

Notice of Western BCP Planning Committee

Date: Thursday, 17 July 2025 at 10.00 am

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



Membership:

Chair:

Cllr M Le Poidevin

Vice Chair:

Cllr J Clements

Cllr C Adams
Cllr J Challinor
Cllr A Chapmanlaw

Cllr M Dower
Cllr B Hitchcock
Cllr G Martin

Cllr S McCormack
Cllr K Salmon
Cllr P Sidaway

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=6138>

If you would like any further information on the items to be considered at the meeting please contact: Rebekah Rhodes on 01202 118505 or email democratic.services@bcpCouncil.gov.uk

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

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

GRAHAM FARRANT
CHIEF EXECUTIVE

9 July 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)

Selflessness

Councillors should act solely in terms of the public interest

Integrity

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

Objectivity

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

Accountability

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

Openness

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

Honesty & Integrity

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

Leadership

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

AGENDA

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

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

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

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

3. Declarations of Interests

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

Declarations received will be reported at the meeting.

4. Confirmation of Minutes

7 - 16

To confirm and sign as a correct record the minutes of the meetings held on 12, 19 and 30 June 2025.

5. Public Issues

17 - 24

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 16 July 2025 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

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

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=614>

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

- | | | |
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| a) | <p>106 Panorama Road, Poole BH13 7RG</p> <p>Canford Cliffs ward</p> <p>APP/24/00640/F</p> <p>Demolition of existing property and erection of a replacement property. Improvement works to the sea wall.</p> | 25 - 48 |
| b) | <p>Dorwin Court, 328 Poole Road and 68 Princess Road, Poole BH12 1AR</p> <p>Talbot and Branksome Woods ward</p> <p>APP/23/01051/F</p> <p>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)</p> | 49 - 92 |
| c) | <p>31 Springfield Crescent, Poole BH14 0LL</p> <p>Parkstone ward</p> <p>P/25/01014/PNHAS</p> <p>Prior Approval for the Removal of the existing roof and associated dormers. Construction of new first floor and roof with pitch and form to match existing (no dormers)</p> | 93 - 106 |

ITEMS FOR INFORMATION

- | | | |
|----|---|-----------|
| 7. | <p>Appeals report</p> <p>This report updates members of the planning committee on the Local Planning Authority's appeal performance over the stated period and is for information purposes only.</p> | 107 - 122 |
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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 12 June 2025 at 1.00 pm

Present:-

Cllr M Le Poidevin – Chair

Cllr J Clements – Vice-Chair

Present: Cllr C Adams, Cllr A Chapmanlaw, Cllr M Dower, Cllr G Martin,
Cllr Dr F Rice (In place of Cllr B Hitchcock), Cllr K Salmon and
Cllr P Sidaway

Also in attendance: Cllr M Andrews, Cllr D Brown, Cllr R Burton, Cllr A Keddie

10. Apologies

Apologies were received from Cllr J Challinor, Cllr B Hitchcock and Cllr S McCormack.

11. Substitute Members

Notification was received that Cllr Dr F Rice was substituting for Cllr B Hitchcock for this meeting.

12. Declarations of Interests

There were no declarations of interest

13. Public Issues

There were a number of requests to speak on the planning application on the agenda as detailed below. For this meeting the Chair exercised discretion to alter the speaking arrangements to allow three people five minutes each to speak in objection and three people five minutes each to speak in support of the application.

14. Schedule of Planning Applications

The Committee considered a planning application report, a copy of which had been circulated and which appear as Appendix A of these minutes in the Minute Book. A Committee Addendum Sheet was published on 11 June 2025 and appears as Appendix B to these minutes.

The Committee conducted a site visit of the application site in accordance with its adopted site visit protocol on the morning of 12 June 2025.

15. Canford Resource Park, Arena Way, Magna Road, BH21 3BW

Bearwood and Merley ward

APP/23/00822/F

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.

Public Representations

Objectors

- ❖ Paul Brelsford
- ❖ Giles Frampton, Director of Powerfuel Limited
- ❖ Frank Ahern, Magwatch

Applicant/Supporters

- ❖ Nathan Ross – Managing Director of Canford Renewable Energy (landowner)
- ❖ Rob Asquith – Planning Director, Savills
- ❖ Paul Carey – Managing Director of MVV Environment Ltd (applicant)

Ward Councillors

- ❖ Cllr Marcus Andrews, in objection
- ❖ Cllr Richard Burton, in objection
- ❖ Cllr David Brown, in objection

Other Councillors

- ❖ Cllr Alasdair Keddie, in objection

RESOLVED to REFUSE permission contrary to the recommendation set out in the officer's report subject to power being delegated to the Head of Planning Operations, in consultation with the Chair and Vice Chair, to agree the final detailed wording of the reasons for refusal, as discussed by the committee and summarised below:

- **Impact on Green Belt**

Members considered that the proposal was inappropriate development in the Green Belt as it would cause substantial harm to the openness of the Green Belt due to the height, scale, mass and bulk of the building. Members did not consider that this harm was outweighed by other considerations to an extent that could justify 'very special circumstances'.

- **Impact on landscape character of the area**

Members considered that the proposal would have a negative impact on the landscape character of the area due to the height, scale,

mass and bulk of the building. The proposal was not considered to be compatible with the character and quality of the landscape area.

- **Impact on designated heritage assets**

Members considered that the proposal would have a negative impact on the settings of various designated heritage assets due to the height, scale, mass and bulk of the building. The harm to the designated heritage assets was not justified as it was not outweighed by the public benefits of the scheme. Members were concerned at the potential oversupply and the insufficient environmental benefits of the scheme.

- **Absence of section 106 Legal Agreement to adequately secure Head of Terms in relation to Transport and Biodiversity**

Members considered that the proposal did not accord with the development plan read as a whole and that material considerations did not support a different conclusion.

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

The meeting ended at 5.05 pm

CHAIR

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 19 June 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr J Clements – Vice-Chair

Present: Cllr A Chapmanlaw, Cllr M Dower, Cllr G Martin and Cllr K Salmon

16. Apologies

Apologies were received from Cllr B Hitchcock and Cllr P Sidaway.

17. Substitute Members

There were no substitute members.

18. Declarations of Interests

There were no declarations of interest.

19. Confirmation of Minutes

The minutes of the meeting held on 22 May 2025 were confirmed as an accurate record for the Chair to sign.

20. Public Issues

Anyone registered to speak on planning applications on the agenda had been advised of the updated officer recommendation in each case as detailed below.

21. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A to B of these minutes in the Minute Book. A Committee Addendum Sheet was published on 18 June 2025 and appears as Appendix C to these minutes.

22. National Trust, Ferry Way, Poole, BH13 7QN

Canford Cliffs ward

24/00744/F

Removal and replacement of existing jetty with ramp and new berthing provisions, including land reclamation and enhanced shoreside facilities and improved security.

The Committee was advised that an administration error had occurred that resulted in no letters being sent to inform respondents that this application was due to be determined by the Committee on 19 June 2025. This also meant that respondents were not informed of the ability to register to speak. As result of the risks associated with going ahead with the determination of this item in the absence of such notification, it was advised by Head of Planning Operations to defer the consideration of this application.

RESOLVED to DEFER consideration of this application, in accordance with the advice of the Head of Planning Operations.

Voting: Unanimous

Note: The Chair agreed to arrange an additional meeting to consider this item, the date subsequently confirmed as being Monday 30 June at 10.00am.

23. 33 East Avenue, Bournemouth BH3 7BT

Talbot and Branksome Woods ward

P-5513-200125

Use of swimming pool for private swimming lessons including associated facilities (Existing unauthorised use) and also used ancillary to the residential use of the property.

The Committee was advised that an administration error had occurred that resulted in no letters being sent to inform respondents that this application was due to be determined by the Committee on 19 June 2025. This also meant that respondents were not informed of the ability to register to speak. As result of the risks associated with going ahead with the determination of this item in the absence of such notification, it was advised by Head of Planning Operations to defer the consideration of this application.

RESOLVED to DEFER consideration of this application, in accordance with the advice of the Head of Planning Operations.

Voting: Unanimous

Note: The Chair agreed to arrange an additional meeting to consider this item, the date subsequently confirmed as being Monday 30 June at 10.00am.

The meeting ended at 10.07 am

CHAIR

BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 30 June 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Chair

Cllr J Clements – Vice-Chair

Present: Cllr J Challinor, Cllr A Chapmanlaw, Cllr M Dower, Cllr S McCormack,
Cllr K Salmon and Cllr T Trent (In place of Cllr P Sidaway)

Also in Cllr M Gillett
attendance:

24. Apologies

Apologies were received from Cllr B Hitchcock, Cllr G Martin and Cllr P Sidaway.

25. Substitute Members

Notification was received that Cllr T Trent was substituting for Cllr P Sidaway for this meeting.

26. Declarations of Interests

There were no declarations of interest.

27. Public Issues

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

28. Schedule of Planning Applications

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

29. National Trust, Ferry Way, Poole BH13 7QN

Canford Cliffs ward

24/00744/F

Removal and replacement of existing jetty with ramp and new berthing provisions, including land reclamation and enhanced shoreside facilities and improved security.

Public Representations

Objectors

- ❖ June Tweedie
- ❖ Ian Tweedie-Smith

Applicant/Supporters

- ❖ Paddy Stennings

Ward Councillors

- ❖ Cllr Gavin Wright, in support

Resolved to delegate power to the Head of Planning Operations to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published on 27.6.25, and subject to power being delegated to the Head of Planning Operations in consultation with the Chair to determine the final wording of an additional condition in relation to Biodiversity Net Gain*

Voting: Unanimous

*Note: It was subsequently confirmed that the additional condition was already included as part of the recommendation set out in the officer's report and therefore no further amendment to the wording as shown in the revised report was considered to be required.

30. 33 East Avenue, Bournemouth BH3 7BT

Talbot and Branksome Woods ward

P-5513-200125

Use of swimming pool for private swimming lessons including associated facilities (Existing unauthorised use) and also used ancillary to the residential use of the property.

Public Representations

Objectors

- ❖ Sheila Warner

Applicant/Supporters

- ❖ Alex Sale
- ❖ Matt Holmes

Ward Councillors

- ❖ Cllr Matthew Gillett

Resolved to GRANT permission in accordance with the recommendation set out in the officer's report, as updated by the Committee Addendum published on 27.6.25, subject to:

- **Condition 3 - Hours of Operation to be amended to remove reference to Sunday to read as follows: "The development shall only be used for swimming lessons between 9:00am and 7:00pm Monday - Fridays and between 9:00am and 12:00pm on Saturdays".**

The amended condition was requested and agreed by the Committee in response to the applicant's verbal submission at the meeting.

- **Power being delegated to the Head of Planning Operations to determine the final wording of an additional condition to provide two Sheffield cycle stands to further support the promotion of active travel.**

Voting: Unanimous

The meeting ended at 11.35 am

CHAIR

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PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

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

7. Questions to person speaking under this protocol

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

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

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

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

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

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

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

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

14. Provisions relating to a statement

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

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

15. Assessment of information / documentation / statement

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

16. Guidance on what amounts to a material planning consideration

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

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

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

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

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

Note

For the purpose of this protocol:

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

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



Planning Committee

Application Address	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)	Canford Cliffs Cllr John Challinor Cllr Gavin Wright
Report Status	Public
Meeting Date	17 July 2025
Summary of Recommendation	Refusal for the reason(s) set out below
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

This application was deferred on the planning committee of the 22nd of May 2025 to receive additional information with regards to the public benefits of the scheme. This officers report has also been updated to provide such additional information, but to also more clearly set the Heritage considerations of this case.

Description of Proposal

1. The proposal is seeking planning permission to erect a replacement dwelling following the demolition of existing house including the boat 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.
3. The other element of the scheme is the enhancement of the sea wall which includes an enhancement of the water frontage. This would include a new sea wall and naturalistic rock and dune-scape landscaping.



INDICATIVE HARBOUR SCENE - EXISTING
Scale 1:200 @ A1 / 1:400 @ A3

0 10 20 30 40 50m



INDICATIVE HARBOUR SCENE - PROPOSED
Scale 1:200 @ A1 / 1:400 @ A3

0 10 20 30 40 50m



EXISTING DAMAGED SEA WALL

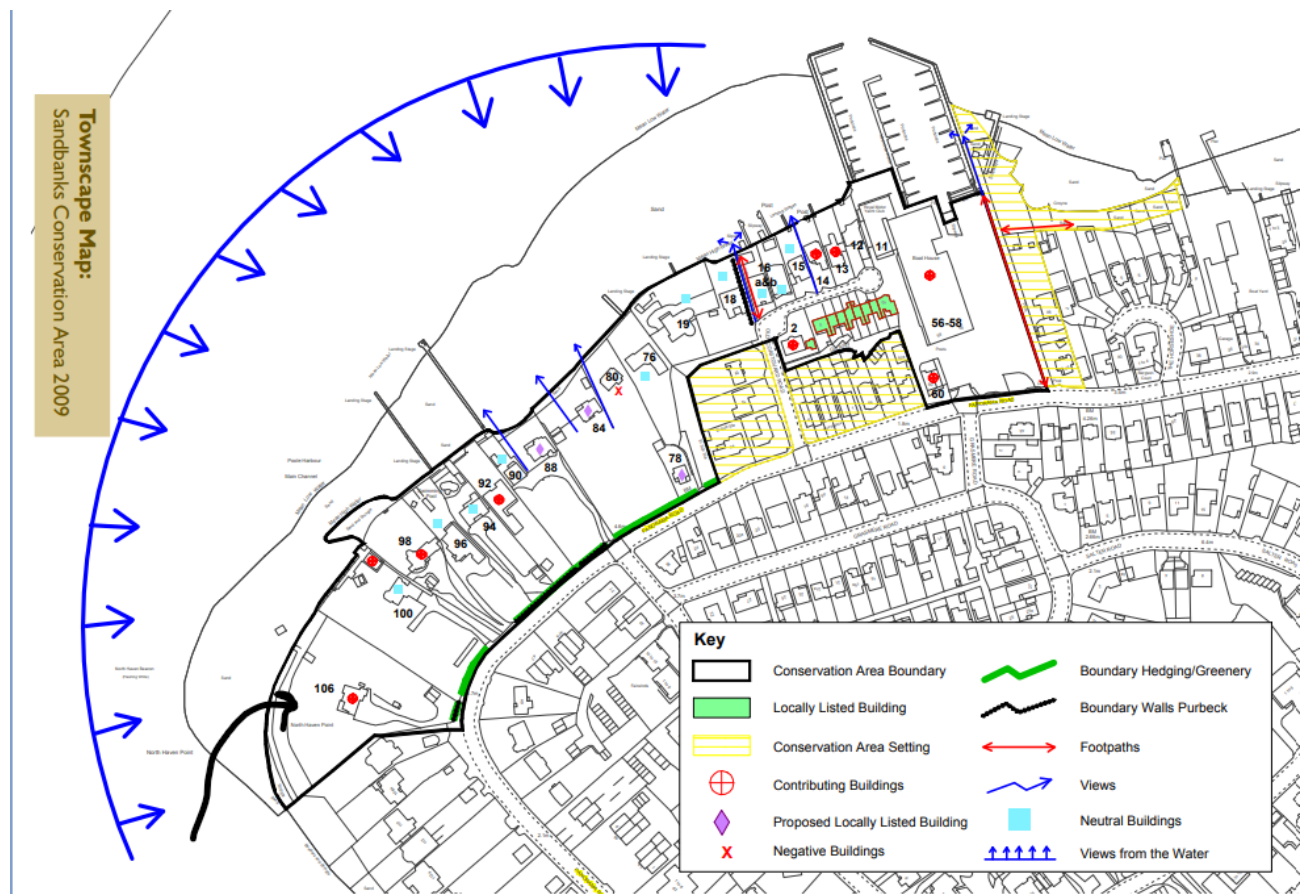


PROPOSED NEW SEA WALL DEFENCES - SEE SPECIALIST PROPOSAL

Description of Site and Surroundings

4. The application site measures circa 6406.00 sqm and is located at the northwest corner of the Sandbanks spit, towards the west side of Panorama Road frontage. It is broadly triangular and bounded on the west by a sea wall.
5. It comprises a detached four-bedroom dwellinghouse, to the middle of the plot, with garages towards the Panorama Road frontage, and a boathouse towards the sea. The plot is dominated by the extensive tree cover which are protected by virtue of the Conservation Area designation along with a Tree Protection Order.
6. The site falls within the Sandbanks Conservation Area. This Conservation Area is characterised by large plots, predominantly occupied by detached dwellings. Trees and vegetation are an important characteristic of the area. The existing dwelling is not Nationally or Locally listed, but is noted in the Conservation Area Appraisal to be a 'Contributing Building'¹ dates to circa 1900 as staff accommodation for former North Haven House to the south, which was demolished in the 1960s.

