

# Notice of Western BCP Planning Committee

Date: Thursday, 22 May 2025 at 10.00 am

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



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## Membership:

### Chair:

To be elected

### Vice Chair:

To be elected

Cllr C Adams  
Cllr J Challinor  
Cllr A Chapmanlaw  
Cllr J Clements

Cllr M Dower  
Cllr B Hitchcock  
Cllr M Le Poidevin  
Cllr G Martin

Cllr S McCormack  
Cllr K Salmon  
Cllr P Sidaway

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All Members of the Western 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=6136>

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](mailto:democratic.services@bcpCouncil.gov.uk)

Press enquiries should be directed to the Press Office: Tel: 01202 118686 or email [press.office@bcpCouncil.gov.uk](mailto:press.office@bcpCouncil.gov.uk)

This notice and all the papers mentioned within it are available at [democracy.bcpCouncil.gov.uk](https://democracy.bcpCouncil.gov.uk)

GRAHAM FARRANT  
CHIEF EXECUTIVE

14 May 2025

**DEBATE  
NOT HATE**



Available online and  
on the Mod.gov app



## Maintaining and promoting high standards of conduct

### Declaring interests at meetings

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

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



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

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

#### Bias Test

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

#### Predetermination Test

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

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

For more information or advice please contact the Monitoring Officer  
([janie.berry@bcpcouncil.gov.uk](mailto:janie.berry@bcpcouncil.gov.uk))

### Selflessness

Councillors should act solely in terms of the public interest

### Integrity

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

### Objectivity

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

### Accountability

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

### Openness

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

### Honesty & Integrity

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

### Leadership

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

# AGENDA

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

## 1. **Apologies**

To receive any apologies for absence from Members.

## 2. **Substitute Members**

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

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

## 3. **Election of Chair**

To elect a Chair of the Western BCP Planning Committee for the Municipal Year 2025/26.

## 4. **Election of Vice Chair**

To elect a Vice Chair of the Western BCP Planning Committee for the Municipal Year 2025/26.

## 5. **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.

## 6. **Confirmation of Minutes**

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To confirm and sign as a correct record the minutes of the meeting held on 3 April 2025.

## 7. **Public Issues**

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

The deadline for the submission of requests to speak is 10.00am on Wednesday 21 May [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:

### **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.

## **8. 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.bcpccouncil.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.bcpccouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

a) **106 Panorama Road, Poole BH13 7RG**

Canford Cliffs ward

APP/24/00640/F

Demolition of existing property and erection of a replacement property.  
Improvement works to the sea wall.

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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**  
**WESTERN BCP PLANNING COMMITTEE**

Minutes of the Meeting held on 03 April 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Cllr J Clements – Vice-Chairman

Present: Cllr C Adams, Cllr J Challinor, Cllr B Hitchcock, Cllr K Salmon,  
Cllr P Sidaway, Cllr P Canavan (In place of Cllr M Dower),  
Cllr G Farquhar (In place of Cllr G Martin) and Cllr T Trent (In place of  
Cllr A Chapmanlaw)

Also in  
attendance:

89. Apologies

Apologies were received from Cllrs A Chapmanlaw, M Dower and G Martin.

90. Substitute Members

Cllr P Canavan substituting for Cllr M Dower  
Cllr George Farquhar substituting for Cllr G Martin  
Cllr T Trent substituting for Cllr A Chapmanlaw

91. Declarations of Interests

There were none on this occasion

92. Confirmation of Minutes

The minutes of the meeting held on 6 March were approved as a correct record.

93. Public Issues

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

94. Schedule of Planning Applications

The Committee considered a planning application report, copies of which had been circulated and which appear as Appendix A to these minutes in the Minute Book. There were no amendments published in addition to the main agenda on this occasion.

95. 31 Springfield Crescent, Poole, BH14 0LL

Parkstone Ward

APP/25/00041/F

Demolition of existing conservatory. Removal of existing roof. Addition of new first floor with pitched roof. Re-modelling of existing building to include fenestration and internal changes.

Public Representations

**Objectors:**

- David Alderson
- James Cain

**Applicant:**

- Ian Forster

**Ward Councillors:**

- Cllr Emily Harman

Resolved to REFUSE planning permission contrary to the recommendation to grant as set out in the officer's report and for the following reasons:

1) The proposed scheme would fail to respect and relate to the existing building and local patterns of development, and would not preserve or enhance the character and appearance of the street scene of Springfield Crescent and Dansie Close by virtue of its overall design and appearance, and as such it would fail to comply with the provisions of Policy PP27 of the Poole Local Plan.

2) The proposed scheme would have a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties by means of overbearing and due to the height differential and proximity to the neighbouring property, and therefore would be contrary to the provisions of Policy PP27 of the Poole Local Plan.

Voting: For 8, Against 0, Abstain 2

The meeting ended at 10.45 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](mailto: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](mailto: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](mailto:democratic.services@bcpcouncil.gov.uk)
  - c) when submitted by a member of the public (as opposed to a councillor of BCP Council), will be treated as amounting to **two and a half minutes** of the total time allotted for speaking notwithstanding how long it does in fact take to read out;
  - d) must not normally be modified once the deadline time and date for receipt of the statement by Democratic Services has passed unless such modification is requested by an officer from Democratic Services; and
  - e) will normally be read out aloud by an officer from Democratic Services having regard to the order of presentation identified in this protocol.
- 14.2 A person who has been given the right to speak and who has submitted a statement in accordance with this protocol may at any time withdraw that statement prior to it being read out by giving notice to Democratic Services. Where such withdrawal occurs after the deadline date for registering a request to speak has passed, then a further opportunity for a statement to be submitted will not be made available. If the statement that has been withdrawn was submitted as an alternative to speaking, then if the person

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

## **15. Assessment of information / documentation / statement**

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

## **16. Guidance on what amounts to a material planning consideration**

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

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

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



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

[https://www.planningportal.co.uk/faqs/faq/4/what\\_are\\_material\\_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing](https://www.planningportal.co.uk/faqs/faq/4/what_are_material_considerations#:~:text=A%20material%20consideration%20is%20a,Loss%20of%20light%20or%20overshadowing)

## **Note**

For the purpose of this protocol:

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

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23





# Planning Committee

Application Address	106 Panorama Road, Poole, BH13 7RG
Proposal	Demolition of existing property and erection of a replacement property. Improvement works to the sea wall.
Application Number	APP/24/00640/F
Applicant	Mr Glanfield
Agent	
Ward and Ward Member(s)	Cllr John Challinor Cllr Gavin Wright  Canford Cliffs
Report Status	Public
Meeting Date	22 May 2025
<b>Summary of Recommendation</b>	<b>Refusal for the reason(s) set out below</b>
Reason for Referral to Planning Committee	More than 20 representations were received in support of the application.
Case Officer	Babatunde Aregbesola
Is the proposal EIA Development?	No

