan-26	WR	CGD	27-Jan-26	21-Jan-26	27-Jan-26	20-Jan-26	24-Feb-26	
P/25/01436/FU L	87 Ringwood Road Poole BH14 0RH	Alterations and change of use of part of first and second floors into 6 bedroom HMO for a maximum of 6 people ancillary to the primary use of the premises as a mixed Automotive Restoration workshop (Sui Generis) and car storage (B8) use (part retrospective).	19 Jan 2026	20-Jan-26	WR	CGD	27-Jan-26	27-Jan-26	27-Jan-26	27-Jan-26	24-Feb-26	26-Feb-26
ENF/25/0115	50 Ashford Road Bournemouth BH6 5QD		27 Nov 2025	15-Jan-26	WR	EDA	29-Jan-26	28-Jan-26	26-Feb-26	28-Jan-26	26-Feb-26	
P/25/02992/FU L	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, sever land and erect a detached bungalow with associated vehicular parking	07 Jan 2026	12-Jan-26	WR	CGD	19-Jan-26	19-Jan-26	19-Jan-26	13-Jan-26	16-Feb-26	10-Feb-26

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P/25/04269/FU L	Land rear of 335 Ringwood Road Poole BH12 3JN	Demolish detached garage, erection a detached 1-bedroom bungalow and formation of new parking area with 2no. spaces to no. 335 Ringwood Road and 1no. space for the proposed dwelling	07 Jan 2026	12-Jan-26	WR	CGD	19-Jan-26	19-Jan-26	19-Jan-26	13-Jan-26	16-Feb-26	12-Feb-26
APP/23/00822/ F	Canford Recycling Centre Arena Way Poole BH21 3BW	Demolition and Removal of existing structures and the erection of a Carbon Capture Retrofit Ready Energy from Waste Combined Heat and Power Facility with associated Combined Heat and Power Connection, Distribution Network Connection and Temporary Construction Compounds and associated buildings and ancillary car parking.	20 Nov 2025	08-Jan-26	IN	SMN	15-Jan-26	15-Jan-26	15-Jan-26	12-Jan-26	12-Feb-26	12-Feb-26
P/25/03870/FU L	Pavement o/s 15 Holdenhurst Road Bournemouth BH8 8EH	The installation of 1no. BT Street Hub	17 Dec 2025	07-Jan-26	WR	MPA	14-Jan-26	08-Jan-26	14-Jan-26		11-Feb-26	
P/25/03874/FU L	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	The installation of 1no. BT Street Hub and removal of associated BT payphones.	17 Dec 2025	07-Jan-26	WR	MPA	14-Jan-26	08-Jan-26	14-Jan-26		11-Feb-26	
P/25/03869/AD V	First Floor Flat 15 Holdenhurst Road Bournemouth BH8 8EH	Advertisement consent for the installation of 1no. BT Street Hub	17 Dec 2025	07-Jan-26	SF	MPA	14-Jan-26	13-Jan-26	14-Jan-26	08-Jan-26		13-Jan-26
P/25/03873/AD V	Pavement o/s 405-409 Wimborne Road Bournemouth BH9 2AJ	Advertisement consent for the installation of 1no. BT Street Hub and removal of associated BT payphones.	17 Dec 2025	07-Jan-26	SF	MPA	14-Jan-26	13-Jan-26	14-Jan-26	08-Jan-26		13-Jan-26
P/25/02241/FU L	10 Sopers Lane Poole BH17 7ES	To sever land and erect 2no. detached chalet bungalows with vehicular access shared with no. 10 Sopers Lane.	19 Dec 2025	22-Dec-25	WR	BAR	31-Dec-25	22-Dec-25	29-Jan-26	22-Dec-25	29-Jan-26	03-Jan-26
P/25/00686/FU L	Garages rear of 12 Osborne Road Bournemouth BH9 2JL	Demolition of two garages and erection of a dwellinghouse	05 Dec 2025	17-Dec-25	WR	CGO	24-Dec-25	22-Dec-25	24-Dec-25	22-Dec-25	21-Jan-26	
P/25/01995/HO U	34 Sopers Lane Poole BH17 7ES	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining wall.	05 Dec 2025	15-Dec-25	WR	CAB	22-Dec-25	18-Dec-25	22-Dec-25	16-Dec-25	22-Jan-26	18-Dec-25
APP/24/01375/ F	Sandbanks Beach Cafe/Restaurant & Kiosk, Banks Road, Poole, BH13 7QQ	Variation of condition 2 & 5 of planning permission APP/22/00740/F as described in that description to amend the plans under condition 2 to reflect the fixed seating layout and amend the wording of condition 5 to removing reference to the removal of tables and chairs each day to allow these to be fixed and retained in situ.	10 Dec 2025	15-Dec-25	WR	EWO	22-Dec-25	22-Dec-25	22-Dec-25		22-Jan-26	20-Jan-26
APP/24/01374/ F	Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP	Variation of condition 2 & 5 of planning permission APP/22/00538/F as described in that description to amend the plans under condition 2 to reflect the fixed seating layout and amend the wording of condition 5 to removing reference to the removal of tables and chairs each day to allow these to be fixed and retained in situ.	10 Dec 2025	15-Dec-25	WR	EWO	22-Dec-25	22-Dec-25	22-Dec-25		22-Jan-26	20-Jan-26
P/25/03356/FU L	4 Sopers Lane Poole BH17 7ES	Demolish garage, outbuilding and sunroom to rear of dwelling at no. 4 Sopers Lane, carry out internal alterations to the existing dwelling to reduce the number of habitable rooms, sever land and erect a pair of semi-detached bungalows with on site car parking on frontage of property	10 Dec 2025	15-Dec-25	WR	BAR	22-Dec-25	22-Dec-25	22-Dec-25	16-Dec-25	22-Jan-26	05-Jan-26
P/25/00729/FU L	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	08 Dec 2025	11-Dec-25	WR	ADL	18-Dec-25	17-Dec-25	18-Dec-25	17-Dec-25	27-Jan-26	24-Jan-26