¹ See page 45.



7. 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.
8. The immediate context comprises of large modern houses facing the harbour and accessed from rear driveways off Panorama Road.

Relevant Planning History:

9. 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.
- Tourism Zone
- Coastal Zone
- Sandbanks Neighbourhood Plan
- Non-designated heritage asset

Public Sector Equalities Duty

10. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

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

Other relevant duties

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

12. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.

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

14. For the purposes of this application, in accordance with section 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.

15. 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.

16. 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 – The BCP Tree Officer has provided further comments on the application, specifically regarding the use of a crane on site, the timing of various elements of the development, and the phasing of works.

Following a review of the submitted information, the Tree Officer advised that the Site General Arrangement drawing by Calcinotto and the Construction Methods and Transport Management Plan (GH2302d) by GTree LTD sufficiently detail the sequence of events.

On this basis, the Tree Officer has confirmed no objection, as the development can proceed without adverse impact on important trees

Environment Agency - We note the submitted Flood Risk Assessment (FRA) prepared by Calcinotto, 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.*”

Additional comments to support this position were received on the 27/06/2025, providing greater detail to the comments already provided.

Conservation officer advised that it is important to recognise that there are a couple of heritage-related matters – the impact of the proposal on the significance of the Sandbanks CA and the impact of the proposal on the significance of the NDHA, respectively.

In terms of the loss of the significance of the NDHA due to the proposed complete demolition of the existing dwelling, it is considered that para. 208 of the NPPF applies to this assessment as well and is not complied with in the sense that there is a conflict between the need to retain the building and the aspect of the proposal that deals with its total demolition, yet no provisions have been made to reduce the extent of the conflict. PP30 also applies (and is not complied with) given that it expects development to at least preserve Poole’s heritage assets (encompassing both designated and non-designated ones) and asks for justification for any harm or loss affecting the asset. NP Policy SAND5 is not complied with either, as the proposal would not retain a building of local interest.

Representations

17. Site notice was posted outside the site on 29th June 2024 with an expiry date for consultation of 24th July 2024. 39 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)

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

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

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

Policy context

20. 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...

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

Sandbanks Peninsula Neighbourhood Plan (July 2024)

SAND1: Landscape Character
 SAND2: Views
 SAND3: Trees and Gardens
 SAND4: Biodiversity
 SAND5: Design
 SAND6: Beaches Open Spaces & Harbour

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
 Poole Harbour Recreation 2019-2024 SPD
 Sandbank Conservation Area Character Appraisal and Management Plan (2009)
 Shoreline Character Areas SPG

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

Planning Assessment

Impact on Heritage Assets

1. The Listed Building and Conservation Act sets out that in the exercise, with respect to any buildings or other land in a conservation area, of any functions ...mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." [s72 P(LBaCA)A 1990]
2. Policy PP30 of the Poole Local Plan November 2018 (LP) states that in all cases, proposals will be supported where they;
 - a. (Preserve or enhance the historic, architectural and archaeological significance of heritage assets, and their settings, in a manner that is proportionate with their significance by:
 - (i) assessing the impact of a development on designated and non-designated heritage assets and justify any harm or loss affecting the asset early in the application process;
 - b. Developments within Conservation Areas should;
 - (i) enhance or better reveal the significance and value of the site within the street scene and wider setting;
 - (ii) seek to retain buildings that make a positive contribution to the conservation area
3. This approach is supported by Policy SAND5 of the Sandbanks Peninsula Neighbourhood Plan (July 2024). This states, amongst other things, that development should retain and preserve buildings of

architectural or local heritage value in a manner appropriate to their significance in accordance with national and local policy.

4. The NPPF policies are material considerations in the determination of this application. The NPPF makes a distinction between non designated and designated heritage assets in terms of policy application.

Non-designated heritage assets

5. As set out later in this statement, the existing dwelling is considered to be a non-designated Heritage Asset. The Planning Practice Guidance defines a Non-Designated Heritage Asset as a 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.
6. NPPF Paragraph 216 states that the effect of an application on the significance of a **non-designated heritage asset** should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance² of the heritage asset."

Designated Heritage asset

7. "*Designated heritage asset*" defined in NPPF as "*A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*" [Glossary]
8. The Listed Building and Conservation Act sets out that in the exercise, with respect to any buildings or other land in a conservation area, of any functions ...mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area." [s72 P(LBaCA)A 1990]
9. Paragraph 215 NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use
21. NPPF paragraph 212 states that, "*When considering the impact of a proposed development on the significance of a **designated heritage asset**, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).*"
10. NPPF policy 218 states that Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

1. ² The Glossary of the NPPF defines what is meant by 'Significance'. By significance, it is *the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting...*"

11. NPPF Paragraph 220 states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Loss of existing dwelling

12. The significance of the existing dwelling as a non-designated heritage asset lies, in part, in its historical illustrative value, and its arts and craft style. The cottage has a high historical illustrative value as the only surviving building from the original development on the Sandbanks – the North Haven Point Estate - following the demolition of North Haven House in the 1960. The building was used as former staff accommodation for the original North Haven Lodge, and as such stands as an existing record of such Historic social development of the area and the historical use of the building. While there is a connection to an internationally known family, it is recognised that it is circumstantial, so any historical associative value is rather low.
13. The existing building is of an Arts and Crafts design form with an attic storey pre-dating 1900, a steeply pitched and hipped roof, and small paned windows. There was a small timber porch towards the water facing roof slope, but this has been replaced with a modern glazed single storey rear extension, while the recent extension has impacted on the aesthetic value of the property, the attractive Arts and Crafts design and key features defining it are still readily appreciable. Hence, the architectural and aesthetic value is relatively high.
14. As a result of its historical illustrative value and arts and crafts style the cottage has been nominated for inclusion into the updated BCP Council Local Heritage List and has been assessed as meeting the criteria ³. The building is considered to be of medium significance.
15. In addition, Policy PP30 of the Poole Local Plan states that the loss of the heritage asset must be justified early in the application process. It is understood that the existing building is not of a size that is consummate of the current occupiers' needs and extensive works are required to bring the building up to modern standards. However, no formal justification has been provided as part of this submission. There is no evidence that it is beyond repair. It is not considered that sufficient information has been provided to 'justify' its loss in accordance with Policy PP30.
16. The proposal would result in the demolition of the cottage, which is of moderate significance, and its significance would be entirely lost. Such loss must be weighed proportionally in a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.

Impact upon the Designated Heritage Asset – The Conservation Area

17. The loss of this building, along with the proposed replacement dwelling and sea wall must now be considered in the content of the impact on the Designated Heritage Asset, the Conservation Area.
18. The existing dwelling has been labelled as making a positive contribution to the character and appearance of the Conservation Area in the Conservation Area Appraisal. It forms 'Group 4' (Panorama Road – North Haven Point', which includes the application site, have their historic interest described as comprising three plots at the west end of the Conservation Area developed on

2. ³ 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.

lands that originally formed part of the Tuck estate in one of the most densely planted and exposed corners of Sandbanks. Its contribution is that it contributes to the identity and distinctiveness of Sandbanks as an area that developed at the turn of the C20 influenced by its natural qualities and architectural styles then in vogue. There is some variation in the scale of buildings nearby and all original buildings aside from the cottage have been replaced. As such, the existing cottage contributes positively to this significance in terms of materials and features and their social links to the history of the CA.

19. Policy PP30 of the Poole Local Plan states that for Developments within Conservation Areas, proposals should seek to retain buildings that make a positive contribution to the Conservation Area. The submission does not provide any evidence to demonstrate that consideration was sought to retain the building.
20. As such, the building itself has a positive contribution to the historic character and appearance of the Conservation Area. This significance is moderate, and the loss of this building would result in harm the significance of this part of the Conservation area. Such harm is considered to be less than substantial, and such harm must be weighed against the public benefits of the proposal.

Replacement dwelling and sea defences

21. Also required to be considered, is the impact of the proposed replacement dwelling and sea defences upon the Character and appearance of the Conservation Area.
22. The site itself has a positive contribution to the Conservation Area by virtue of its setting. The three plots at the west end of the Conservation Area were developed on lands that originally formed part of the Tuck estate in one of the most densely planted and exposed corners of Sandbanks. The point has an informal character with all the houses screened from views from the road and surrounded by large trees. The plot for No 106 Sandbanks Road contributes significantly to this, in that the site is surrounded with dense, mature trees and sense of 'dramatic isolation' and 'defiance' of the large new houses on the shoreline plots to the south. Resultingly, the plot has an unusual, rustic atmosphere, reminiscent of the past that contributes significantly to the character of this part of the Conservation Area.
23. The proposed building would have a greater presence, scale and massing than the former dwelling. It would have a greater footprint than the existing bungalow and extend built form significantly closer to the harbour and towards Panorama Road. It would also be contemporary in its form and materials and be two-storey in height with a basement. The scale and massing and form of the proposal would result in the site appearing less dramatic in its isolation, and with a contemporary building would no longer have a 'rustic atmosphere, reminiscent of the past'.
24. 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*", and that it would still appear as a 'building amongst the trees', which is also important to the CA. 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. Whilst it is noted that the proposed dwelling would also 'sit amongst the trees', and that that the contemporary form and scale and massing of the dwelling is not unlike others in Panorama Road, but this does not diminish the harm it would have on the Conservation Area for the reason by virtue of its positive contribution.

25. The proposed dwelling would result in harm to the character and appearance of the Conservation Area (in addition to the loss of the original dwelling), by virtue of the loss of the sense of 'dramatic isolation reminiscent of the past'. Such harm is less than substantial but must be weighed against the public benefits of the proposal.
26. The proposal also seeks the erection of a new sea wall. This would result in a change of materials from wood to stone/ concrete. However, as this does not impact the verdancy or 'isolation' of the site, or unduly urbanise it, is not considered to be harmful to the Character and Appearance of the Conservation Area.
27. The arboriculturally report and associated plans submitted with the application confirms that two trees (T13 & 16) growing within the site has been earmarked for removal due to their poor morphological condition with the intention to retain as many of the existing trees as is achievable and to supplement them with replanting where necessary, and this along with tree protection measures could be secured by condition, should this application be recommended for approval. As such, subject to these conditions this would not itself result in harm to the character and appearance of the Conservation Area.

Impact on residential amenity

28. 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;
29. 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.
30. All windows and openings are set within the elevation in a manner that reduces overlooking or loss of privacy to neighbouring properties.
31. 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

32. 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.
33. Having been consulted, BCP Highways Officer advised that the proposal would have no adverse impact on highway safety.
34. As such, the proposal can be made acceptable subject to conditions which would have been secured had the proposal been recommended for approval.

Impact on Trees

35. 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. Two trees growing within the site (T13 & 16) have been recommended for removal due to their poor morphological condition. No tree planting has been recommended within the arboricultural report. However, there is sufficient space for new tree planting throughout the site to compensate for any tree loss. This would have been secured via condition should the application was recommended for an approval.
36. 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. Additional details have been submitted to address all concerns raised previously by the tree officer. The details have demonstrated that the development can be achieved without detriment to the trees within the site.
37. Having been re-consulted on the submitted document titled - Site General Arrangement drawing by Calcinotto, and Construction Methods and Transport Management Plan (GH2302d) by GTree LTD. The Arboricultural Officer advised that the submitted report have sufficiently detailed the sequence of events as requested. As such, the proposal is acceptable from the arboricultural perspective, and the development can be delivered with less harm to trees on site.
38. As such, the proposal can be made acceptable subject to conditions which would have been secured had the proposal been recommended for approval.

Impact on sustainability

39. 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.
40. Should the proposed development be recommended for an approval, a condition would have been imposed to secure 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

41. 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.
42. 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.
43. 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.
44. 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.

45. 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.
46. Overall, subject to condition securing the floor level (basement, lower ground floor & ground floor) finish and mitigation measures such as waterproofing / tanking to basement, the proposal could be made acceptable.

Biodiversity and BNG

47. 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).
48. The site comprised buildings, other developed land, modified grassland, non-native and ornamental hedgerow, dune grassland, vegetated garden, and individual trees
49. 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.
50. 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 should the application be recommended for approval.
51. 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. Given the scale of the proposal and the size of the site the site qualifies for the small sites' metric.
52. The Government has also produced [Self-build and custom housebuilding guidance](#). Information within it may aid 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.
53. 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).
54. 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.
55. The proposal, therefore subject to conditions, would comply with the BNG exemption requirements.