## Description of Proposal

1. The proposal is seeking planning permission to erect a replacement dwelling following the demolition of existing house and incorporating improvement works to the sea wall.
2. The proposed replacement building will be a two-storey detached dwelling (plus basement level) of a contemporary design with a green roof. The other element of the scheme is the enhancement of the sea wall which includes an enhancement of the water frontage

## Description of Site and Surroundings

3. The application site is comprised of a detached dwellinghouse located towards the west side of Panorama Road. The plot is dominated by the extensive tree cover which are protected by virtue of the Conservation Area designation. The site also includes a pair of garages located near to the Panorama Road frontage, and a boat house. The site is broadly triangular and bounded on the west by a sea wall. The wider area of the Sandbanks Conservation Area is characterised by large plots, predominantly occupied by detached dwellings. Trees and vegetation are an important characteristic of the area. The site is also covered by Tree Preservation Orders (TPOs).

4. The application site measures circa 6406.00 sqm and is located at the northwest corner of the Sandbanks spit, overlooking the main channel to Poole and Brownsea Island. It is broadly triangular and bounded on the west by a sea wall. The existing dwelling on site is a four-bedroom house constructed circa 1900 as staff accommodation for North Haven House to the south.
5. The property is identified within the Sandbanks conservation area appraisal as a positive contributor. Due to its harbour frontage the site is currently prominent in views of Sandbanks from the water and from Brownsea Island. Most of the site lies within flood zone 1 (low risk of flooding), with only the waterfront perimeter potentially straddling flood zones 2 and 3.
6. The immediate context comprises of large modern houses facing the harbour and accessed from rear driveways off Panorama Road.

### **Relevant Planning History:**

7. APP/23/01333/F: Demolition of existing property and erection of a replacement property. Improvement works to the sea wall. Refused for the following reasons:
  1. The total loss of the non-designated heritage asset causing significant harm to the Sandbanks Conservation Area. Consequently, losing a positive building within the Sandbanks CA to a single dwelling of an unsympathetic design is not considered a heritage or public benefit which could outweigh the harm to the significance of the Conservation Area. The proposal, therefore, is not deemed compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paras. 205, 206, 208, the NPPF, and Policies PP27 and PP30 of the adopted Poole Local Plan (2018).
  2. Given the insufficient information provided in terms of the potential impacts that would occur to the protected trees within the site, it is considered that the development proposed would be contrary to core planning principle (section 12) of the National Planning Policy Framework which seeks to secure well-designed places and that are sympathetic to local character and history, including the surrounding built environment and landscape setting. As such, the applicant has failed to demonstrate that the development can be delivered without causing detrimental harm to the protected trees within the site. Accordingly, the proposal would be contrary to criteria (1)(b) of policy PP27 of the adopted Poole Local Plan 2018.

### **Constraints**

- The application site falls within Sandbanks conservation area.
- The site is also covered by Tree Preservation Orders (TPOs).
- The site is adjacent to flood zones 2 and 3 area.

### **Public Sector Equalities Duty**

8. 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**

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

## **Consultations**

### ***Natural England –***

*Natural England have No Objection to the proposal.*

### ***BCP Highways Authority –***

*The proposal will have no adverse impact on highway safety. The Highway Authority supports the proposal, subject to the following conditions: HW100 – Parking/Turning / HW240 - EVC points "residential unit"*

### ***Arboricultural Officer –***

*It has not been confirmed if a crane will or will not be required and if required where it will sit.*

*If a crane is not to be used it needs to be demonstrated at all elements of the house build can fit down the driveway or confirmed that they will be barged in – is all material for the house and development to be barged in and out? Is the driveway access to be used at all?*

*There is still no information regarding timings of the different elements of the development – seawall works, demolition, construction – this phasing work is needed to confirm access to the site for different elements is possible. ie once the basement is dug and the house build has started there is no access to the rear of the site or anything other than pedestrians due to tree protection, so it must be stated what order the works are to be undertaken and how that will work.*

*I note that a site for the crane has been identified (if required), and that there is a sweep analysis for a tele handler, but the other parts have not been answered. It is important that this information is provided upfront as access through the site will be very restricted once the house development has started. Further information regarding timings and material access is still required.*

*Recommendations: Further comments can be made following the submission of new information.*

### **Environment Agency -**

*We note the submitted Flood Risk Assessment (FRA) prepared by Calcinetto, Revision 1.0 dated 18th July 2024 and additional specialist engineering drawings (drawing numbers: 114829- CAL-XX-ZZ-D-S-0100 P01, 114829-CAL-XX-00-D-S-0105 P02, 114829-CAL-XX-00-D-S-0103 P02, 114829-CAL-XX-00-D-S-0101 P04, 13146-002 P4).*

*With regards the FRA, as we have previously stated, the proposed design information meets our current advice for new dwellings for this area, and on this basis we do not object on flood risk grounds, subject to the detailed designs set out within it being secured by way of a suitable planning condition (below, or similar). technical engineering detailed of the basement tanking designs must be approved by the relevant Building Control or other technical engineering specialist.*

### **BCP Biodiversity Officer –**

*This application is not valid as the biodiversity metric that has been supplied is version 4 not the Statutory Biodiversity Metric, and the habitats proposed to be created cannot be created as the site as this will be a private garden, these habitats are not allowable. Only permitted habitats for a private garden are unvegetated garden or vegetated garden. The proposal therefore does not show 10% BNG.*

*The recommendations by Charlotte Smith, Natural England to be secured by condition. Additional conditions were also requested.*

### **Poole Harbour Commissioners –**

*Poole Harbour Commissioners will require the applicant to apply for Harbour Works Licensing for those elements of work that fall below the line of High Water. The applicant is advised to contact PHC to commence Harbour Works Licensing at the earliest opportunity.*

### **Environmental Health Officer -**

*The above development site is adjacent to a small, old gravel pit. No objection to the application subject to conditions.*

### **Conservation officer –**

*Objection. The proposed scheme is not supported from a conservation point of view because it would result in the complete loss of the period building at 106 Panorama Road that is an NDHA and consequently, in harm to the significance of the Sandbanks CA at the higher end of the 'less than substantial harm' scale.*

*The loss of the NDHA and the resulting harm to the significance of the CA are deemed unjustified considering alternative options involving the retention of the cottage could have been explored. Moreover, while the proposed works to the sea wall would be a positive step, it is unclear why these works have been tied to and used to justify the proposed demolition of the existing building when they could be carried out independently.*

*Losing a positive building within the Sandbanks CA to a single dwelling of an inappropriate design is not considered a heritage or public benefit which could outweigh the harm to the significance of the CA.*