02-Jun-26
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P/25/00728/FU L	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated parking and access	08 Dec 2025	10-Dec-25	WR	ADL	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	27-Jan-26	23-Jan-26
P/25/00734/FU L	The Lodge 2A Burton Road Poole BH13 6DU	Replacement dwelling with associated access and parking	08 Dec 2025	10-Dec-25	WR	ADL	17-Dec-25	17-Dec-25	17-Dec-25	17-Dec-25	27-Jan-26	24-Jan-26
P/25/00576/FU L	383 Wimborne Road Poole BH15 3ED	New single storey dwelling on land to rear of 383 Wimborne Road	08 Dec 2025	09-Dec-25	WR	CGD	16-Dec-25	11-Dec-25	16-Dec-25	11-Dec-25	16-Jan-26	13-Jan-26
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	30 Oct 2025	04-Dec-25	WR	EDA	18-Dec-25	10-Dec-25	18-Dec-25	10-Dec-25	15-Jan-26	12-Dec-25
P/25/03124/FU L	1 Alumhurst Road Bournemouth BH4 8EL	Erection of new metal frame retractable roof pergola to rear courtyard garden.	27 Nov 2025	02-Dec-25	WR	SDY	09-Dec-25	08-Dec-25	09-Dec-25		09-Jan-26	05-Jan-26
P/25/00561/FU L	7 Knole Gardens Bournemouth BH1 3QY	Proposed new build dwelling with associated access and parking.	25 Nov 2025	27-Nov-25	WR	CGO	04-Dec-25	03-Dec-25	04-Dec-25	27-Nov-25	06-Jan-26	06-Jan-26
APP/25/00101/ F	Land Adjacent 270 - 272 Ashley Road, Poole, BH14 9BZ.	Variation of condition 2 of planning permission APP/21/00430/F as described in that description of development to omit the side entrance as indicated on drawing 1439/04	10 Nov 2025	10-Nov-25	WR	ARO	17-Nov-25	13-Nov-25	17-Nov-25		15-Dec-25	12-Dec-25
P/25/00095/FU L	243 Ashley Road Poole BH14 9DU	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.	24 Oct 2025	10-Nov-25	WR	CGD	17-Nov-25	10-Nov-25	17-Nov-25		15-Dec-25	12-Dec-25
P/25/01946/HO U	25 Meadow View Road Bournemouth BH11 9RD	Removal of garage and store, side and rear extensions to include formation of lower ground floor level, roof lights and Juliet balcony	30 Oct 2025	07-Nov-25	HH	EBR	14-Nov-25	14-Nov-25	14-Nov-25			14-Nov-25
7-2025-26319- D	1 Tasso Riverbank 40 1 Wick Lane Bournemouth BH6 4JX	T1 -Monterey Pine - Fell to ground level	21 May 2025	28-Sep-25	HR	COR	11-Sep-25	08-Sep-25	11-Sep-25	03-Sep-25	09-Oct-25	08-Sep-25
C/2023/1437	Throop Mill Throop Road Bournemouth BH8 0DL	1. Means of enclosure; 2. Repairs to listed Building 3. The siting of a portable building See case ref. 2021/0668	30 Jul 2025	20-Aug-25	WR	KFA	01-Aug-25	21-Aug-25	03-Sep-25	03-Sep-25	01-Oct-25	29-Sep-25
ENF/25/0107	7 Leven Avenue Bournemouth BH4 9LH	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.	17 Jul 2025	21-Jul-25	WR	ASU	04-Aug-25	29-Jul-25	04-Aug-25	04-Aug-25	01-Sep-25	05-Sep-25
P/25/00033/HO U	28 Ricardo Crescent Christchurch BH23 4BX	Rear & side extension and new roof incorporating loft conversion.	11 Jul 2025	16-Jul-25	HH	MMU	23-Jul-25	17-Jul-25	23-Jul-25	18-Jul-25		17-Jul-25