Waste collection considerations

56. 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.
57. 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

58. The identification of public benefits to weigh against the less than substantial harm to the designated asset are matters of judgement for the decision maker. The weight afforded to those public benefits are also a matter of judgement for the decision-making. Such public benefits can comprise matters that deliver economic, social and environmental objectives of national policy.
59. The loss of the building has not been justified and there is no evidence that the retention has not been sought, contrary to Policy PP30.
60. The would result in the demolition of the cottage that which is of moderate significance and its significance would be lost. Such loss must be weighed proportionally in a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset. the cottage also has a positive contribution of a moderate significance to the historic character and appearance of the Conservation Area. The loss of this building would result in harm to the character and appearance of the Conservation Area. Such harm is considered to be less than substantial, and such harm must be weighed against the public benefits of the proposal.
61. The proposed dwelling, due to its scale, massing and height and contemporary form, would result in less than substantial harm to the character and appearance of this part of the Conservation Area, and this must be weighed against the public benefits of the proposal.
62. The proposal includes new sea defences in the form of a new sea wall along the shore facing side of the site. Whilst it is reasonable to consider that this will have a private benefit in the form of a private sea defence, the public benefits of such defence are not so clear. No evidence has been provided to demonstrate the public benefits of such defences being provided neither in terms of environment nor social benefit. The proposal would also not provide an environmental benefit through Biodiversity Net Gain, as the site is for self-build only. The proposal would also result in social and environmental harm to the character of the Conservation Area, and harm through the loss of a non-designated heritage asset. The proposal would not provide a social benefit as a replacement dwelling; it would not contribute to the council's housing supply.
63. The proposal would provide some short term and minimal economic benefits through the demolition and build out phases of the development through the employment of relevant trade persons and would provide some environmental benefit through the replacement of a older less energy efficient building to one built to modern standards that is more environmentally friendly, contributing towards Climate Change objectives. The proposal does provide some biodiversity enhancements, which is an environmental benefit.
64. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. It is not considered that, in a balanced judgement, that the benefits of the proposal would outweigh the loss of the significance of this non-designated heritage asset.
65. The proposal does not justify the loss of the non-designated heritage asset, and as it would be demolished, would not preserve or enhance the historic, architectural significance of that heritage asset, contrary to Policy PP30 of the Poole Local Plan. When applying the 'balanced judgement' as per paragraph 216 of the NPPF, regarding the significance of the non-designated heritage asset and the scale of loss, it is considered the harm is not outweighed.
66. The proposal does not demonstrate that the buildings retention was sought, and both by the loss of the non-designated heritage asset and the proposed building, would also result in less than

substantial harm to the Character and Appearance of the Conservation Area, contrary to PP30 of the Poole Local Plan and SAND5 of the Sandbanks Peninsula Neighbourhood Plan. When weighing the harm against the public benefits of the proposal, as per paragraph 215 of the NPPF, it is not considered that the public benefits of the proposal outweigh its harm.

67. Recommendation

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

1. The proposal would result in the demolition of a non-designated heritage (the cottage) of moderate significance, resulting in harm. The justification was provided for its loss. The loss of such significance is of less than substantial harm, and when weighed proportionally in a balanced judgement, would not be outweighed by the benefits of the proposal. The loss of such cottage would also result in less than substantial harm to the Character and Appearance of the Conservation Area, to which it has a moderate significant contribution towards. No evidence has been provided to demonstrate that its retention had been sought. The public benefits of the proposal are not found to outweigh the harm resulting from its loss. The proposal is therefore contrary to PP30 of the Poole Local Plan, SAND5 of the Sandbanks Peninsula Neighbourhood Plan (July 2024), and the NPPF.
68. The proposed replacement dwelling, by virtue of its scale, massing, height and contemporary form and materials, would result in less than substantial harm to the Character and Appearance of the Conservation Area. The public benefits of the proposal would not outweigh such heritage harm. The proposal is therefore contrary to PP30, PP27 of the Poole Local Plan, SAND5 of the Sandbanks Peninsula Neighbourhood Plan (July 2024) Neighbourhood Plan, and the NPPF.

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: 30/06/2025

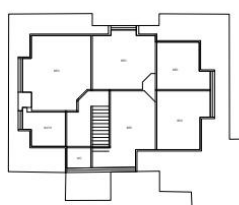
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SIDE SOUTH ELEVATION
SCALE: 1:100



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"/>
FB8428 / 302	
ARC Architecture Ltd	
Chapel Studios, 14 Parnwell, Chapelthorpe, Doncaster, BN23 5EP	
Tel:	+44 (0)1302 478919
Email:	info@arc-arch.co.uk
www.arc-arch.co.uk 	
MARLOW ARCHITECTS	



LOCATION PLAN
SCALE 1:1250 @ A3

BLOCK PLAN
SCALE 1:500 @ A3

Existing to be demolished

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

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ANALYTICAL BLOCK PLAN

Refer to Note 01 :

Note 01 represents the combined width of the existing dwelling and already approved extant extensions (APP 23/00494/K). As illustrated, the footprint of the proposed replacement dwelling accords with these combined widths. **Therefore, the perceived width of the proposed dwelling, is no greater than the perceived width of what exists and what can be constructed with existing permissions.**

Refer to Note 02 :

Note 02 represents the combined width of the existing dwelling and existing outbuilding (marked "A"). As illustrated, the footprint of the proposed replacement dwelling accords with the combined widths of the existing house & outbuilding. **Therefore, the perceived width of the proposed dwelling, is no greater than the perceived width of what currently exists.**

Refer to Note 03 :

Note 03 represents the combined width of the existing dwelling, already approved extant extensions (APP 23/00494/K) and existing outbuilding (marked "A"). As illustrated, the footprint of the proposed replacement dwelling is less than the combined widths of the existing house & outbuilding. **Therefore, the perceived width of the proposed dwelling, is less than the perceived width of what currently exists.**

Photo of built extension at 106 Panorama Road :



BLOCK PLAN
SCALE 1:500 @ A3

Existing to be demolished

Built extension
23/00494/K

Outline of proposed

0 2 4 6 8 10 12 14 16 18 20m

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ANALYTICAL BLOCK PLAN

SCALE 1:500 @ A3

2307 02

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PLOT AREAS OF SURROUNDING CONTEXT

Number	Plot Area	Total Footprint
92.	1557 sq.m	332 sq.m
94.	1591 sq.m	475 sq.m
96.	1942 sq.m	347 sq.m
98.	1973 sq.m	212 sq.m
100.	2198 sq.m	281 sq.m
102.	1984 sq.m	240 sq.m
106.	6406 sq.m	469 sq.m
108.	1892 sq.m	417 sq.m
108a.	1820 sq.m	218 sq.m
110.	1704 sq.m	368 sq.m
112.	1441 sq.m	341 sq.m
112a.	1842 sq.m	265 sq.m
114.	1835 sq.m	367 sq.m
116 + 116a.	2438 sq.m	265 sq.m
118.	2213 sq.m	621 sq.m
120 + 122.	2071 sq.m	633 sq.m
124.	1498 sq.m	304 sq.m
126.	1541 sq.m	385 sq.m

AVERAGE PLOT SIZE : 1859 sq.m
AVERAGE TOTAL FOOTPRINT : 357 sq.m
AVERAGE TOTAL FOOTPRINT % : 19.2 %

Note* Due to the size of the plot at 106 Panorama, it is excluded from averages to fairly show the average plot size, built area size & built area percentages of the surrounding context.

Buildings on plots within the surrounding context which have larger footprints than the proposed dwelling at the application site. These plots are at significantly smaller in the than the application site.

THE PLOT SIZE AT 106 PANORAMA ROAD, IS FAR GREATER THAN THAT OF THE SURROUNDING CONTEXT, AS SHOWN IN THE TABLE OF FIGURES ABOVE. THE PLOT (AT 6406 sq.m) IS MORE THAN 3 TIMES GREATER THAN THE AVERAGE PLOT SIZE OF THE SURROUNDING CONTEXT OF PANORAMA ROAD ON THE WATER SIDE.

THE FOOTPRINT OF THE PROPOSED IS 469 sq.m (INCLUDING THE EXISTING GARAGE, BOAT HOUSE & 3 OUTBUILDINGS), WHILE THIS TOTAL FOOTPRINT IS LARGER THAN THE AVERAGE OF THE SURROUNDING CONTEXT (357 sq.m), THE PROPOSED IS STILL SMALLER THAN NO. 94, NO. 118 & NO. 120 + 122 WHICH HAVE FAR SMALLER PLOTS THAN 106. THEIR AVERAGE PLOT SIZE IS 1958 sq.m WITH AN AVERAGE FOOTPRINT % OF 30%.

THE PROPOSED PLOT HAS A TOTAL FOOTPRINT % OF 7.3%.

THE PLOT HAS SUFFICIENT AREA TO ACCOMMODATE THE PROPOSED DEVELOPMENT, WHILST MAINTAINING A SIGNIFICANTLY LOWER FOOTPRINT COVERAGE PERCENTAGE THAN THE SURROUNDING CONTEXT. WHILE THE PLOT SIZE IS UNCHARACTERISTICALLY LARGER, THE PROPOSED FOOTPRINT STILL IS ACCEPTABLE WITHIN THE SURROUNDING CONTEXT. THE FOOTPRINT (7.3%) TO PLOT SIZE IS FAR SMALLER THAN THOSE OF THE SURROUNDING CONTEXT AND SHOULD THEREFORE BE ACCEPTABLE IN TERMS OF SCALE, BULK AND MASS.

MARLOW ARCHITECTS

ANALYTICAL BLOCK PLAN

SCALE 1:1000 @ A3

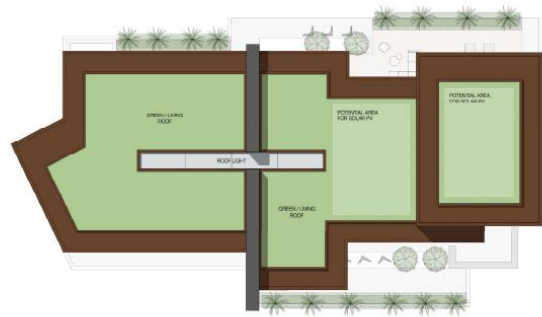
2307 03

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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

106 PANORAMA ROAD, SANDBANKS



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

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PROPOSED ELEVATIONS & INDICATIVE SITE SECTIONS

SCALE AS SHOWN

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



- 1.) Corten effect fascia
- 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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Planning Committee

Application Address	Dorwin Court, 328 Poole Road & 68 Princess Road, Poole, BH12 1AR
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).
Application Number	APP/23/01051/F
Applicant	Maintenance Securities Investments Ltd
Agent	EMPERY + CO LTD
Ward and Ward Member(s)	Talbot & Branksome Woods <ul style="list-style-type: none"> • Councillor Philip Broadhead, • Councillor Matthew Gillett • Councillor Karen Rampton
Report Status	Public
Meeting Date	17 July 2025
Summary of Recommendation	Delegated powers to GRANT permission subject to completion of s106 agreement and conditions as suggested in this report
Reason for Referral to Planning Committee	Over 20 representations within 1 mile of the application site contrary to Officer's recommendation.
Case Officer	Shelley Edwards
Is the proposal EIA Development?	No

Description of Proposal

1. Planning consent is sought for the alteration and upward extension of the 2 existing two-storey buildings to create second and third floors of accommodation on each building to create 10 additional apartments in each block (20 new apartments in total).

Description of Site and Surroundings

2. The application site is occupied by 2 detached blocks of flats. The site has a double frontage with one building fronting the north eastern side of Poole Road and the other fronting the south western side of Princess Road. The character of the area is predominantly residential and there is a mixture of residential properties in the vicinity consisting mainly of blocks of

flats along Poole Road and two storey semi-detached houses along the northern side of Princess Road.

3. The application site consists of two, two storey blocks of flats of traditional appearance; with large projecting bays, a brick detail to the lower section of the ground floor and render above with traditional hipped tiled roof forms and brick chimney details.
4. The site is well screened from Poole Road by the mature protected trees and vegetation along this southern boundary and the existing buildings have varying visibility through the tree screen depending on the season. The site has more open character along the Princess Road frontage. Currently a vehicular access and area for car parking is provided along this boundary. A low hedge creates a buffer between the cars and the pavement and additional planting areas are provided along the side boundaries. This includes a mature shrub to the north western corner of the site where the existing bin store is located. The access to the neighbouring development Eaglehurst is provided along the eastern side boundary at the rear and the car parking area for the adjacent Lindum Court on the western side boundary.

Relevant Planning History:

- **November 2002:** Planning permission refused to remove the roof on each of the blocks and erect second floors comprising a total of 12 one bed flats under a pitched roof due to no recreational contribution or transport contribution and no parking proposed (**APP/02/14339/002/F**).
- **March 2003:** Planning permission refused to remove the roof on each of the blocks and erect a second floor comprising 12 one bed flats under a pitched roof (revised scheme) and 12 additional parking spaces. The refusal was on the grounds of no recreational contribution, transport contribution and highway safety with main access onto Poole Road (**APP/03/14339/003/F**).
- **August 2003:** Planning permission was refused to remove the roof on each of the blocks and erect a second floor to form 8 flats with pitched roof and 13 additional parking spaces. The refusal was on the grounds of lack of car parking and lack of transport contribution and recreational contribution (**APP/03/14339/004/F**).
- **September 2003:** Appeal against refusal of **APP/02/14339/002/F** was dismissed on grounds of lack of a financial contribution towards other modes of transport and a recreational contribution (not dismissed on the grounds of inadequate parking).
- **January 2005:** Planning permission was granted to remove the existing roof on each block and erect a second floor consisting of 6 x 1 bed flats (total 12) with new pitched roofs over (**APP/04/14339/006/F**).
- **April 2005:** Planning permission granted to remove the roofs on each of the blocks and erect a second floor comprising of 8 flats with pitched roof over and no additional parking spaces (**APP/03/14339/005/F**). The application was granted in light of the Inspectors comments of the previous appeal stating that a lack of parking was not accepted as a reason for refusal only the lack of financial contribution to different modes of transport and a recreational contribution.
- **April 2006:** Planning permission was refused to remove existing roof on each block and erect 2 additional floors with a pitched roof to provide an additional 24 flats (**APP/06/14339/007/F**). It was refused due to the lack of parking providing an increase in highway danger, harmful overlooking/loss of privacy to the adjacent block of flats (Eaglehurst) and lack of a financial contribution towards other modes of transport and a recreational contribution. This application was subsequently dismissed at appeal in May 2007. The Inspector agreed with the refusal reasons of the Council.
- **May 2008:** Planning permission was refused for the erection of 2 No. enclosed stair cases to both 328 Poole Road and 68 Princess Road, Dorwin Court (**APP/08/14339/008/F**). The reasons for refusal were the development would result in harm to the amenities of some of

the existing flats on site and being at odds with the character and design of the existing building and thus harming the character and appearance of the streetscene. An appeal against this refusal was dismissed in September 2008.

- **May 2022:** Pre application advice sought for Rooftop extensions to both blocks of existing flats concluded that the principle of residential development can be supported, subject to additional information required and further assessment required. **(PREA/22/00042)**

Constraints

- The site is within Flood zone 1
- The site is covered by an Area TPO

Public Sector Equalities Duty

5. 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

6. 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”.
7. 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.
8. 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

9. The following comments have been received:

Consultee	Date of Response and Comments
BCP Highways Authority	19/06/2025 – No objection subject to conditions 23/10/2023 – Object to tiered system in cycle store
BCP Tree Officer	06/11/2023 – No objection subject to condition
BCP Urban Design Officer	12/12/2023 – Concerns regarding new stair cores would be overbearing to existing occupiers. Negative impact on outlook from Eaglehurst properties. 50% not meeting the space standards, negative impact of underground bins, lack of landscaping. Officer Note: Amended plans and further details have been received to address these concerns.

BCP Flooding Officer	24/06/2025 – Holding objection removed and conditions attached for further exploration with regards to infiltration before progressing an attenuation tank scheme. 27/09/2024 – Holding objection pending submission and approval of a substantiated (conceptual) drainage strategy, that is demonstrated to be both viable and deliverable.
BCP Environmental Health Officer	31/01/2024 – No objection subject to condition to ensure that the combined noise level of any ASHP's does not exceed 30 dB (A) at nearby residential properties.
BCP Waste Authority	19/07/2024 – Following omission of underground bin system; Objection due to width of bin store being insufficient and the requirement of a dropped kerb. Officer Note: Amended plan provides dropped kerb and wider access to bin store. 28/11/2023 – Objection due to insufficient volume/number of bin chambers for underground bin system.
Dorset Police	14/11/2023 – No objection but Secure by Design recommendations
Dorset & Wiltshire Fire and Rescue	17/10/2023 – No objection, comments provided relating to adherence with Building Regulations.