*Hence, the proposal is not deemed compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paras. 205, 206, 208, and 212 of the NPPF, Policy PP30 – Heritage assets*

of the adopted Poole Local Plan (2018), the Sandbanks CACAMP (Part 5) and the emerging Sandbanks Peninsula Neighbourhood Plan, which supports the preservation and enhancement of “*buildings of local interest or architectural significance for their built heritage and social history.*”

## **Representations**

15. Site notice was posted outside the site on 29th June 2024 with an expiry date for consultation of 24th July 2024. 38 representations were received in support of the application on the following grounds:

- The design is sympathetic to the location and the environment. It will be a clear enhancement to the locality.
- The modern sleek appearance is entirely in keeping with houses in the surrounding area and is totally suitable for the conservation area.
- The low-level living roof, which sits well below the very important tree line of Sandbanks, and the abundant greenery proposed for this house will enhance the appearance of the site when viewed from the harbour.
- In addition, the rebuilding of the sea wall has been given much thought and will provide a much more attractive sea defence than the current unsightly crumbling wall.

### **3. Key Issue(s)**

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

- Impact on character and appearance of the conservation area
- Impact on neighbouring amenity
- Highway impact
- Biodiversity Impact
- Flood risk
- Sustainability

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

## **Policy context**

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

### Poole Local Plan

PP01 Presumption in favour of sustainable development

PP02 Amount and Broad Location of Development Policy

PP27 Design

PP30 Heritage Assets Policy

PP31: Poole's coast and countryside

PP32 Poole's Nationally, European and Internationally Important Sites

PP33 Biodiversity and Geodiversity

PP34 Transport strategy

PP35 A Safe, Connected and Accessible Transport Network

PP37 Building Sustainable Homes and Businesses Policy

PP38: Managing flood risk.

PP39 Delivering Poole's Infrastructure

### Supplementary Planning Documents:

BCP Parking Standards SPD (adopted January 2021)

The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)

Nitrogen Reduction in Poole Harbour SPD

## Planning Assessment

### Impact on Character and Appearance of the Area/Conservation Area

19. The existing cottage within the application site is identified as a building making a positive contribution to the character and appearance of the Sandbanks Conservation Area (CA) in the Sandbanks Conservation Area Character Appraisal and Management Plan (CACAMP). It has also been nominated for inclusion into the updated BCP Council Local Heritage List and has been assessed as meeting the criteria to be added to the List. Hence, the building can be considered a non-designated heritage asset (NDHA). It is noted that the submitted Heritage statement (HS) concurs with this assessment. Sandbanks CA is characterised by exceptional landscape qualities thanks to its coastal setting and by elegant Edwardian houses located within generous sylvan plots.
20. The proposal seeks the demolition of the existing property and erection of a replacement property including improvement works to the sea wall. The proposed replacement building would be a two-storey detached dwelling (plus basement level) of a contemporary design with a green roof.
21. It should be noted that the property at 106 Panorama Road has been recognised in the Sandbanks Conservation Area Character Appraisal and Management Plan (CACAMP) as a positive building contributing to the character and appearance of the CA thanks to its well-preserved Arts and Crafts-influenced design and its association with the North Haven Point Estate which was owned by Frederick and Emmeline Toms, a member of the internationally known shipping and trading Bowring family<sup>1</sup>. As per paras. 19 and 25 of the Historic England Advice Note 7 – *Local Heritage Listing: Identifying and Conserving Local Heritage*, unlisted buildings that make a 'positive contribution' to the character and appearance of a CA and buildings included in local heritage lists are considered NDHAs. Hence, although the bungalow at 106 Panorama Road is not yet formally recognised as a locally listed building, it is an NDHA nonetheless by virtue of being a positive building within the Sandbanks CA.
22. With regard to the design of the replacement dwellings, the schedule of proposed materials includes dark aluminium doors and window frames, textured concrete and stone and timber effect cladding. As per para. 209 of the NPPF, the effect of an application on the significance of an NDHA should be taken into account when determining the application and a balanced judgement should be made with regard to the scale of harm and the significance of the asset. In this instance, as stated in the HS, the scheme would result in the complete loss of the NDHA at 106 Panorama Road which is deemed unacceptable in principle, short-sighted and unjustified given that the cottage's retention and sympathetic alteration and/or extension could have been considered.
23. The submitted Heritage statement explains the proposed replacement of the bungalow with a significantly more sizeable property would better reveal aspects of the significance of the Sandbanks CA "*such as restoring a characteristic 'large dwelling' to the site.*" However, this was never the site of the principal building – North Haven House, with which the bungalow was associated as an ancillary building used for staff accommodation. North Haven House was located to the south-east of the bungalow, and its former plot is now occupied by three large dwellings which sit outside the Sandbanks CA. Hence, it is unclear how demolishing the last surviving property which helps reveal the history of this part of Sandbanks and replacing it with a modern 'main' dwelling with no architectural or historical links to the North Haven Point Estate would be a heritage benefit.
24. Notwithstanding the unacceptability of the loss of the existing bungalow, it should be noted that the proposed building, despite utilising a revised selection of materials, would be of an almost identical

design as the one proposed in the previous refused application and deemed unsympathetic. Hence, the replacement building would be of a distinctly contemporary design, meaning it would not respect the proportions, form, and style of the positive buildings within the CA and would fail to add to the character and appearance of the CA.

25. In view of the above, the proposed scheme is not supported from a conservation point of view because it would result in the complete loss of the period building at 106 Panorama Road that is an NDHA and consequently, in harm to the significance of the Sandbanks CA at the higher end of the 'less than substantial harm' scale.
26. The loss of the NDHA and the resulting harm to the significance of the CA are deemed unjustified considering alternative options involving the retention of the cottage could have been explored. Moreover, while the proposed works to the sea wall would be a positive step, it is unclear why these works have been tied to and used to justify the proposed demolition of the existing building when they could be carried out independently.
27. Losing a positive building within the Sandbanks CA to a single dwelling of an inappropriate design is not considered a heritage or public benefit which could outweigh the harm to the significance of the CA.
28. Hence, the proposal is not deemed compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paras. 205, 206, 208, and 212 of the NPPF, Policy PP30 – Heritage assets of the adopted Poole Local Plan (2018), the Sandbanks CACAMP (Part 5) and the emerging Sandbanks Peninsula Neighbourhood Plan, which supports the preservation and enhancement of *"buildings of local interest or architectural significance for their built heritage and social history."*

### **Impact on residential amenity**

29. Policy PP27 (Design) of the Poole Local Plan states that development will be permitted provided that, where relevant, it: (c) is compatible with surrounding uses and would not result in a harmful impact upon amenity for both local residents and future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial light intrusion and whether the development is overbearing or oppressive; (d) provides satisfactory external and internal amenity space for both new and any existing occupiers;
30. The proposed replacement two storey dwelling would sit comfortably within its curtilage and would be bordered by matured vegetation such that it is not clearly visible from the street scene and neighbouring properties. Whilst the new dwelling would have a greater Gross Internal Area than the existing, the design concept seeks to minimize its impacts on occupiers of neighbouring properties by maintaining a substantial separation distance to neighbouring properties such that the new dwelling will not be oppressive or overbearing to the occupiers of neighbouring properties.
31. All windows and openings are set within the elevation in a manner that reduces overlooking or loss of privacy to neighbouring properties.
32. Overall, the development proposed would not cause unacceptable harm to neighbouring properties and would accord with the provisions of Policy PP27 insofar as it relates to residential amenity.