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P/25/00867/CLP	8B Partridge Walk Poole BH14 8HL	Certificate of lawfulness 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.	26 Jun 2025	14-Jul-25	WR	EWO	28-Jul-25	15-Jul-25	28-Jul-25		26-Aug-25	15-Aug-25
C/2024/2025	3 Ashford Road Bournemouth BH6 5QB	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.	27 Jun 2025	07-Jul-25	WR	EDA	21-Jul-25	07-Jul-25	21-Jul-25	29-Jul-25	18-Aug-25	31-Jul-25
7-2024-9354-F	1346 Christchurch Road Bournemouth BH7 6ED	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	23 Jun 2025	01-Jul-25	WR	RSK	15-Jul-25	08-Jul-25	15-Jul-25		12-Aug-25	11-Aug-25
7-2024-6653-U	22A Ken Road Bournemouth BH6 3EU	T1 Sycamore . Fell to ground level and carry out replacement planting with a 3M high container grown tree of a species to be agreed with the council.	13 Jun 2025	13-Jun-25	TRF	PCL	27-Jun-25	23-Jun-25				23-Jun-25
ENF/25/0012	Theme Park Merritown Lane Christchurch BH23 6BA	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.	03 Apr 2025	30-Apr-25	WR	MPA	14-May-25	06-May-25	14-May-25	06-May-25	11-Jun-25	09-Jun-25
7-23/0675/CLE	The Barn 41A Burley Road Christchurch BH23 7AJ	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	14 Mar 2025	10-Apr-25	WR	MMU	29-Apr-25	15-Apr-25			28-May-25	23-May-25
7-2024-23085-1	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	03 Feb 2025	07-Mar-25	WR	NMC	14-Mar-25	12-Mar-25	14-Mar-25		11-Apr-25	12-Mar-25
C/2022/1023	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	Without planning permission, the erection of raised platforms to the rear of the dwelling.	11 Feb 2025	07-Mar-25	WR		14-Mar-25	18-Mar-25	14-Mar-25	14-Mar-25	11-Apr-25	26-Mar-25
C/2024/1952	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	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.	06 Mar 2025	06-Mar-25	WR	LFI	13-Mar-25	13-Mar-25	13-Mar-25	13-Mar-25	17-Apr-25	02-Apr-25
S78/2024/7593	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	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	23 Dec 2024	16-Dec-24	WR	CTR	23-Dec-24	23-Dec-24			20-Jan-25	15-Jan-25
APP/23/01397/P	6 Pinewood Road, Poole, BH13 6JS	Outline application to demolish existing bungalow and garage. Construct 3 houses.	16 Apr 2024	21-May-24	WR	SKN	21-May-24	21-May-24			18-Jun-24	21-May-25
TP/23/00360/X	23 Widworthy Drive, Broadstone, BH18 9BD	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear garden within 5m of tree.	13 Feb 2024	13-Feb-24	TRF	SBO	05-Mar-24	05-Mar-24			05-Mar-24	05-Mar-24
ENF/23/0222	The Boathouse 9 Quay Road Christchurch BH23 1BU	Unauthorised marquees	24 Jan 2024	31-Jan-24	WR	MPA	15-Feb-24	08-Feb-24	15-Feb-24	08-Feb-24	14-Mar-24	11-Mar-24

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TP/24/00278/X	21A Bury Road Poole BH13 7DE		28 Jul 2025		TRF	SBO												
P/25/04671/AD V	Falkland Square High Street Poole BH15 1ER		20 Feb 2026		WR	EBR												
P/25/04670/FU L	Falkland Square, Poole, BH15 1ER		20 Feb 2026		WR	AFI												
P/25/04202/FU L	1A Fancy Road Poole BH12 4QZ	Demolition of a garage and several outbuildings, and the development of 1 dwelling with associated bin and bike store.	04 Mar 2026		WR	SDY												
P/25/04045/CO NDR	Southbourne Crossroads Car Park Southbourne Coast Road Bournemouth BH6 3NH	Variation of Conditions 1 & 8 of Planning Permission 7-2025-28119-C (Minor material amendment application to vary condition no .2 for internal and external alterations to Blocks A-D, erection of a new cycle store for Block A and re wording of conditions 4,5,7,8 and 9 (Application ref. 7-2021-28119, original description - Erection of 4 blocks (total of 27 flats) with bin and cycle stores and formation of vehicular access and associated undercroft car parking).) to allow for changes to Block D to form a privacy wall and roof terrace (part retrospective).	05 Mar 2026		WR	PKU	18-Mar-26	12-Mar-26	17-Apr-26	12-Mar-26	17-Apr-26							
ENF/25/0373	336 Wallisdown Road Bournemouth BH11 8PP	Refused app P/25/01017/HOU - Rear extension, hip to gable front extension, 2 side dormer, double dormer on east roof, 5 roof lights and juliet balcony.	08 Mar 2026			SWH												
P/25/05137/HO U	53 Portland Road Bournemouth BH9 1NE		09 Mar 2026			JBO												
P/25/04672/FU L 75	55 Highfield Road Bournemouth BH9 2SE		10 Mar 2026		WR	DHE												
P/25/00289/FU L	Travelodge West Hill Road Bournemouth BH2 5EG		16 Mar 2026		WR	EWO												

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