Representations

10. A site notice was posted outside the site on 12 October, 2023 with an expiry date for consultation of 05 November, 2023.

32 representations have been received, raising objection. 28 of the objectors live within a mile radius from the site. The issues raised comprise the following:

- Noise and disturbance from construction
- Water ingress during construction
- overlooking and loss of privacy
- overdevelopment
- inadequate parking provision
- highway safety/congestion concerns
- out of character/out of keeping
- the disruption and inconvenience associated with the rehousing of the existing residents during the construction process
- limited space for proposal; in particular the new stairwells
- loss of loft space for existing occupants
- eyesore, flat roof will clash with existing streetscape
- environmental neglect
- impact on local infrastructure
- loss of light
- overbearing
- impact on value of property
- loss of greenery and garden areas
- Is the building structurally sound for the proposed works
- landscaping plans?
- cycle store is only available for new residents. Existing residents affected by their inclusion and do not get the benefit of use.

- inaccessible upper floors without a lift facility
- No area specified for site materials during construction and the impact that will have on existing parking provision.
- Covering up of air bricks by the stairwell proposed
- damp/moisture issues
- impact on wildlife

Key Issue(s)

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

- Presumption in favour of sustainable development
- Principle of development
- Affordable Housing
- Streetscene and character of the area
- Impact on neighbouring residential amenity
- Amenity of future occupants
- Highway Safety
- Trees/Landscaping
- Waste Collection
- Flooding/Drainage
- Biodiversity
- Sustainability
- Accessibility
- CIL compliance/S106 mitigation

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

Policy context

12. 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, which was adopted in November 2018.

13. Local documents

Poole Local Plan (Adopted November 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and Broad Location of Development
- PP07 Facilitating a step change in housing delivery
- PP08 Type and mix of housing
- PP11 Affordable housing
- PP12 Housing for an ageing population
- PP27 Design
- PP28 Flats and Plot Severance
- 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
- PP38 Managing Flood Risk

- PP39 Delivering Poole's Infrastructure
- PP40 Viability

Supplementary Planning Documents

- BCP Parking Standards SPD (adopted January 2021)
- The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
- The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)
- Nitrogen Reduction in Poole Harbour SPD
- Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)
- Affordable Housing SPD (Adopted November 2011)

14. National documents;

National Planning Policy Framework ("NPPF" / "Framework") (as amended)

The National Planning Policy Framework (NPPF) sets out the government strategy to achieve sustainable development. The framework is relevant to the current proposal and issues relating to housing delivery, good design, sustainable transport, flooding/climate change and promoting healthy communities will be dealt with in the report where relevant.

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

"Plans and decisions should apply a presumption in favour of sustainable development.

.....

For decision-taking this means:

- (c) approving development proposals that accord with an up-to-date development plan without delay; or
- (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."

Other relevant national documents

- Planning Practice Guidance (PPG)
- Technical Housing Standards - nationally described space standard (2015)

Planning Assessment

Presumption in favour of sustainable development

15. At the heart of the NPPF is the presumption in favour of sustainable development. NPPF paragraph 11 states that in the case of decision making, the presumption in favour of sustainable development means that where there are no relevant development plan policies,

or the policies which are most important for determining the application are out of date, planning permission should be granted unless policies in the Framework that protect areas of assets of particular importance provide a clear reason for refusing the development proposals or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

16. 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.
17. 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.
18. At 1 April 2024 BCP Council had a housing land supply of **2.1** years against a 5-year housing requirement that includes a 20% buffer. For the purposes of paragraph 11 of the NPPF, it is therefore appropriate to regard relevant housing policies as out of date as the local planning authority is unable to demonstrate a five-year supply of homes.
19. In this instance, the scheme would provide 20 additional dwellings that would contribute towards the Council's housing delivery target. The proposed 20 new homes; in the form of one bed flats are likely to be a more affordable type of housing, whilst making an efficient use of the brownfield site. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the relevant adopted local policies. This is assessed below.
20. For this planning application the benefits provided from the supply of 20 new homes are considered to carry significant weight in the planning balance.

Principle of development

21. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP01, the Council will take a positive approach when considering development proposals that reflects the presumption in favour of sustainable development contained in the NPPF. In terms of meeting housing needs, a strategic objective of the Poole Local Plan is to deliver a wide range and mix of homes in the most sustainable locations.
22. Policy PP02 identifies the amount and broad locations of development and states that the majority of new housing will be directed to the most accessible locations within Poole, these being the town centre, district and local centres and locations close to the sustainable transport corridors.
23. A sustainable transport corridor is defined as 400 metres either side of a road capable of extending service provision by the end of the plan period to four buses per hour (each way) or within 500 metres radius of a railway station. The intention of this policy is that within these areas the majority of higher density development will place a greater number of people within close walking distance of public transport and a range of services/facilities as a convenient alternative to use of the car.

24. This approach is reinforced by Policy PP34 which also states that new development will be directed to the most accessible locations which are capable of meeting a range of local needs and will help to reduce the need for travel, reduce emissions and benefit air quality, whilst PP35 also states that proposals for new development will be required to maximise the use of sustainable forms of travel.
25. The proposal is within the sustainable transport corridor as defined above and within a residential area. The site is located within close proximity of facilities and services including a supermarket within 100m across Poole Road; Poole Retail Park within 750m; and Branksome station within 550m. As such, the site is in a highly sustainable location and therefore the principle of additional residential development in this location is acceptable. The proposal is considered to comply with policies PP01, PP02, PP34 and PP35 and is acceptable in principle.

Affordable Housing

26. PP11 requires that affordable housing is provided from housing schemes of 11 or more homes and 40% affordable housing is required outside of the Poole Town Centre Boundary. PP11 (c) enables a financial contribution towards Affordable Housing provision for 11-20 units.
27. The applicant has submitted a Viability Report to demonstrate a lack of financial viability for the project to provide on-site Affordable Housing. This report has been assessed independently by the District Valuer and they have concluded that the proposed development is not viable to provide a policy compliant level of Affordable Housing. However, the development will make sufficient profit to support the provision of a financial contribution of £109,608 towards Affordable Housing. This has been agreed by the applicant and secured by a Section 106 Agreement. Accordingly, the proposal is considered to be in compliance with policy PP11.

Streetscene and character of the area

28. PP27 (1) requires a good standard of design in all new developments. 'Development will be permitted provided that it; (a) reflects or enhances local patterns of development and neighbouring buildings in terms of; (i) layout and siting, including building line and built site coverage; (ii) height and scale; (iii) bulk and massing, including that of the roof; (iv) materials and detailing; (v) landscaping; and (vi) visual impact'.
29. PP28 (1) permits flatted development; *'where the plot can accommodate a form of development that ensures; (a) the scale and massing of the building, including the width, height and roof profile and spacing between buildings is in keeping with neighbouring buildings and the established pattern of development in the street, where the site is located'*.
30. The NPPF states inter alia that planning decisions should ensure that developments will function well and add to the overall quality of the area over their lifetime; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; are welcoming and distinctive places to live and visit; and create places that are safe, inclusive and accessible (para.130).
31. Para 125 under Section 11 of the NPPF states that decisions should; *'(e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions – including mansard roofs – where the development would be consistent with the prevailing form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers...'*

32. The existing blocks of flats at Dorwin Court comprise of two, two storey Art Deco style blocks finished in white render with a tiled, hipped roof. Since the existing site has double frontage, the proposed development will have to relate to the street scenes of both Poole Road and Princess Road.
33. The neighbouring buildings on either side of the application site consist of blocks of flats and these also have a double frontage as they face both Poole Road and Princess Road. These blocks are greater in height and vary in design and materials.
34. The adjacent property known as Eaglehurst to the east of the site also fronts Eagle Road and is a four storey block in a render finish with tile hanging to the balcony projections and a tiled hipped roof. The block of flats to the west of the application site known as Lindum Court is six storeys in height of red brick construction with tile hanging details and a flat roof.
35. The character of this section of Poole Road is predominantly large blocks of flats set on a similar building line behind mature vegetation to the north/north east. On the opposite side; to the south/south west and behind the tall brick boundary wall; a circular three storey development known as Holly Lodge and the varying heights of the neighbouring development known as The Oasis which includes five storeys in part; is visible but has the benefit of mature screening and are set back from the highway.
36. With regards to the character of the Princess Road street scene; this road has two distinct characters on both sides near the application site. The southern side, where the application site is located is characterised by blocks of apartments which occupy large plots and are appreciable in bulk, mass and height. These buildings do not include much of garden vegetation and as such, this side of Princess Road presents an open character. In comparison, the northern side of the road is characterised by two storey semi detached dwellinghouses set within well-vegetated domestic gardens. Visually, the mature vegetation provide a pleasant verdant character to this side of Princess Road.
37. The proposal would introduce two additional floors to the existing two storey building; removing the existing tiled hipped roof and replacing it with a flat roof. The proposal would continue the recesses and articulation of the existing art deco style building; including the window proportions and render finish whilst introducing two glazed staircase projections to both the Princess Road and Poole Road elevations.
38. In the Poole Road street scene, the resultant building height would remain lower than the adjacent blocks of flats to the east and west and therefore the additional height would not result in a dominance or prominence within the street scene that would be detrimental. The existing vegetation along this frontage would provide appropriate screening. There trees are to be retained, which is secured by the tree protection plan condition. The proposed design would complement the existing character of the site and the mixed character of the area. The proposed scale, height and massing is therefore considered acceptable in this location as the proposal would respect that of neighbouring buildings and the mixed character of the streetscene in accordance with PP27.
39. With respect to the Princess Road street scene, the proposal would be readily visible due to the more open character of this frontage. However, this would not have any detrimental impact on the street scene since the proposal would relate well to the neighbouring properties in terms of height and design. The neighbouring block of flats at Lindum Court has 6 floors with a flat roof whilst Eaglehurst includes pitched roofs over 4 storeys in height. The proposal being lower than these neighbouring properties would not appear unduly dominant in character.
40. In terms of design, the continuation with the existing articulation will add interest to the visual character of the building. In terms of materials palette, the proposal will match the existing which is acceptable and this has been secured by a condition.

41. The proposal introduces two cycle stores to the centre of the application site to meet the requirements of the Parking SPD; the cycle stores would continue the white render and art deco articulation of the main buildings with a flat roof and associated landscaping to soften their appearance and therefore are considered to respect and reflect the existing and evolving character and appearance of the site.
42. The proposed bin stores to the north east and west boundaries will be visible in Princess Road; the bin stores are proposed to be within brick enclosures and these details will be secured by condition. Their positioning along the boundaries would retain the open nature of this part of the site.
43. The urban design officer had objected to the proposed stair core design introducing an overbearing feature to existing occupiers and this has been addressed through the amended plans which reduced the depth of the stair cores. The design officer also raised concerns on the outlook from Eaglehurst towards the proposal, 50% of the proposed flats not meeting the space standards and the negative impact of the underground bins and lack of landscaping. It is considered that the amended plans have overcome these concerns by omitting the underground bins, improving the landscaping around the cycle stores and reducing the number of flats to provide 20 additional flats that all now meet the space standards. The proposal would therefore maintain and enhance the quality of the street scene, satisfying Local Plan policies PP27 and PP28 and the NPPF.

Impact on Neighbouring Residential Amenity

44. PP27 (c) requires that development; *'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'*.

Impact on Eaglehurst (Block of flats to the south/south east)

45. The proposed upper floors would be visible from the neighbouring flats at Eaglehurst to the east/south east. This block of flats is four storey; the majority of the building running parallel with Eagle Road with wings projecting to the rear and facing both Poole Road and Princess Road. These projecting wings bring the building closer to the application site and include single windows to the lower floors and large balcony areas to the top floor with views towards the application site. The proposed additional floors would be situated 6.5m away from these balconies of the neighbouring property. The orientation of the site is such that there would be increased shading towards the neighbouring property; however this would only occur in the latter part of the day. The flat roof and top storey of the resultant building would be readily visible from the top floor properties of Eaglehurst and their balconies, however the development would not be sited directly in front of the full width of the balconies as the front elevation of the upper floors of the application site are set further into the site than the building line of Eaglehurst when measured from both Poole Road and Princess Road. The submitted Block Plan shows that the proposal would not be within the 45 degree angle from the neighbouring windows of the top floor and is therefore not considered to have a negative impact on the neighbouring property's daylight and outlook. The submitted streetscene drawing shows the angle of outlook from the neighbouring windows and that the building would not protrude into the vertical 25 degree angle of obstruction; therefore it is considered unlikely to cause a significant loss of daylight or sunlight to the neighbouring property and it can be concluded that the proposed additional floors would not give rise to a loss of light or be overbearing or oppressive significant to harm the amenity of the occupants of the adjacent block of flats known as Eaglehurst and would be compliant with policy PP27.

46. The application includes obscure glazed windows to the proposed additional floors on the side elevation facing Eaglehurst to serve the bathrooms or as secondary windows to the living areas serving the kitchenette. The previous refusal of a similar scheme was dismissed at Appeal and the Inspector concluded that a kitchen window which could be opened in this location would result in overlooking towards the balconies of Eaglehurst and therefore a condition will be attached to ensure that these windows are obscure glazed and non opening to preserve neighbouring amenity.
47. The development is supported by an acoustic report as the application includes the introduction of Air Source Heat Pumps (ASHP) to the flat roofs (12 per block). The BCP Environmental Health Officer has recommended that a condition is secured to ensure that the combined noise level of any ASHP's does not exceed 30 dB (A) at nearby residential properties to preserve neighbouring amenity.

Impact on Lindum Court (Blocks of flats to the north/north west)

48. The distance of separation between the proposals and the block of flats to the west; Lindum Court is in excess of 20m and therefore is considered acceptable and would not result in the loss of privacy or amenity to the residents of the neighbouring blocks.

Impact on Existing Residents of Dorwin Court

49. The proposed staircores would be partially glazed and would introduce a new feature to the external elevations facing the streetscenes of Poole Road and Princess Road. These staircores would provide the stairwells to the upper floors proposed. An internal stair option has been considered; however due to strict limitations regarding single stair vertical escape from upper stories, increased capacity serviced by an internal stair core is non compliant.
50. The depth of the staircores have been reduced during the application process and obscure glazing is proposed to the side windows to minimise any views into the existing and future flats which are adjacent to the staircores to preserve neighbouring privacy and amenity.
51. A daylight study was undertaken by HDSGreenTech Ltd to test and evidence the proposed impact on the living rooms of the existing flats (8 flats in total), within which both the vertical sky component and target illuminance study confirm that the proposed staircore is compliant with regards to Right to Light Planning Standards set out in BRE 209 2022. The target standard is 150 lux for a living room and the study concluded that both schemes are in excess of the required 150 lux over the full room footprint.
52. The existing residents of the two storey blocks are concerned with the construction process and the potential for disturbance during this time but also the potential for damage to the existing properties and therefore it is considered reasonable to condition the submission of a Construction Environmental Management Plan; to include the proposed hours of operation and how any adverse impacts of noise, dust vibration and traffic on adjoining owners or occupiers will be mitigated.
53. The orientation of the site is such that the additional floors to the southern block would introduce additional shading towards the northern block; however, the separation distance between the blocks is approximately 16m and therefore this additional shading would not be sufficient to harm the amenity of the occupants.
54. The proposed two separate cycle stores will be positioned in the centre of the site where there is existing hardstanding. The cycle stores would be visible from the windows of the existing properties and would be readily visible from the ground floor flats; they would be positioned approximately 6m from the majority of the flats; however the cycle store structure would at its closest point be approx. 4.8m from the projecting bay windows but they would not be sited directly in front of these windows and would be visible from a more oblique angle which is not considered to be harmful to their outlook.