### **Highway and Parking Issues**

33. The existing access taken from Panorama Road would be retained and utilised to serve the proposed replacement dwelling with off-street parking spaces available within the site.
34. Having been consulted, BCP highways officer advised that the proposal would have no adverse impact on highway safety.
35. The proposal, therefore, would accord Policies PP34 and PP35 of Poole Local Plan.

## **Impact on Trees**

36. The site lies within the Sandbanks conservation area and TPO 11/00009 protects trees with group and individual designations. The application has been submitted with an arboricultural impact assessment and method statement to support the demolition and construction of the replacement property. This identifies trees on the site, their health, and their constraints within the tree constraints plan. The method statement has two tree protection plans with one being for the main demolition and construction stage and the other being for the driveway and patio construction.
37. The information submitted to support this application includes an arboricultural impact assessment with method statement and phased tree protection plans for different parts of the development process. However, there is still lacking information demonstrating how the development can be achieved without detriment to the trees. The submitted Construction methods and transport management is an example that shows the protentional movement and locations of cranes, piling rigs and plant, but it does not demonstrate what size plant, vehicles etc can move around the site or fit under existing canopies and along the entrance drive. There is also no timing of the proposed works (phases) to demonstrate that all materials ect can be brought onto the site, this particularly needs to be demonstrated for the seas wall construction.
38. Several iterations of the aboricultural reports have been submitted to address the holding objection from the BCP tree department.
39. Following the previous consultation response new information was submitted to try and overcome the previous concerns.
40. However, the latest information submitted had failed to address specific issues raised by the tree officer. During the last round of re-consultation, the tree officer has requested further information on the specific questions as follows.
  - It has not been confirmed if a crane will or will not be required and if required where it will sit.
  - If a crane is not to be used it needs to be demonstrated at all elements of the house build can fit down the driveway or confirmed that they will be barged in – is all material for the house and development to be barged in and out? Is the driveway access to be used at all?
  - There is still no information regarding timings of the different elements of the development – seawall works, demolition, construction – this phasing work is needed to confirm access to the site for different elements is possible. ie once the basement is dug and the house build has started there is no access to the rear of the site or anything other than pedestrians due to tree protection, so it must be stated what order the works are to be undertaken and how that will work.
41. It has been observed that a site for the crane has been identified (if required), and that there is a sweep analysis for a tele handler, but the other parts have not been answered. It is important that this information is provided upfront as access through the site will be very restricted once the house development has started. Further information regarding timings and material access is still required.
42. The tree officer recommended that further comments can be made following the submission of new information. No new information has been received from the applicant regarding this matter at the time of writing this report. Therefore, it is adjudged that the applicant has failed to demonstrate that the development can be delivered without causing detrimental harm to the protected trees within the site. Accordingly, the proposal would be contrary to criteria (1)(b) of policy PP27 of the adopted Poole Local Plan 2018.

## **Impact on sustainability**

43. Being a new build development, it would be readily possible to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations.



44. A condition has been imposed to ensure the details of measures to achieve 10% of the energy needs of the proposed development through renewable energy sources, in accordance with Policy PP37 of the Poole Local Plan.

### **Drainage and Flood Risk considerations**

45. The application site is located at the northwest corner of the Sandbanks spit, overlooking the main channel to Poole and Brownsea Island. It is broadly triangular and bounded on the west by a sea wall.
46. Most of the site lies within flood zone 1 (low risk of flooding), with only the waterfront perimeter potentially straddling flood zones 2 and 3. However, the footprint of the proposed replacement dwelling, and access is clearly located in flood zone 1.
47. The rear part of the application site is in an area at risk of future flood zone – Tidal. The application seeks full permission for the demolition of existing property and erection of a replacement property including improvement works to the sea wall. Improvement works to the sea wall will involve the removal of existing wall and concrete. Sheet piled wall is proposed to replace the existing failed structure providing a new level of protection for the long term and install new locally sourced natural rock stone to create a shaped revetment in front of the sheet piled wall. soft landscaping is also proposed across the length of the site.
48. Having been consulted, the LLFA advised that the future flood risk included within the Poole SFRA indicates the area of the proposed extended property will be at risk from tidal flooding up to a depth of 1m within the lifetime of the property.
49. In addition, environment agency was consulted on the development. The proposed design information met their guidance and on that basis they do not object on flood risk grounds, subject to detailed designs being secured by way of a suitable planning condition.
50. On this basis the proposal would not conflict with development plan policy.

### **Biodiversity and BNG**

51. The application is seeking planning permission for the demolition of existing property and erection of a replacement property. Improvement works to the sea wall (self/custom build).
52. The site comprised buildings, other developed land, modified grassland, non-native and ornamental hedgerow, dune grassland, vegetated garden, and individual trees
53. The application is accompanied by Ecological Impact Assessment report which advised that mitigation measures will be required to minimise the potential negative effects arising from noise and general disturbance during construction, clearance of vegetation, and changes in lighting levels together with permanent habitat loss arising from the proposed development. Specific mitigation measures will be undertaken to reduce impacts on birds and bats through the installation of bird and bat boxes on-site. Precautionary measures will be taken to avoid potential negative impacts on nesting birds and reptiles.
54. Having been consulted, the Council's Biodiversity Officer has raised no objection to the proposed scheme. The Biodiversity Officer has advised that a biodiversity enhancement should be secured by condition, in accordance with Policy PP33 of the Poole Local Plan 2018. This would be secured accordingly.
55. On BNG matters, mandatory biodiversity net gain set out in the Environment Act 2021 came into force on 2nd April for small sites. This requires a minimum of 10% Biodiversity Net Gain using the Statutory Biodiversity Metric. Due to the number of units proposed and the size of the site the site qualifies for the small sites' metric.