55. The proposed single storey flat roof design of the cycle stores and the surrounding landscaping as suggested on the site plan would ensure that the proposed cycle stores would not result in a harmful impact upon the amenity of the existing occupants by way of being oppressive or overbearing.
56. The bin stores would be extended along the side boundaries at the northern section of the site to facilitate additional capacity. This would not be dissimilar to the existing relationship on the western side; however it would be introducing bins along the eastern elevation. This bin store would therefore be visible from the adjacent ground floor flat's living room; however it would not dominate the outlook due to its siting adjacent to the boundary. Details are secured by condition to ensure that the proposed bin structures will be visually appropriate and secure in accordance with PP27.

Amenity of Future Occupants

57. The Technical housing standards – nationally described space standard provides minimum internal area required for various dwelling types. The current scheme proposes 20 x 1-bedroom flats. In order to meet to comply with the nationally described space standards the proposed flats require to be a minimum of 39m² for one person occupation and 50m² for two persons. The table below demonstrates that the proposed flats would fall short of the two persons space standards but would comply with one person occupation.

68 Princess Road

Flat	Bedrooms	Occupancy	Proposed Area	Required Area	Complies
1	1	1	44.8 sq.m	39 sq.m	Y
2	1	1	46.6 sq.m	39 sq.m	Y
3	1	1	49.1 sq.m	39 sq.m	Y
4	1	1	44.6 sq.m	39 sq.m	Y
5	1	1	46.1 sq.m	39 sq.m	Y
6	1	1	44.8 sq.m	39 sq.m	Y
7	1	1	46.6 sq.m	39 sq.m	Y
8	1	1	49.1 sq.m	39 sq.m	Y
9	1	1	44.6 sq.m	39 sq.m	Y
10	1	1	46.1 sq.m	39 sq.m	Y

328 Poole Road

1	1	1	46.2 sq.m	39 sq.m	Y
2	1	1	44.2 sq.m	39 sq.m	Y
3	1	1	48.5 sq.m	39 sq.m	Y
4	1	1	47.7 sq.m	39 sq.m	Y
5	1	1	43.9 sq.m	39 sq.m	Y
6	1	1	46.2 sq.m	39 sq.m	Y
7	1	1	44.2 sq.m	39 sq.m	Y
8	1	1	48.5 sq.m	39 sq.m	Y

9	1	1	47.7 sq.m	39 sq.m	Y
10	1	1	43.9 sq.m	39 sq.m	Y

58. In addition to complying with the nationally described space standards, all flats will have adequate access to daylight and sunlight with all habitable rooms served by at least one window with appropriate outlook. The main outlook for the bedrooms and open plan living areas would be towards the front and rear with views across public realm or towards the other block within Dorwin Court as is the existing relationship.
59. Overall, the proposal would provide a good standard of amenity for future residents with separate outdoor cycle storage space and appropriate waste/recycling facilities. The proposed development is therefore considered to be in accordance with PP27 (c).

Highway Safety

60. Local Plan Policies PP34, PP35 and PP36 of the Local Plan gives a number of requirements that new development should achieve with regards to highway, pedestrian and other sustainable transport matters. Among other aspects, they seek to ensure a satisfactory means of access and provision for parking, servicing and manoeuvring in accordance with adopted standards. The BCP Parking Standards SPD provides further requirements and guidance.
61. The existing development (two blocks) have 8 car parking spaces in total which are situated within the parking area along the northern boundary of the site and accessed from Princess Road. There is vehicular access from the southern boundary of the site off Poole Road, however parking is not provided in this southern section.
62. No additional car parking provision is proposed for the development. The site is within a Zone A location, based on the Parking Zones within the BCP Parking Standards and is considered to be a highly sustainable location, with good access to public transport, services, shops and other facilities. The new BCP Parking Standards SPD stipulates that residential developments with zero car parking provision is supported in Zone A locations.
63. In order to encourage residents to not own vehicles, future residents may be excluded from accessing parking permits for any schemes operated in the area by the Council. The applicant should inform future residents of this potential exclusion.
64. The cycle parking racking system has been removed from the cycle stores and sheffield stands are proposed and would provide cycle parking for 24 bikes in total which would be an overprovision of 4 cycle parking spaces. The existing residents have objected to the scheme as it does not provide cycle parking for the existing residents. As the proposal is for additional flats; there is no justification on requiring that provision is provided for an existing use, however as a result of the reduction in flats; an overprovision of four spaces would be provided and could potentially be utilised by existing occupants within the site.
65. The proposed zero additional parking provision and cycle parking provision would accord with the adopted standards of the Council.

Trees/Landscaping

66. Policy PP27 (1)(b) of the Poole Local Plan November 2018 requires development to respond to natural features on the site and not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss. Policy PP27 (1) (a)(v) and (vi) requires that

development reflects or enhances local patterns of development in terms of landscaping; and visual impact. Paragraph 135 (b) of the NPPF requires decision makers to ensure that developments are; “visually attractive as a result of good architecture, layout and appropriate and effective landscaping”.

67. The proposed development does not alter the footprint of the buildings and remains clear of retained trees. Some minor pruning is required for two trees to achieve clearance from the building and BCP’s Arboricultural Officer has confirmed that this will not be detrimental to the trees or their visual amenity.
68. The submitted arboricultural impact assessment and method statement supports the application and demonstrates how the trees are to be protected during development. A condition is secured to ensure that the development is carried out in accordance with these details.
69. The submitted arboricultural impact assessment and method statement supports the application and demonstrates how the trees are to be protected during development. The arboricultural details do not reflect the omission of the underground bins and the proposed siting of the larger bin store under the T9 Laurel (shrub) where the existing bin store is located. Whilst this shrub provides some visual softening in the streetscene it is not protected by a TPO and given the proposed siting of the bin store its retention would not be viable. The arb officer has confirmed that this tree is not a constraint to the development and no objection would be raised for its removal. However, updated arboricultural information is required to show this tree as being removed to facilitate the development and a condition is attached to address this. The loss of this shrub visually along the rear boundary would result in a loss of the softening to the site and a landscaping scheme is conditioned to ensure that suitable planting is proposed/retained within the site for its visual amenity including the retention of existing positive landscaping features such as the hedge along this northern boundary. The condition for a Landscaping Management Plan will also ensure that the planting around the cycle store is appropriate to enhance the visual amenity within the site as a result of the development in accordance with PP27.

Waste Collection

70. Policy PP27 (1)(g) of the Poole Local Plan requires convenient and practical waste and recycling arrangements to be provided in accordance with relevant standards and that they must be designed to be in keeping with the existing pattern of development in which the street, or part of the street, the site is located.
71. The original proposal included underground bins; however these have been omitted and replaced with two separate bin stores along the side boundaries of the site along the north access/off Princess Road. The bin stores would provide sufficient capacity for the additional dwellings in addition to the existing properties and due to the accessible location from the highway it is considered to be in accordance with the adopted standards of the Council.
72. A condition is attached for the submission and agreement of the bin store details and within this will be the requirement for the openings as set out in the BCP waste officers consultation response.

Flooding/Drainage

73. NPPF paragraph 170 requires development in areas at risk of flooding to be avoided by directing development away from areas at highest risk (whether existing or future). PP38 (3) states that Sustainable Drainage Systems will be required for all major development, unless

the relevant Surface Water Management Plan (SWMP) indicates otherwise or they are demonstrated to be impractical. Proposals should be appropriate to the location and designed to manage surface water run-off in accordance with the appropriate technical standards.

74. The site falls within Flood Zone 1 in accordance with the Environment Agency's (EA) flood map for planning, indicating no mapped tidal or fluvial flood risk. The yearly chance of surface water flooding is 'Very low', increasing to 'Low' between 2040 to 2060.
75. In accordance with the recommendations of the National Planning Policy Framework (NPPF) all development proposals are to be supported by a strategy of surface water management that is both viable & deliverable, and which demonstrates that the proposed development & any adjoining property or infrastructure are not to be placed at increased risk, or worsening.
76. The submitted Surface Water Drainage Report received on 5th February 2025 sets out a scheme for the use of an attenuation tank, however the BCP Flooding officer queries the calculations submitted and therefore conditions are attached to further explore the infiltration options within the site in accordance with Policy PP38 (3) of the Poole Local Plan and the requirements of the NPPF.

Biodiversity

77. Paragraph 40 of the Natural Environment and Rural Communities Act, under the heading of 'duty to conserve biodiversity' states "every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity."
78. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
79. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it was submitted prior to the implementation of BNG.
80. No biodiversity enhancements have been offered as part of the scheme and therefore a condition is attached to ensure that biodiversity enhancement is provided in accordance with PP33.

Sustainability

81. Policy PP37 (1) of the Poole Local Plan identifies that proposals for new residential development must contribute to tackling climate change through their design and materials and they would also be required to meet the latest Building Regulations, therefore achieving a high level of energy efficiency and sustainability. PP37 (2) requires that proposals of 11 or more homes are required to provide a minimum of 20% of their predicted future energy needs from renewable energy sources.
82. The submitted Energy Statement sets out how the development proposes Air Source Heat Pumps (ASHP) and solar panels the flat roofs of the blocks. The development would therefore be capable of delivering a sustainable development through the use of renewable sources and is capable of meeting and exceeding the 20% of its future energy use through renewable energy sources requirement, in accordance with PP37 (2) and a condition is attached to secure this.

Accessibility

83. Policy PP12 (3) requires that schemes of 11 or more flats must provide at least 20% of the development in accordance with Building Regulations Part M4(2). Part M4(2) provides regulations specifically to aid “older people, those with reduced mobility and some wheelchair users”, with the majority of this legislation therefore relating to step free access to dwellings.
84. This development proposes an additional two floors on top of a building which currently does not have the benefit of a lift and nor is a lift proposed as part of the proposal due to the constraints of a nearly 100 year old building.
85. As part of the application process, the flats have reduced in number to ensure that they comply with the space standards; reducing the flats from the existing 6 per floor plate to 5. The Agent confirmed that *“when considering the existing building and the constraints it poses upon our flat layouts, and the size of the extension we are able to add, it isn’t feasible to enable step free access to the proposed new second and third stories within our proposal”*.
86. The Council therefore accepts that the lack of accessible dwellings would not be compliant with PP12 (3), however limited weight is attributed to this in the planning balance due to the acknowledged constraints of the site and the existing housing provision provided in this manner.

CIL compliance/S106 mitigation

87. Mitigation of the impact of the proposed development on recreational facilities; Dorset Heathlands and Poole Harbour Special Protection Areas; and strategic transport infrastructure is provided for by the Community Infrastructure Levy (CIL) Charging Schedule adopted by the Council in February 2019. In accordance with CIL Regulation 28 (1) this confirms that dwellings are CIL liable development and are required to pay CIL in accordance with the rates set out in the Council’s Charging Schedule.
88. The site is within 5km (but not within 400m) of Heathland SSSI and the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their impact upon the Heathland. As part of the Dorset Heathland Planning Framework a contribution is required from all qualifying residential development to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Dorset Heathlands. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.
89. Natural England have advised that the Council must consider the impact of residential development on any development within 13.8km of the New Forest SPA, SAC and Ramsar site, which is the case for this development. An Appropriate Assessment is carried out, and it is concluded that mitigation will be required. However, there is no strategy in place to secure the mitigation. The Council has concluded that mitigation can be achieved in the form of a Grampian condition.
90. In addition, the proposed net increase in dwellings would not be acceptable without appropriate mitigation of their recreational impact upon the Poole Harbour SPA and Ramsar site. A contribution is required from all qualifying residential development in Poole to fund Strategic Access Management and Monitoring (SAMM) in respect of the internationally important Poole Harbour. This proposal requires such a contribution, without which it would not satisfy the appropriate assessment required by the Habitat Regulations.
91. The applicant has agreed to enter into a Section 106 Agreement to secure the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM mitigation payments. Taking the above into account, subject to the Grampian condition and appropriate

mitigation measures secured by legal agreement, the proposal is not considered to have a harmful impact on protected sites and is compliant with policies.

Other matters

92. The neighbour objections also include the loss of loft space, the impact on the property value, and whether the building is structurally sound. Due to the nature of the proposal there will be civil matters to resolve and the loss of the loft space is not considered a planning matter, nor is the value of the property or neighbouring properties as a result of granting planning permission. The building regulations process will cover whether the building is structurally sound for this development.

Summary

- The proposed development would respect the appearance of the existing building on the site, the mixed character of the site and the varying architectural forms and materials in the immediate vicinity.
- The proposal would provide an additional 20, one-bedroom flats in an accessible location.
- The proposal would provide a financial contribution of £109, 608 towards Affordable Housing and this will be secured by a Section 106 Agreement.
- The proposal would not result in harm to protected trees within the vicinity and would retain the mature vegetation/tree screen to the southern boundary.
- The development will provide no additional car parking provision in accordance with the adopted Parking Standards SPD.
- The development will provide cycle parking provision in accordance with the adopted Parking Standards SPD.
- The proposal will provide sufficient bin storage for the development and conditions are attached for the submission and agreement of the bin store details.
- The development would not provide 20% accessible dwellings contrary to PP12 (3)
- The proposal would provide flats that comply with the National Space Standards for one bedroom, one person.
- The SAMMs mitigation payments towards Dorset Heathlands and Poole Harbour Recreation will be secured through a Section 106 Agreement.
- A condition is attached to address the New Forest SAMMs mitigation.

Planning Balance / Conclusion

93. The additional floors to provide 20 additional homes in a sustainable location would not detract from the character of the area or the visual amenities of the site due to the proposed design of the development respecting the character of the existing building and those of neighbouring buildings. The resultant height of the building will not exceed neighbouring blocks of flats and the layout has been designed to ensure that it would not result in the loss of privacy or amenity to existing occupants or neighbours.
94. The Council does not have a 5 year housing land supply, and therefore the provision of 20 new homes has significant weight in the planning balance.
95. Having regard to the negative impacts of the scheme to include the lack of accessible apartments proposed and the impact of the scheme on the existing occupants by way of inconvenience, these would not outweigh the benefits of providing 20 additional homes in a sustainable location, enhancing the visual impact of the site through landscaping and biodiversity enhancements, delivering policy compliant renewable energy and an affordable housing contribution of £109,608.

96. In conclusion, the proposal would therefore achieve the economic, social and environmental objectives of sustainable development, compliant with local plan policies and the provisions of the NPPF and is recommended for approval subject to conditions.