56. The Government has also produced [Self-build and custom housebuilding guidance](#). Information within it may provide assistance in interpreting the 2015 Act and in that respect, in considering whether the self-build and custom housebuilding exemption from mandatory Biodiversity Net Gain is relevant to a particular proposal.
57. The applicant has confirmed that the property is owned by the applicant, it is their family home, and they have commissioned the architects to design a bespoke replacement home for them (again, to be their family home).
58. Therefore, the proposed development meets the definitions as set out within Regulation 8 of the Biodiversity Gain (Exemptions) Regulations 2024 and Section 1(A) of the Self-build and Custom Housebuilding Act 2015
59. Furthermore, the existing area habitats on the site are considered by the Biodiversity Net Gain assessment to have a value of 17.35 units. The post-development area habitats are considered by the Biodiversity Net Gain Assessment to have a value of 19.09 units. This is a +1.75 net change in habitat units which equates to a 10.06% net gain.
60. The proposal, therefore, would comply with the BNG requirements.

### **Waste collection considerations**

61. The site would not be accessed by the Council's waste collection lorries and the residents of the proposed dwellings would have to present their bins close to the front of the site on collection days.
62. Whilst the proposed scheme does not provide any details of the location of the individual bins for the new dwelling on site, there is an expectation that these could be accommodated within the curtilage of the dwellings in a manner that would not give rise to any additional conflicts with highway and/or pedestrian safety.

### **Planning Balance / Conclusion**

63. Furthermore, a briefing note with the subject 'Response to conservation officer comments' was prepared by tor&co and submitted as a further supporting document.
64. In turn, the below additional comments are presented which aim to focus on the facts in this case and to provide clear justification for the conservation objection to the proposed scheme.
65. It is recognised that the submitted briefing note suggests that the significance of the existing building has been overplayed, with its historic associative value and architectural / aesthetic value being overstated. It should be noted that the mention of the Bowring family in the original Conservation Consultation Report (CCP) is very brief. The source mentioned shows the connection of Emmeline Toms to the Bowring family, at no point in the report is it claimed the source establishes a connection between the family and this Sandbanks site. It is the Heritage Statement (HS) submitted as part of the application, which states on p.17 that after "*the sale of North Haven House in the early 1950s, the Toms family moved into the guest bungalow and remained at the property until relatively recently.*" With respect to the aesthetic value, it should be pointed out that the HS claims on p. 15 that the "*property, although altered, retains a legible Arts-and-Crafts style.*"
66. In any case, the fact of the matter is that the bungalow is recognised in the adopted Sandbanks Conservation Area Character Appraisal and Management Plan (CACAMP) as a positive contributor to the character and appearance of the Sandbanks CA (see pp.44-45 of the CACAMP). The adoption of the CACAMP means that this categorisation has been agreed by both members of the public and the council's cabinet. As mentioned in the original CCP on this scheme, Historic England's HEAN 7 explains that by identifying unlisted buildings which make a 'positive contribution' to the character of a CA in an appraisal, non-designated heritage assets (NDHAs) are identified.

Hence, by agreeing the positive contribution of the building at 106 Panorama Road, its NDHA status has been accepted.

67. Part 5 of the CACAMP states that there is a presumption in favour of retaining historic buildings that contribute to the character and appearance of the CA. The recently adopted Sandbanks Peninsula Neighbourhood Plan also encourages the retention and preservation of buildings of architectural or local heritage value (SAND5: Design).

68. Sandbanks Conservation Area

The adopted CACAMP provides a comprehensive assessment of the man-made structures and landscape within the area, with a whole chapter (3.4. Groups of buildings) dedicated to evaluating the buildings contributing to the character and appearance of the area. The positive contributors along Panorama Road date predominantly from the Edwardian period.

69. Given how thorough the CACAMP is, it was decided when preparing the previous CCP that there would be no need to provide an extensive assessment or critique of the submitted review of the area for the purposes of brevity and convenience for the case officer.

70. It is clear there is a disagreement over the contribution of any remaining Edwardian properties to the character and appearance of the CA. Yet, the briefing note agrees the scheme would result in less than substantial harm to the significance of the Sandbanks CA given the proposed loss of the existing property (although again there is a disagreement, this time over the level of harm within the 'less than substantial harm' category). Given the scheme would cause harm to the significance of the CA, it would fail to preserve or enhance its character and appearance, as per s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Moreover, there is no evidence that the harm has been sought to be avoided or minimised and no clear and convincing justification has been provided for this harm. Hence, the relevant NPPF paras. – 201 and 206, respectively, as well as Policy PP30 – Heritage assets of the adopted Poole Local Plan (2018) do not seem to have been engaged before moving on to assessing whether the harm would be outweighed by public benefits. It is not considered there would be sufficient public benefits which could outweigh the harm, contrary to para. 208 of the NPPF.

71. Replacement dwelling

Part 5 of the CACAMP highlights that what is important is that new buildings should be designed with respect for their context, their scale, massing, proportions and window to wall ratios should respect the buildings in the vicinity. It has not been demonstrated how the proposed building would follow these guidelines.

**72. Conclusion:**

In view of the above, the conclusion in the original CCP that the proposal is not compliant with the relevant primary legislation, Chapter 16 of the NPPF, PP30 of the Poole Local Plan, the Sandbanks CACAMP and the Sandbanks Peninsula Neighbourhood Plan is reiterated.

**73. Recommendation**

The proposal therefore is recommended for a refusal on the following reasons:

74. The proposal by reason of the demolition of the existing cottage would result in the total loss of the non-designated heritage asset causing significant harm to the Sandbanks Conservation Area. Consequently, losing a positive building within the Sandbanks CA to a single dwelling of an unsympathetic design is not considered a heritage or public benefit which could outweigh the harm to the significance of the Conservation Area. The proposal, therefore, is not deemed compliant with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, paras. 205, 206, 208, the NPPF, and Policies PP27 and PP30 of the adopted Poole Local Plan (2018).

75. Given the insufficient information provided in terms of the potential impacts that would occur to the protected trees within the site, it is considered that the development proposed would be contrary to core planning principle (section 12) of the National Planning Policy Framework which seeks to secure well-designed places and that are sympathetic to local character and history, including the

surrounding built environment and landscape setting. As such, the applicant has failed to demonstrate that the development can be delivered without causing detrimental harm to the protected trees within the site. Accordingly, the proposal would be contrary to criteria (1)(b) of policy PP27 of the adopted Poole Local Plan 2018.

### **Background Documents:**

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

### **Notes.**

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

Reference to published works is not included.