Recommendation

97. It is recommended that the Committee provides power to the Head of Planning (including any officer exercising their powers if absent and/or the post is vacant, and any other officer nominated by them for such a purpose) to **Grant planning permission** subject to completion of s106 agreement as suggested in the officer report.
98. A deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to agree specific wording provided such wording in the opinion of the Head of Planning (or other relevant officer) does not result in a reduction in the terms identified:

Heads of Terms;

- To secure £109,608 Affordable Housing Contribution
 - To secure £7,200 Heathlands SAMMs Contribution (plus admin fee)
 - To secure £2,580 Poole Harbour SAMMs Contribution (plus admin fee)
99. The conditions as set out below (and any amendments to those conditions as deemed necessary).

Conditions

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - This condition is required to be imposed by the provisions of Section 91 of the Town and Country Planning Act 1990 and amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

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

Proposed Location & Block Plan - Drg No. 01.A received 26/04/2024
Topographical Survey and Site Plan - Drg No. 02.C received 19/06/2025
Proposed Plans 01 - Drg No. 08.B received 20/05/2024
Proposed Plans 02 - Drg No. 09.B received 20/05/2024
Proposed Roof Plan – Drg No. 10.B received 26/04/2024
Proposed Elevations 01 - Drg No. 11.B received 20/05/2024
Proposed Elevations 02 - Drg No. 12.B received 20/05/2024
Proposed Elevations 03 - Drg No. 13.B received 20/05/2024
Proposed Streetscenes - Drg No. 14.B received 20/05/2024
Proposed Cycle Store - Drg No. 15.B received 26/04/2024

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

3. Tree Protection Plan

No part of the development hereby permitted shall be commenced, including any site clearance, the digging of any trenches and the bringing on to the application site of any equipment, materials and machinery for use in connection with the implementation of the development, unless a revised Arboricultural Impact Assessment and Method Statement is submitted and approved in writing by the Local Planning Authority to confirm the following details:

(a) The location, size and materials of all barriers and ground protection measures that will be provided for trees that are to be retained on site together with the location of all such retained trees; and

(b) A timetable for the provision of the specified measures, all in accordance with BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations" (or an equivalent British Standard if replaced) have first been submitted to and approved in writing by the local planning authority ("the Approved Tree Protection Measures"). The development shall only be carried out in accordance with the Approved Tree Protection Measures and all the approved barriers and measures shall be retained until both the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development has been removed from the site, unless an alternative time is provided for in the approved details.

Until such time as the Approved Tree Protection Measures have all been removed, nothing shall be stored or placed in any area secured by any part of the 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 retained trees and their rooting environments are afforded adequate physical protection 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.

4. Surface Water Management Plan

No development (including demolition) shall take place until detailed proposals for management of surface water (including provision of final and substantiated drainage designs), which strictly accord with an updated and approved flood risk assessment and drainage strategy (C3297_101 & 102), that has been submitted to and approved in writing by the local planning authority. The scheme shall exploit the use of infiltration where feasible, and the calculation of existing runoff rate shall use methodology stated in the SUDS Manual (C753) section 24.5. The surface water scheme must be completed in accordance with the approved details and fully functional, prior to occupation of the development.

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

5. Construction and Environmental Management Plan

(a) No part of the development (including any demolition of the roof) hereby permitted shall be commenced unless a Demolition and Construction Environmental Management Plan ("DCEMP") has first been submitted to and approved in writing by the local planning authority. The DCEMP shall in particular include:

(i) The qualifications and experience of the person(s) who undertook the plan sufficient to demonstrate their competence; and

(ii) a dust emissions management plan that identifies the steps and procedures which will be implemented to control the creation and impact of dust resulting from the demolition, site preparation, groundwork and construction phases of the development; and

(iii) A construction environmental management plan that identifies the steps and procedures which will be implemented to minimise the creation and impact of noise, vibration and any other emissions, potential ground and/or water pollution resulting from the demolition, site preparation, groundwork and construction phases of the development; and

(iv) A construction logistics plan that identifies the steps which will be taken to minimise the impacts of all vehicles (including construction, delivery and waste transport) entering or leaving the site and parking on or off the site; and

(v)[Twenty four hour] contact details by which the local planning authority can provide notice of any potential issue arising in relation to any plan approved for the purposes of this condition ("the Emission Contact")].

Subject to paragraph (b) below, the development [including demolition] shall only be [demolished and] constructed in accordance with the approved DCEMP and the approved DCEMP shall at all times be accorded with.

(b) In the event of the local planning authority receiving a complaint or other notification of a possible escape from the application site, of any emission or other matter to which any of the plans approved for the purposes of this condition relates during any [demolition or] construction associated with the development, that might adversely affect any residential property (including any actual or potential occupier) or any other sensitive receptor, then within [one] hour (or such longer period as the local planning authority may otherwise agree) from the local planning authority providing notice of the potential escape to the Emission Contact or directly to any person on the application site (whichever is the sooner), no [demolition or] construction shall thereafter take place on any part of the application site (or as otherwise may be agreed in writing by the local planning authority) unless either:

(i) A revised plan that takes account of the escape has been submitted to and approved in writing by the local planning authority in which event thereafter the development shall only be [demolished and] constructed in accordance with that revised plan together with all the other plans approved for the purpose of this condition; or

(ii) The local planning authority has confirmed in writing that [demolition and] construction can continue in accordance with the last approved plans.

Reason: To ensure the development does not create local environmental impacts and pollution during the implementation of the development and this is a pre-commencement condition to ensure adequate development management plans are in place at the outset.

6. Biodiversity enhancement

No part of the development hereby permitted shall be constructed above second floor level unless full details of all biodiversity enhancement measures have first been submitted to and approved in writing by the local planning authority. The full details shall in particular include technical specifications, the number, location and siting of:

- bird and bat boxes to be built into the development;
- swift bricks and bee bricks (or reasonable equivalent) to be built into external elevations

No part of the development shall be occupied or otherwise brought into use unless the approved enhancements have been fully provided as approved and thereafter those mitigations and enhancements shall at all times be retained and maintained in such a condition as to enable them to continue to fully function for their intended purpose(s).

Reason: To ensure clarity on the extent of identified required biodiversity measures and in the interest of helping conserve and enhance the biodiversity and habitats in the locality.

7. Renewables

No part of the development hereby permitted shall be commenced unless measures to secure that a minimum of 20% of the predicted future energy use of the residential development [including any associated communal parts] hereby permitted will be from on-site renewable sources have first been submitted to and approved in writing by the local planning authority. Such details shall include identification of [responsibility and] arrangements for the future maintenance of such measures. No part of [the development/any residential unit/any of the residential units] hereby permitted shall be occupied unless all the approved measures have been fully carried out as approved and thereafter such measures shall at all times be retained and maintained in accordance with the approved details.

Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply and this is a pre-commencement condition in recognition that some measures may relate to works that need to be carried out at an early stage.

8. No part of the development hereby permitted shall be occupied unless the windows within the side elevations of the proposed staircores and the windows on the south eastern side elevation [facing Eaglehurst] as shown on the 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.

[Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification no further windows, dormer windows or doors other than those expressly authorised by this permission shall be constructed [on any part of the application site/development hereby permitted]].

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

9. Landscape Management Plan

No part of the development hereby permitted shall be occupied unless a landscape management plan that includes long term design objectives, management responsibilities and maintenance schedules (including replacement of dead or dying plants) for all landscape areas as shown on approved site plan and including the retention of the hedge along the northern boundary, together with a time period for the operation of the plan [not being less than 5 years from the date of first landscape planting] has first been submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out as approved.

Reason: In the interests of securing the on-going amenity and the appearance of the development and locality.

10. Bin stores

No part of the development hereby permitted shall be used/occupied until the details (specification, design, materials) of the bin stores have been submitted and agreed in writing by the Local Planning Authority and the bin stores have been implemented in accordance with the approved details.

At all times thereafter:

(a) The bin stores shall be retained, not used for any purpose other than the storage of refuse and recyclable materials and kept available for use by all residents of the development/property known as Dorwin Court;

(b) No refuse and recyclable materials associated with the development/property known as Dorwin Court shall be stored other than in the approved stores; and

(c) No refuse or recycling materials from the development/property known as Dorwin Court shall be stored or placed for collection on the public highway including any associated pavement except on the day of collection.

Reason: To ensure the safe collection of refuse, minimise potential adverse impact on the local highway network and its users and to preserve visual amenities.

11. No part of the development hereby permitted shall be occupied/used unless the bicycle parking facilities have first been fully constructed and laid out in accordance with the approved plans. Thereafter, the approved bicycle parking facilities shall at all times be retained, kept available for use as bicycle parking and maintained in a manner such that the facilities shall at all times remain so available.

Reason: In the interests of promoting alternative sustainable modes of transport.

12. Prior to occupation, maintenance and management of the Surface Water Management scheme required via condition (1) must be submitted to and approved in writing by the local planning authority. The scheme shall thereafter be managed and maintained in accordance with the approved details. These should include a plan for the lifetime of the development, the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

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

13. Prior to the first occupation of the dwellings hereby approved, a detailed strategy for the mitigation of the adverse effects arising from the development on the New Forest SAC, New Forest SPA and New Forest Ramsar site shall be submitted to and approved in writing by the local planning authority. The strategy as approved shall be carried out before any residential unit hereby permitted is first occupied.

Reason: To ensure that the development does not lead to increased recreational pressure and associated adverse effects on New Forest SAC, New Forest SPA and New Forest Ramsar site.

14. The development hereby permitted shall only be constructed of exterior wall and fenestration materials to match the existing building.

Reason: To safeguard the visual amenities of the locality.

15. Noise limitations

The rating level of combined sound emitted from all ASHP's associated with the development hereby approved shall not exceed 30dB(A) at nearby residential properties.

Reason: To protect the amenities of nearby residents and comply with policy PP27 of the Poole Local Plan (2018).

16. Notwithstanding any provision in the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification) any new or replacement hard surfaced area(s) [on any part of the application site] shall:

(a) Where there is a risk of ground water contamination, not be made of porous materials; and

(b) In all other cases, either be made of porous materials, or provision shall be made to direct run-off from the hard surface to a permeable or porous area or surface within the curtilage of the development hereby permitted.

Reason: To provide satisfactory drainage for the development.

Informatives

1. 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.
2. This grant of permission is to be read in conjunction with the Legal Agreement dated [TBC] entered into between BCP Council and [TBC].
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.
Based on the information available this permission does not require the approval of a biodiversity gain plan before development is begun because the application predates the implementation of BNG.
4. Detailed drainage proposals may typically include:
Detailed drainage network layout

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

Drainage maintenance and management information may typically include:

1. Drainage ownership/responsibility layout
 2. Maintenance schedules
 3. Maintenance agreements
 4. Adoption agreements
 5. Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
 6. Operations and maintenance manuals
5. In accordance with paragraph 39 of the revised NPPF the Council, as Local Planning Authority, takes a positive, creative and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions. In this instance: The applicant/agent was updated of any issues after the initial site visit and the applicant was provided with the opportunity to address issues identified by the case officer and the application is recommended for approval.

Background Documents:

APP/23/010151/F

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

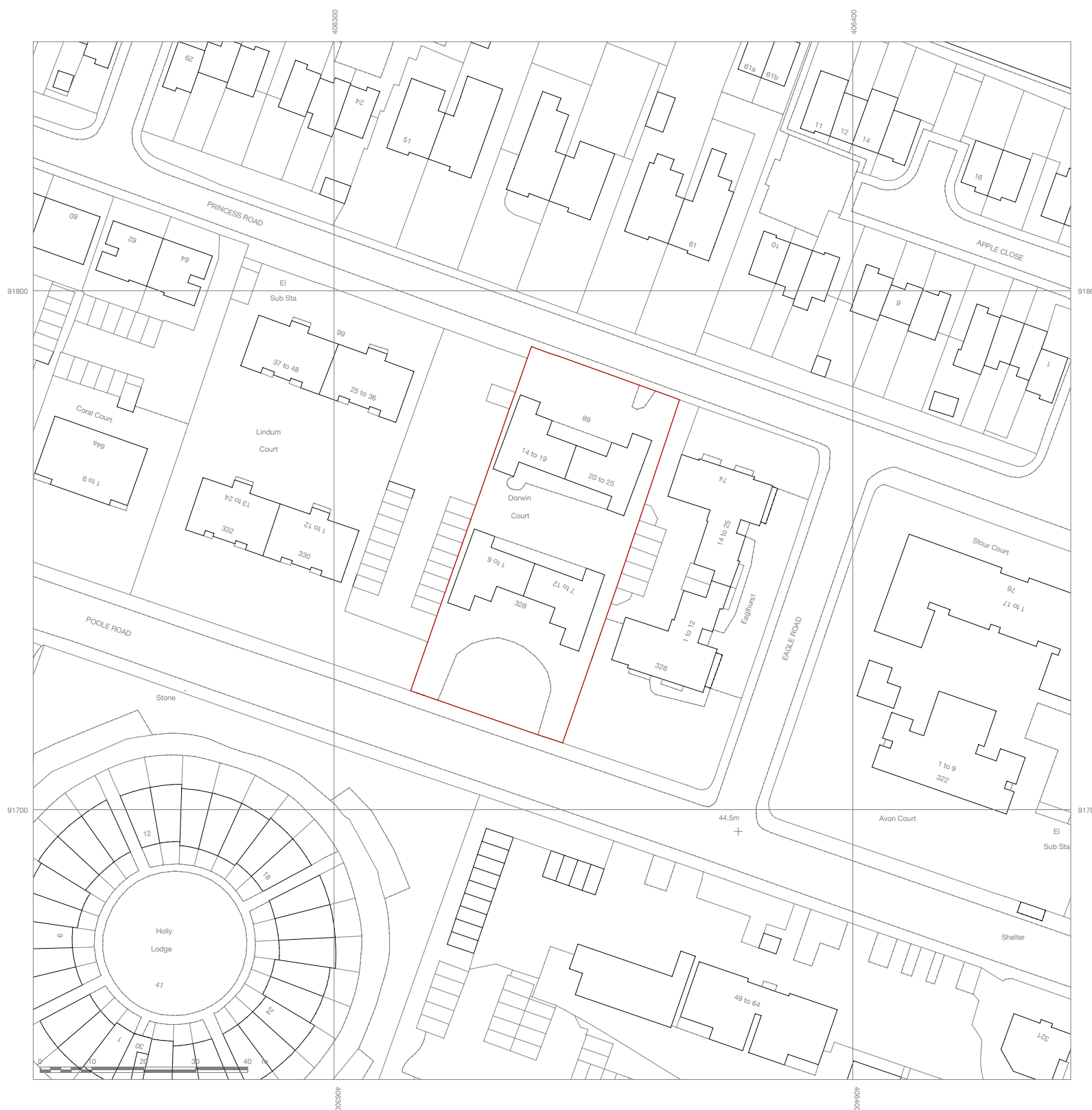
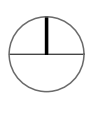
Notes.