Case Officer Report Completed  
Officer: Babatunde Aregbesola  
Date: 02/05/2025



SIDE SOUTH ELEVATION  
SCALE: 1:100



SIDE NORTH ELEVATION  
SCALE: 1:100



GROUND FLOOR PLAN  
SCALE: 1:100

FIRST FLOOR PLAN  
SCALE: 1:100

10m @ 1:100

EXISTING GRA: 360.5 (DOWN) / 360.0 (UP)	
No. Revision:	DATE:
PERMITTED DEVELOPMENT 106 PANORAMA ROAD, SANDHILLS, POOLBE, BH13 7RG	
EXISTING FLOOR PLANS & ELEVATIONS	
EXIST. AS SHOWN ON A1	CHANGED? <input type="checkbox"/>
DATE: APRIL 2023	SHOWN: <input checked="" type="checkbox"/>
<b>FB8428 / 302</b>	
<b>ARC Architecture Ltd</b>	
Chapel Studios, 14 Parnwell, Chapelthorpe, Doncaster, BN42 9EP	
Tel:	+44 (0)1302 478919
Email:	<a href="mailto:info@arc-arch.co.uk">info@arc-arch.co.uk</a>
<a href="http://www.arc-arch.co.uk">www.arc-arch.co.uk</a>	
	
<b>MARLOW ARCHITECTS</b>	



**LOCATION PLAN**  
SCALE 1:1250 @ A3

**BLOCK PLAN**  
SCALE 1:500 @ A3

Existing to be demolished      Built extension 23/00494/K

A diagram of a graduated cylinder with a scale from 0 to 20 ml. The liquid level is at 10 ml. A north arrow is shown above the cylinder.

MARLOW ARCHITECTS

### LOCATION & BLOCK PLAN

SCALE AS SHOWN @ A3

2307 01

106 PANORAMA ROAD, SANDBANKS

studio@marlowarchitects.co.uk | www.marlowarchitects.co.uk

DO NOT SCALE FROM THIS DRAWING | CHECK ALL DIMENSIONS ON SITE | INFORMATION IS FOR INFORMATION ONLY | DRAWING IS COPYRIGHT © 2010 BY THE ARCHITECTS





**BLOCK PLAN**  
SCALE 1:500 @ A3

Existing to be demolished  
Built extension 23/00494/K

Outline of proposed

0 12 24 36 48 60 72 84 96 108 120 132 144 156 168 180 192 204 216 228 240 252 264 276 288 300 312 324 336 348 360 372 384 396 408 420 432 444 456 468 480 492 504 516 528 540 552 564 576 588 600 612 624 636 648 660 672 684 696 708 720 732 744 756 768 780 792 804 816 828 840 852 864 876 888 900 912 924 936 948 960 972 984 996 1008 1020 1032 1044 1056 1068 1080 1092 1104 1116 1128 1140 1152 1164 1176 1188 1200 1212 1224 1236 1248 1260 1272 1284 1296 1308 1320 1332 1344 1356 1368 1380 1392 1404 1416 1428 1440 1452 1464 1476 1488 1500 1512 1524 1536 1548 1560 1572 1584 1596 1608 1620 1632 1644 1656 1668 1680 1692 1704 1716 1728 1740 1752 1764 1776 1788 1800 1812 1824 1836 1848 1860 1872 1884 1896 1908 1920 1932 1944 1956 1968 1980 1992 2004 2016 2028 2040 2052 2064 2076 2088 2100 2112 2124 2136 2148 2160 2172 2184 2196 2208 2220 2232 2244 2256 2268 2280 2292 2304 2316 2328 2340 2352 2364 2376 2388 2400 2412 2424 2436 2448 2460 2472 2484 2496 2508 2520 2532 2544 2556 2568 2580 2592 2604 2616 2628 2640 2652 2664 2676 2688 2700 2712 2724 2736 2748 2760 2772 2784 2796 2808 2820 2832 2844 2856 2868 2880 2892 2904 2916 2928 2940 2952 2964 2976 2988 3000 3012 3024 3036 3048 3060 3072 3084 3096 3108 3120 3132 3144 3156 3168 3180 3192 3204 3216 3228 3240 3252 3264 3276 3288 3300 3312 3324 3336 3348 3360 3372 3384 3396 3408 3420 3432 3444 3456 3468 3480 3492 3504 3516 3528 3540 3552 3564 3576 3588 3600 3612 3624 3636 3648 3660 3672 3684 3696 3708 3720 3732 3744 3756 3768 3780 3792 3804 3816 3828 3840 3852 3864 3876 3888 3900 3912 3924 3936 3948 3960 3972 3984 3996 4008 4020 4032 4044 4056 4068 4080 4092 4104 4116 4128 4140 4152 4164 4176 4188 4200 4212 4224 4236 4248 4260 4272 4284 4296 4308 4320 4332 4344 4356 4368 4380 4392 4404 4416 4428 4440 4452 4464 4476 4488 4500 4512 4524 4536 4548 4560 4572 4584 4596 4608 4620 4632 4644 4656 4668 4680 4692 4704 4716 4728 4740 4752 4764 4776 4788 4800 4812 4824 4836 4848 4860 4872 4884 4896 4908 4920 4932 4944 4956 4968 4980 4992 5004 5016 5028 5040 5052 5064 5076 5088 5100 5112 5124 5136 5148 5160 5172 5184 5196 5208 5220 5232 5244 5256 5268 5280 5292 5304 5316 5328 5340 5352 5364 5376 5388 5400 5412 5424 5436 5448 5460 5472 5484 5496 5508 5520 5532 5544 5556 5568 5580 5592 5604 5616 5628 5640 5652 5664 5676 5688 5700 5712 5724 5736 5748 5760 5772 5784 5796 5808 5820 5832 5844 5856 5868 5880 5892 5904 5916 5928 5940 5952 5964 5976 5988 6000 6012 6024 6036 6048 6060 6072 6084 6096 6108 6120 6132 6144 6156 6168 6180 6192 6204 6216 6228 6240 6252 6264 6276 6288 6300 6312 6324 6336 6348 6360 6372 6384 6396 6408 6420 6432 6444 6456 6468 6480 6492 6504 6516 6528 6540 6552 6564 6576 6588 6600 6612 6624 6636 6648 6660 6672 6684 6696 6708 6720 6732 6744 6756 6768 6780 6792 6804 6816 6828 6840 6852 6864 6876 6888 6900 6912 6924 6936 6948 6960 6972 6984 6996 7008 7020 7032 7044 7056 7068 7080 7092 7104 7116 7128 7140 7152 7164 7176 7188 7200 7212 7224 7236 7248 7260 7272 7284 7296 7308 7320 7332 7344 7356 7368 7380 7392 7404 7416 7428 7440 7452 7464 7476 7488 7500 7512 7524 7536 7548 7560 7572 7584 7596 7608 7620 7632 7644 7656 7668 7680 7692 7704 7716 7728 7740 7752 7764 7776 7788 7800 7812 7824 7836 7848 7860 7872 7884 7896 7908 7920 7932 7944 7956 7968 7980 7992 8004 8016 8028 8040 8052 8064 8076 8088 8100 8112 8124 8136 8148 8160 8172 8184 8196 8208 8220 8232 8244 8256 8268 8280 8292 8304 8316 8328 8340 8352 8364 8376 8388 8400 8412 8424 8436 8448 8460 8472 8484 8496 8508 8520 8532 8544 8556 8568 8580 8592 8604 8616 8628 8640 8652 8664 8676 8688 8700 8712 8724 8736 8748 8760 8772 8784 8796 8808 8820 8832 8844 8856 8868 8880 8892 8904 8916 8928 8940 8952 8964 8976 8988 9000 9012 9024 9036 9048 9060 9072 9084 9096 9108 9120 9132 9144 9156 9168 9180 9192 9204 9216 9228 9240 9252 9264 9276 9288 9300 9312 9324 9336 9348 9360 9372 9384 9396 9408 9420 9432 9444 9456 9468 9480 9492 9504 9516 9528 9540 9552 9564 9576 9588 9600 9612 9624 9636 9648 9660 9672 9684 9696 9708 9720 9732 9744 9756 9768 9780 9792 9804 9816 9828 9840 9852 9864 9876 9888 9900 9912 9924 9936 9948 9960 9972 9984 9996 10008 10020 10032 10044 10056 10068 10080 10092 10104 10116 10128 10140 10152 10164 10176 10188 10200 10212 10224 10236 10248 10260 10272 10284 10296 10308 10320 10332 10344 10356 10368 10380 10392 10404 10416 10428 10440 10452 10464 10476 10488 10500 10512 10524 10536 10548 10560 10572 10584 10596 10608 10620 10632 10644 10656 10668 10680 10692 10704 10716 10728 10740 10752 10764 10776 10788 10800 10812 10824 10836 10848 10860 10872 10884 10896 10908 10920 10932 10944 10956 10968 10980 10992 11004 11016 11028 11040 11052 11064 11076 11088 11100 11112 11124 11136 11148 11160 11172 11184 11196 11208 11220 11232 11244 11256 11268 11280 11292 11304 11316 11328 11340 11352 11364 11376 11388 11400 11412 11424 11436 11448 11460 11472 11484 11496 11508 11520 11532 11544 11556 11568 11580 11592 11604 11616 11628 11640 11652 11664 11676 11688 11700 11712 11724 11736 11748 11760 11772 11784 11796 11808 11820 11832 11844 11856 11868 11880 11892 11904 11916 11928 11940 11952 11964 11976 11988 12000 12012 12024 12036 12048 12060 12072 12084 12096 12108 12120 12132 12144 12156 12168 12180 12192 12204 12216 12228 12240 12252 12264 12276 12288 12300 12312 12324 12336 12348 12360 12372 12384 12396 12408 12420 12432 12444 12456 12468 12480 12492 12504 12516 12528 12540 12552 12564 12576 12588 12600 12612 12624 12636 12648 12660 12672 12684 12696 12708 12720 12732 12744 12756 12768 12780 12792 12804 12816 12828 12840 12852 12864 12876 12888 12900 12912 12924 12936 12948 12960 12972 12984 12996 13008 13020 13032 13044 13056 13068 13080 13092 13104 13116 13128 13140 13152 13164 13176 13188 13200 13212 13224 13236 13248 13260 13272 13284 13296 13308 13320 13332 13344 13356 13368 13380 13392 13404 13416 13428 13440 13452 13464 13476 13488 13500 13512 13524 13536 13548 13560 13572 13584 13596 13608 13620 13632 13644 13656 13668 13680 13692 13704 13716 13728 13740 13752 13764 13776 13788 13800 13812 13824 13836 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15840 15852 15864 15876 15888 15900 15912 15924 15936 15948 15960 15972 15984 15996 16008 16020 16032 16044 16056 16068 16080 16092 16104 16116 16128 16140 16152 16164 16176 16188 16200 16212 16224 16236 16248 16260 16272 16284 16296 16308 16320 16332 16344 16356 16368 16380 16392 16404 16416 16428 16440 16452 16464 16476 16488 16500 16512 16524 16536 16548 16560 16572 16584 16596 16608 16620 16632 16644 16656 16668 16680 16692 16704 16716 16728 16740 16752 16764 16776 16788 16800 16812 16824 16836 16848 16860 16872 16884 16896 16908 16920 16932 16944 16956 16968 16980 16992 17004 17016 17028 17040 17052 17064 17076 17088 17100 17112 17124 17136 17148 17160 17172 17184 17196 17208 17220 17232 17244 17256 17268 17280 17292 17304 17316 17328 17340 17352 17364 17376 17388 17400 17412 17424 17436 17448 17460 17472 17484 17496 17508 17520 17532 17544 17556 17568 17580 17592 17604 17616 17628 17640 17652 17664 17676 17688 17700 17712 17724 17736 17748 17760 17772 17784 17796 17808 17820 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19824 19836 19848 19860 19872 19884 19896 19908 19920 19932 19944 19956 19968 19980 19992 20004 20016 20028 20040 20052 20064 20076 20088 20100 20112 20124 20136 20148 20160 20172 20184 20196 20208 20220 20232 20244 20256 20268 20280 20292 20304 20316 20328 20340 20352 20364 20376 20388 20400 20412 20424 20436 20448 20460 20472 20484 20496 20508 20520 20532 20544 20556 20568 20580 20592 20604 20616 20628 20640 20652 20664 20676 20688 20700 20712 20724 20736 20748 20760 20772 20784 20796 20808 20820 20832 20844 20856 20868 20880 20892 20904 20916 20928 20940 20952 20964 20976 20988 21000 21012 21024 21036 21048 21060 21072 21084 21096 21108 21120 21132 21144 21156 21168 21180 21192 21204 21216 21228 21240 21252 21264 21276 21288 21300 21312 21324 21336 21348 21360 21372 21384 21396 21408 21420 21432 21444 21456 21468 21480 21492 21504 21516 21528 21540 21552 21564 21576 21588 21600 21612 21624 21636 21648 21660 21672 21684 21696 21708 21720 21732 21744 21756 21768 21780 21792 21804 21816 21828 21840 21852 21864 21876 21888 21900 21912 21924 21936 21948 21960 21972 21984 21996 22008 22020 22032 22044 22056 22068 22080 22092 22104 22116 22128 22140 22152 22164 22176 22188 22200 22212 22224 22236 22248 22260 22272 22284 22296 22308 22320 22332 22344 22356 22368 22380 22392 22404 22416 22428 22440 22452 22464 22476 22488 22500 22512 22524 22536 22548 22560 22572 22584 22596 22608 22620 22632 22644 22656 22668 22680 22692 22704 22716 22728 22740 22752 22764 22776 22788 22800 22812 22824 22836 22848 22860 22872 22884 22896 22908 22920 22932 22944 22956 22968 22980 22992 23004 23016 23028 23040 23052 23064 23076 23088 23100 23112 23124 23136 23148 23160 23172 23184 23196 23208 23220 23232 23244 23256 23268 23280 23292 23304 23316 23328 23340 23352 23364 23376 23388 23400 23412 23424 23436 23448 23460 23472 23484 23496 23508 23520 23532 23544 23556 23568 23580 23592 23604 23616 23628 23640 23652 23664 23676 23688 23700 23712 23724 23736 23748 23760 23772 23784 23796 23808 23820 23832 23844 23856 23868 23880 23892 23904 23916 23928 23940 23952 23964 23976 23988 24000 24012 24024 24036 24048 24060 24072 24084 24096 24108 24120 24132 24144 24156 24168 24180 24192 24204 24216 24228 24240 24252 24264 24276 24288 24300 24312 24324 24336 24348 24360 24372 24384 24396 24408 24420 24432 24444 24456 24468 24480 24492 24504 24516 24528 24540 24552 24564 24576 24588 24600 24612 24624 24636 24648 24660 24672 24684 24696 24708 24720 24732 24744 24756 24768 24780 24792 24804 24816 24828 24840 24852 24864 24876 24888 24900 24912 24924 24936 24948 24960 24972 24984 24996 25008 25020 25032 25044 25056 25068 25080 25092 25104 25116 25128 25140 25152 25164 25176 25188 25200 25212 25224 25236 25248 25260 25272 25284 25296 25308 25320 25332 25344 25356 25368 25380 25392 25404 25416 25428 25440 25452 25464 25476 25488 25500 25512 25524 25536 25548 25560 25572 25584 25596 25608 25620 25632 25644 25656 25668 25680 25692 25704 25716 25728 25740 25752 25764 25776 25788 25800 25812 25824 25836 25848 25860 25872 25884 25896 25908 25920 25932 25944 25956 25968 25980 25992 26004 26016 26028 26040 2