- This excludes all documents which are considered to contain exempt information for the purposes of Schedule 12A Local Government Act 1972.
- Reference to published works is not included

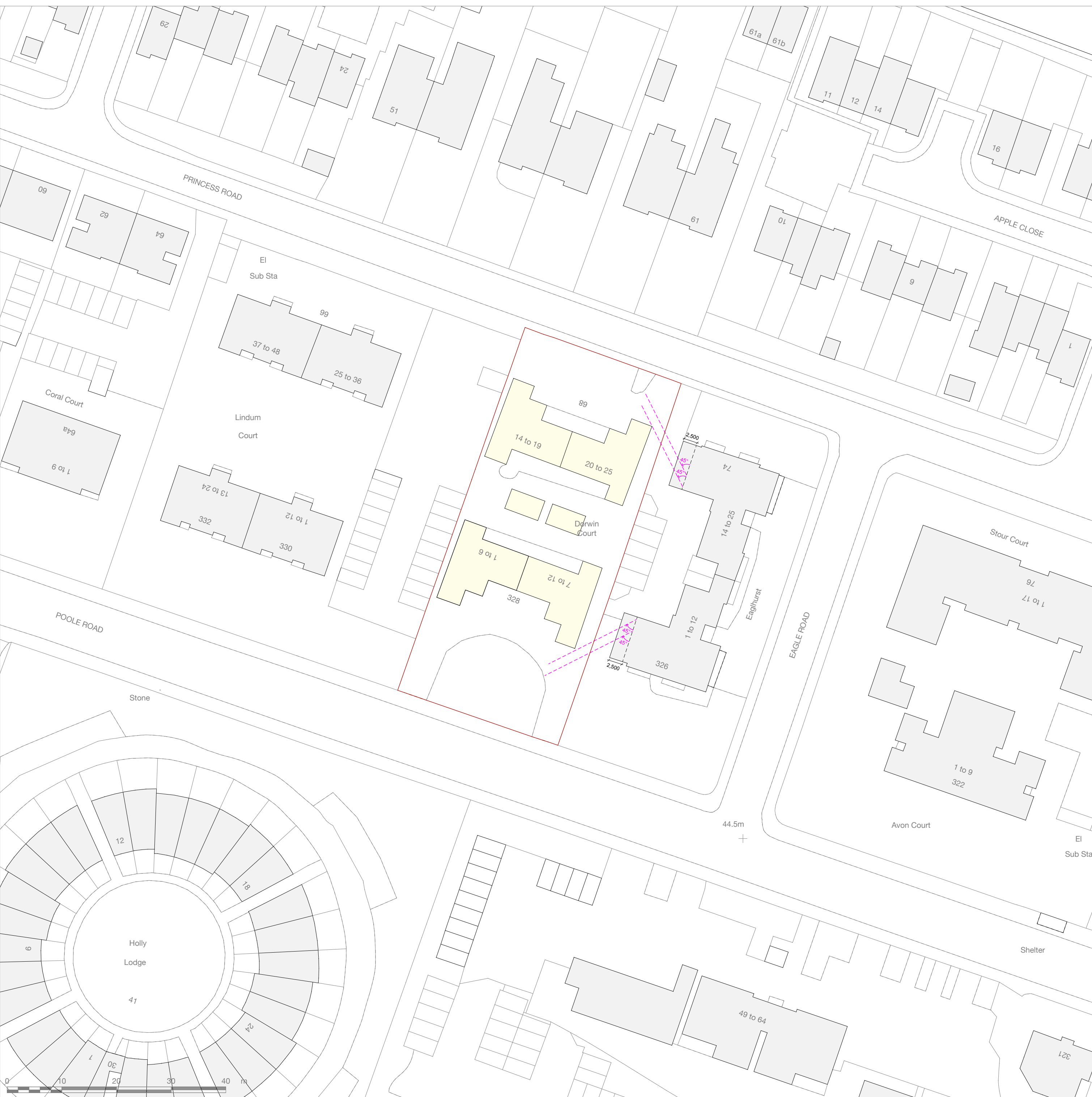
Case Officer Report Completed

Officer: Shelley Edwards

Date: 02/07/2025

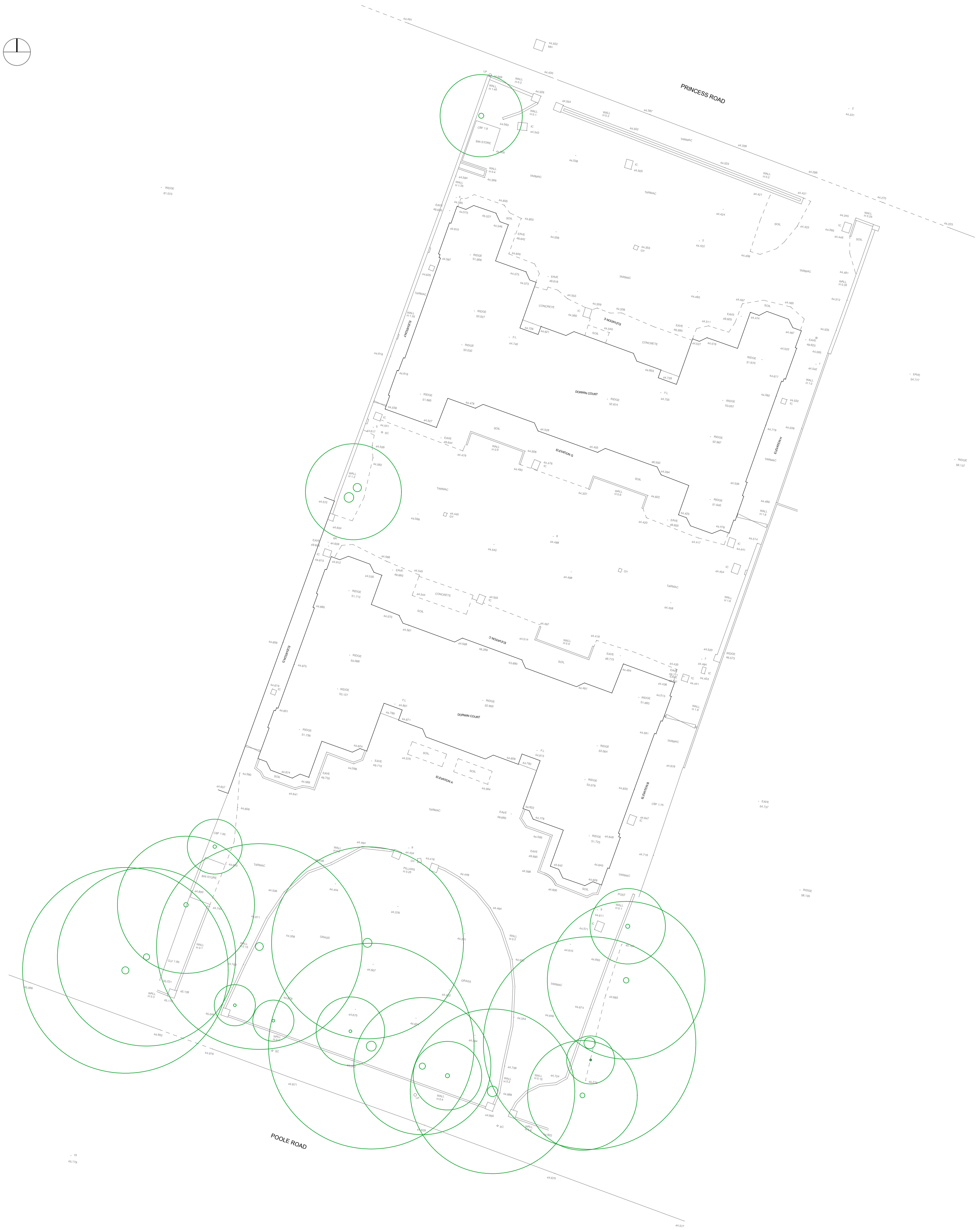


LOCATION PLAN
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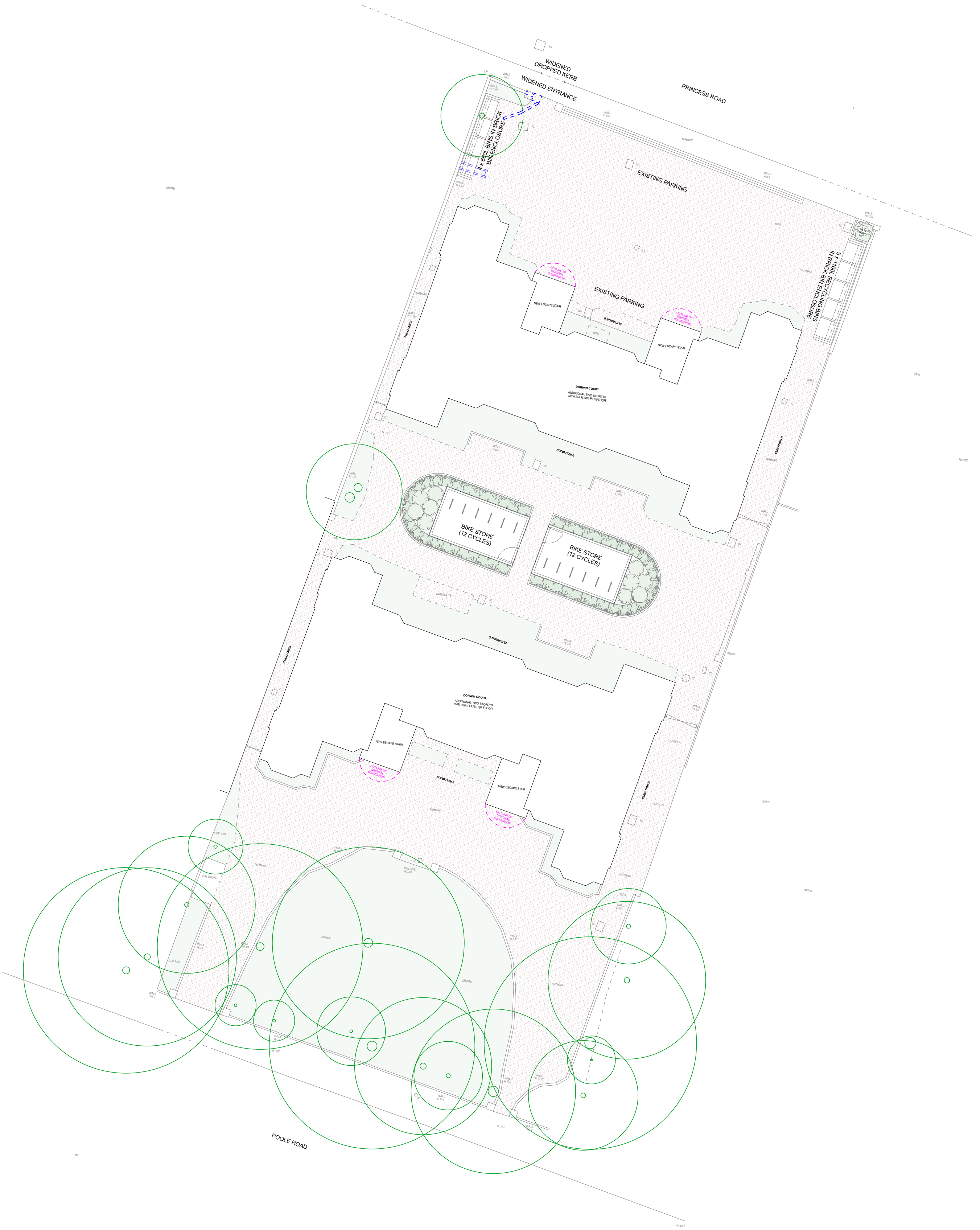


BLOCK PLAN
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TOPOGRAPHICAL
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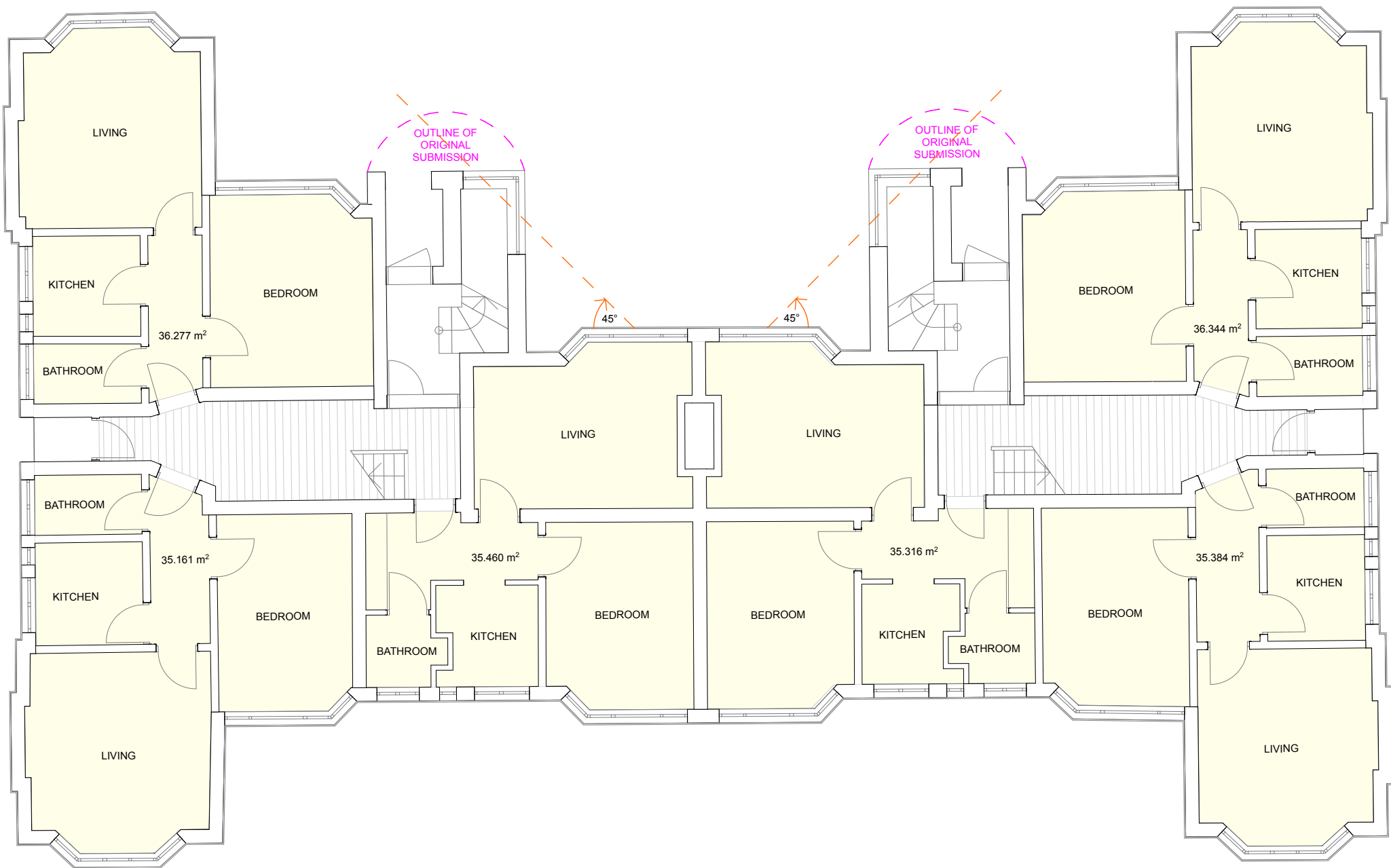
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LEGEND