MARLOW ARCHITECTS

PROPOSED GROUND FLOOR PLAN

SCALE 1:100 @ A1 / 1:200 @ A3

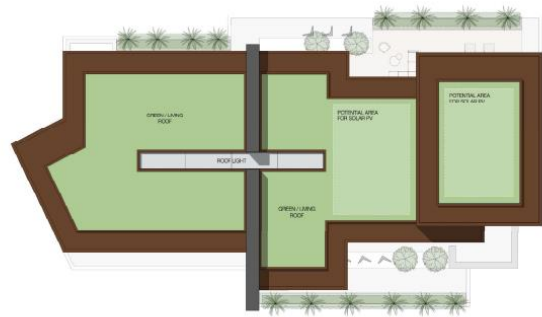
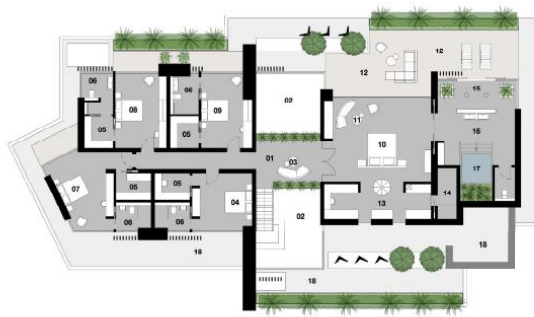
2307 05

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studio@marlowarchitects.co.uk

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#### FIRST FLOOR KEY:

- |                         |                                      |
|-------------------------|--------------------------------------|
| 01: FIRST FLOOR BRIDGE  | 10: BEDROOM SUITE                    |
| 02: VOID                | 11: BEDROOM SEATING AREA             |
| 03: BRIDGE SEATING AREA | 12: BEDROOM BALCONY                  |
| 04: BEDROOM 5           | 13: DRESSING ROOM                    |
| 05: DRESSING ROOM       | 14: SAFE ROOM                        |
| 06: ENSUITE             | 15: SHOWER WITH SEA VIEWS            |
| 07: BEDROOM 4           | 16: BATHROOM SUITE                   |
| 08: BEDROOM 3           | 17: RAISED SCULPTURAL JACUZZI / BATH |
| 09: BEDROOM 2           | 18: FLAT ROOF FOR MAINTENANCE ONLY   |

MARLOW ARCHITECTS

PROPOSED FIRST FLOOR & ROOF PLAN

SCALE 1:100 @ A1 / 1:200 @ A3

2307 06

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#### BASEMENT FLOOR KEY:

- |                        |
|------------------------|
| 01: BASEMENT HALLWAY   |
| 02: STORAGE            |
| 03: SHOWER ROOM        |
| 04: WC                 |
| 05: PLANT ROOM / STORE |
| 06: HOME CINEMA        |
| 07: CINEMA ROOM        |

--- DEVELOPMENT AREA AS DETERMINED BY TREE CONSTRAINTS  
REFER TO SUBMITTED ARBORICULTURAL REPORT FOR DETAILS

PROPOSED BASEMENT PLAN

SCALE 1:100 @ A1 / 1:200 @ A3

2307 07

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**FRONT ELEVATION (WEST)**  
Scale 1:100 @ A1 / 1:200 @ A3  
E - L - E - V - A - T - I - O - N

**MARLOW ARCHITECTS**

PROPOSED ELEVATIONS & INDICATIVE SITE SECTIONS

SCALE AS SHOWN

**2307 08**

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**REAR ELEVATION (EAST)**  
Scale 1:100 @ A1 / 1:200 @ A3  
E - L - E - V - A - T - I - O - N

**MARLOW ARCHITECTS**

PROPOSED ELEVATIONS & INDICATIVE SITE SECTIONS

SCALE AS SHOWN

**2307 09**

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\*\*\*\*\* RIDGE LINE OF EXISTING DWELLING

MARLOW ARCHITECTS

PROPOSED ELEVATIONS &amp; INDICATIVE SITE SECTIONS

SCALE AS SHOWN

2307 10

**106 PANORAMA ROAD, SANDBANKS**





FOR DETAILS OF SEAWALL LANDSCAPING,  
PLEASE REFER TO THE SUBMITTED LANDSCAPING  
DESIGN DOCUMENT 738-PP-230608



- 1.) Corten effect faade
- 2.) Grey aluminium framed windows
- 3.) Dark timber effect louvres
- 4.) Purbeck stone
- 5.) Corten effect / Porcelain tiled sculptural louvres, planters and front door
- 6.) Dark timber cladding

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