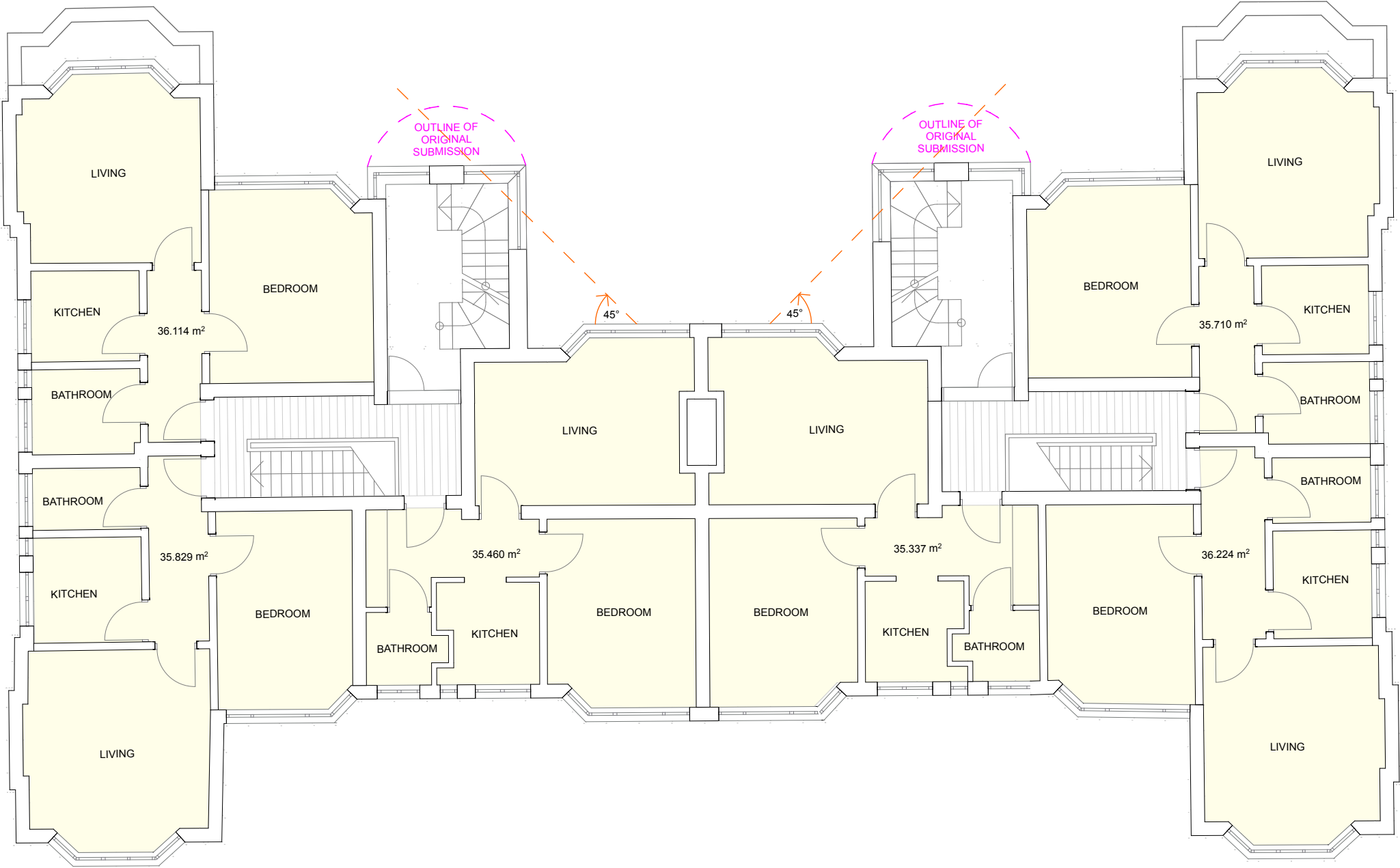
EXISTING FLATS

PROPOSED FLATS



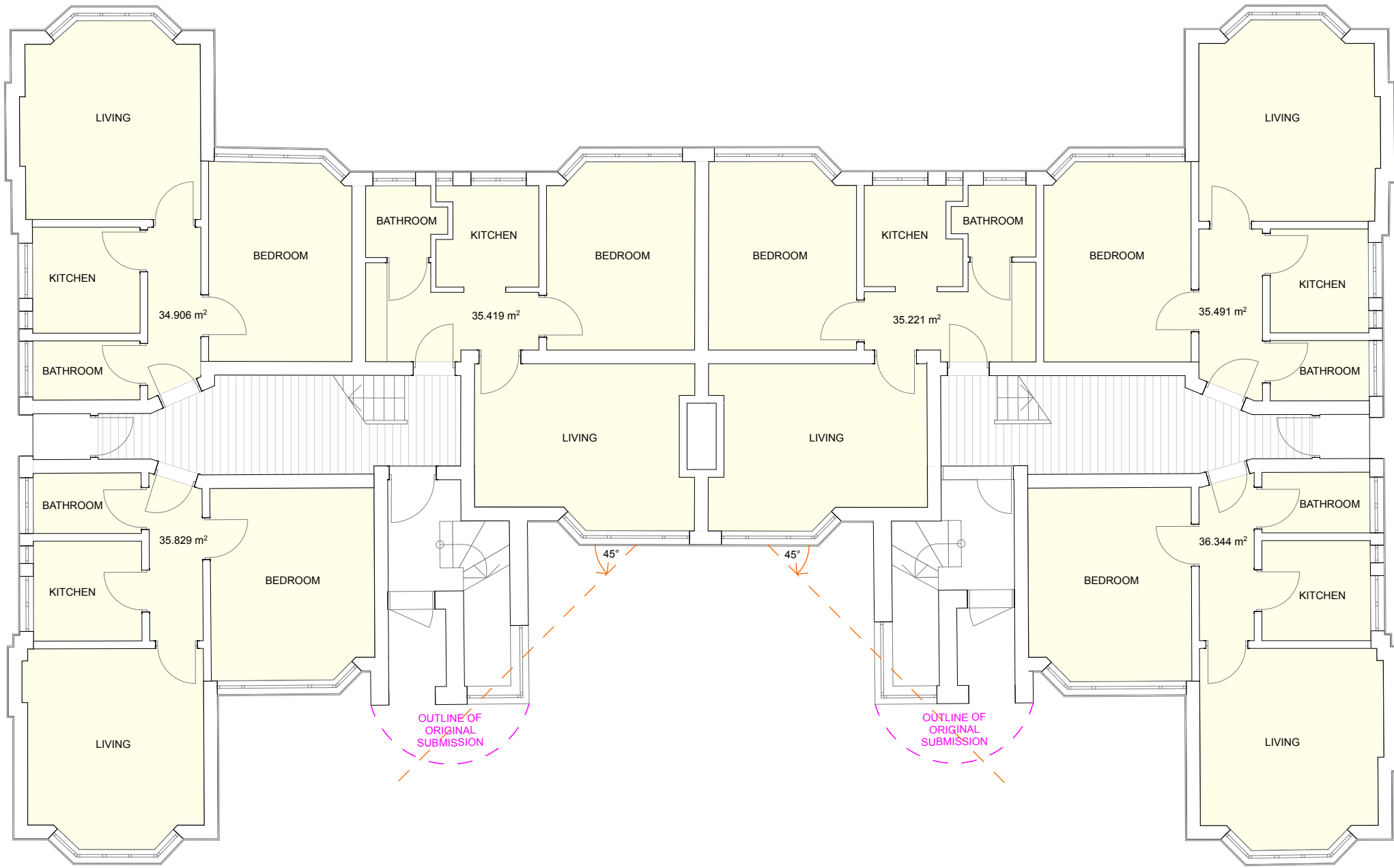
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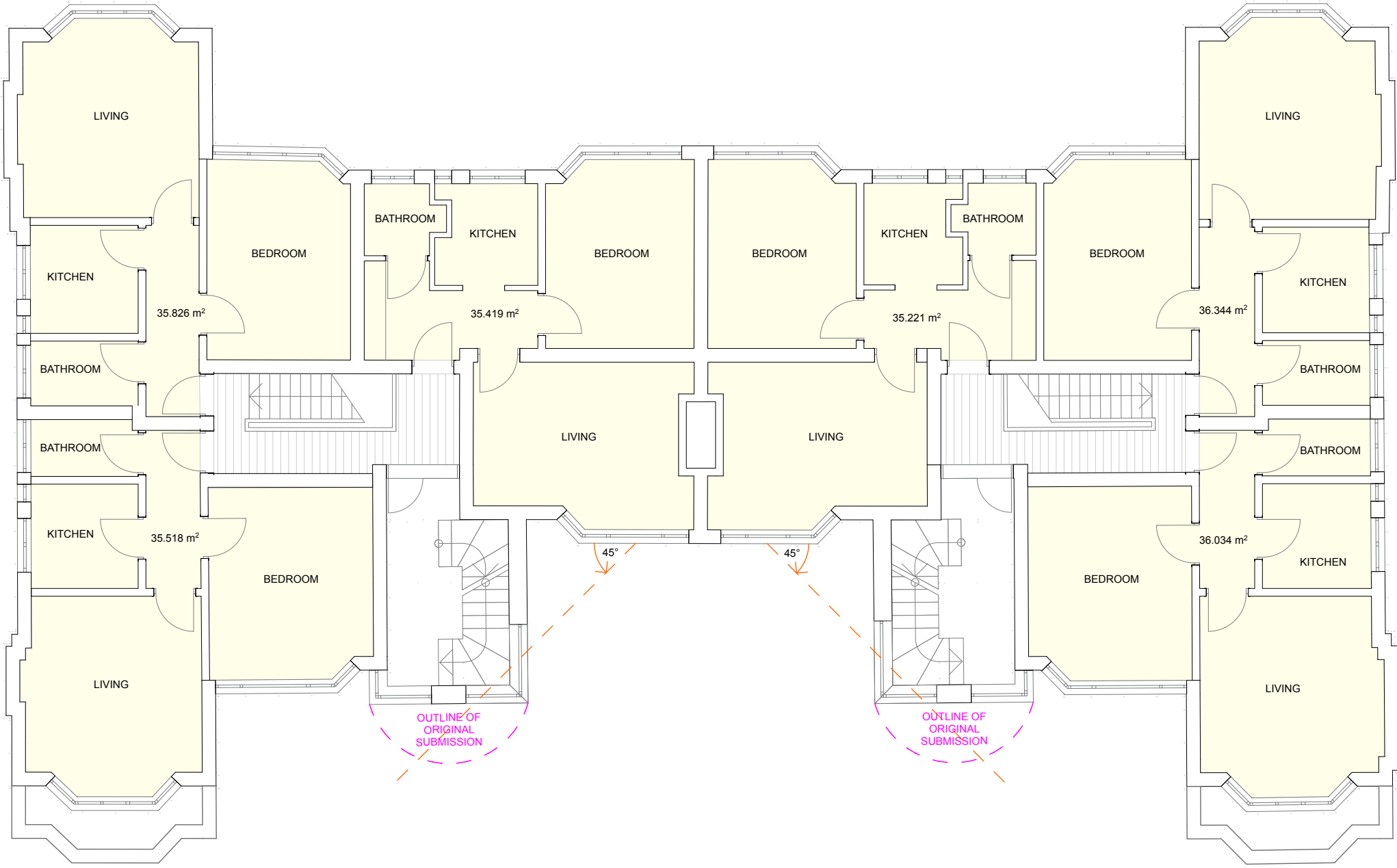


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GROUND FLOOR
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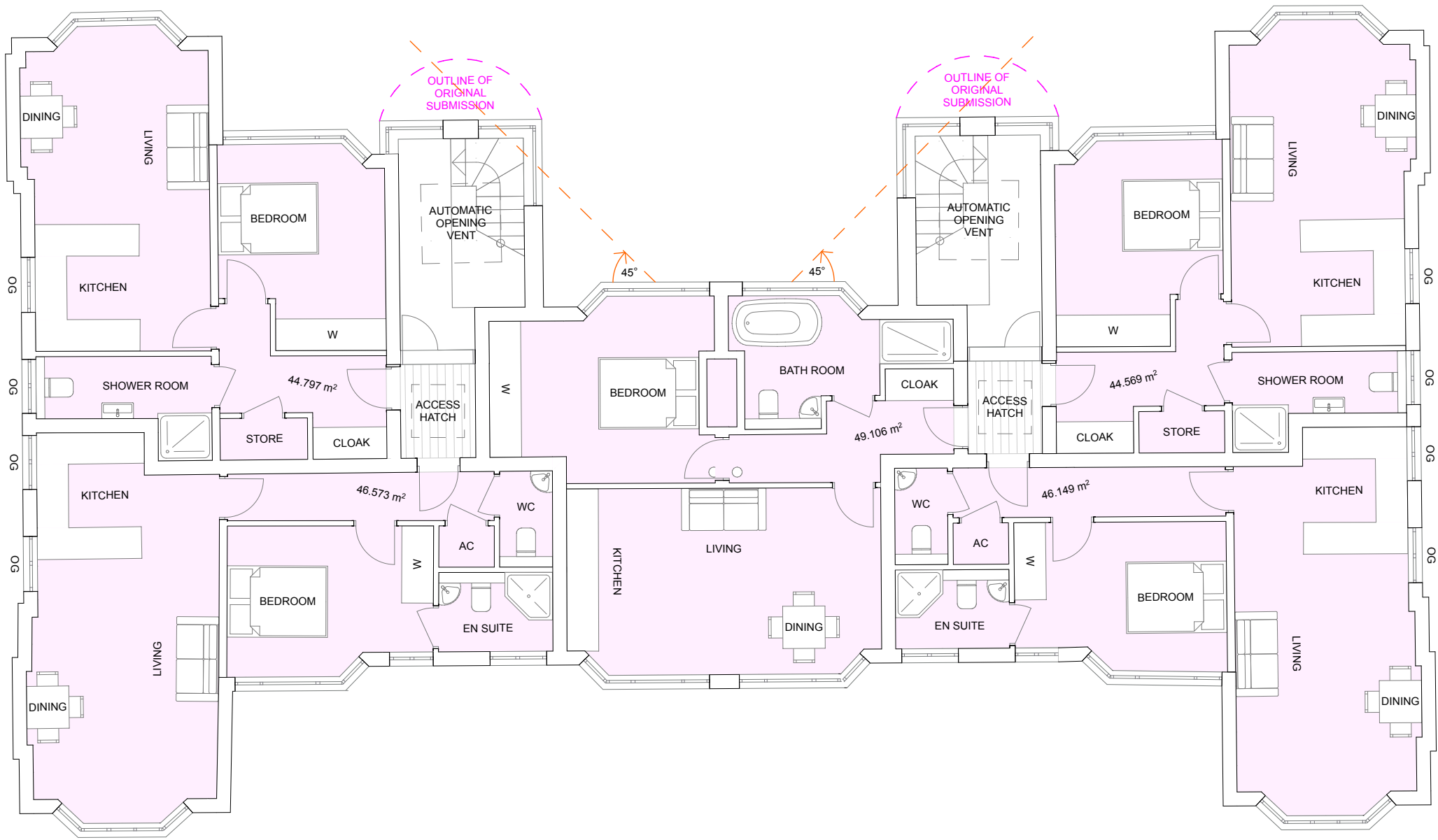
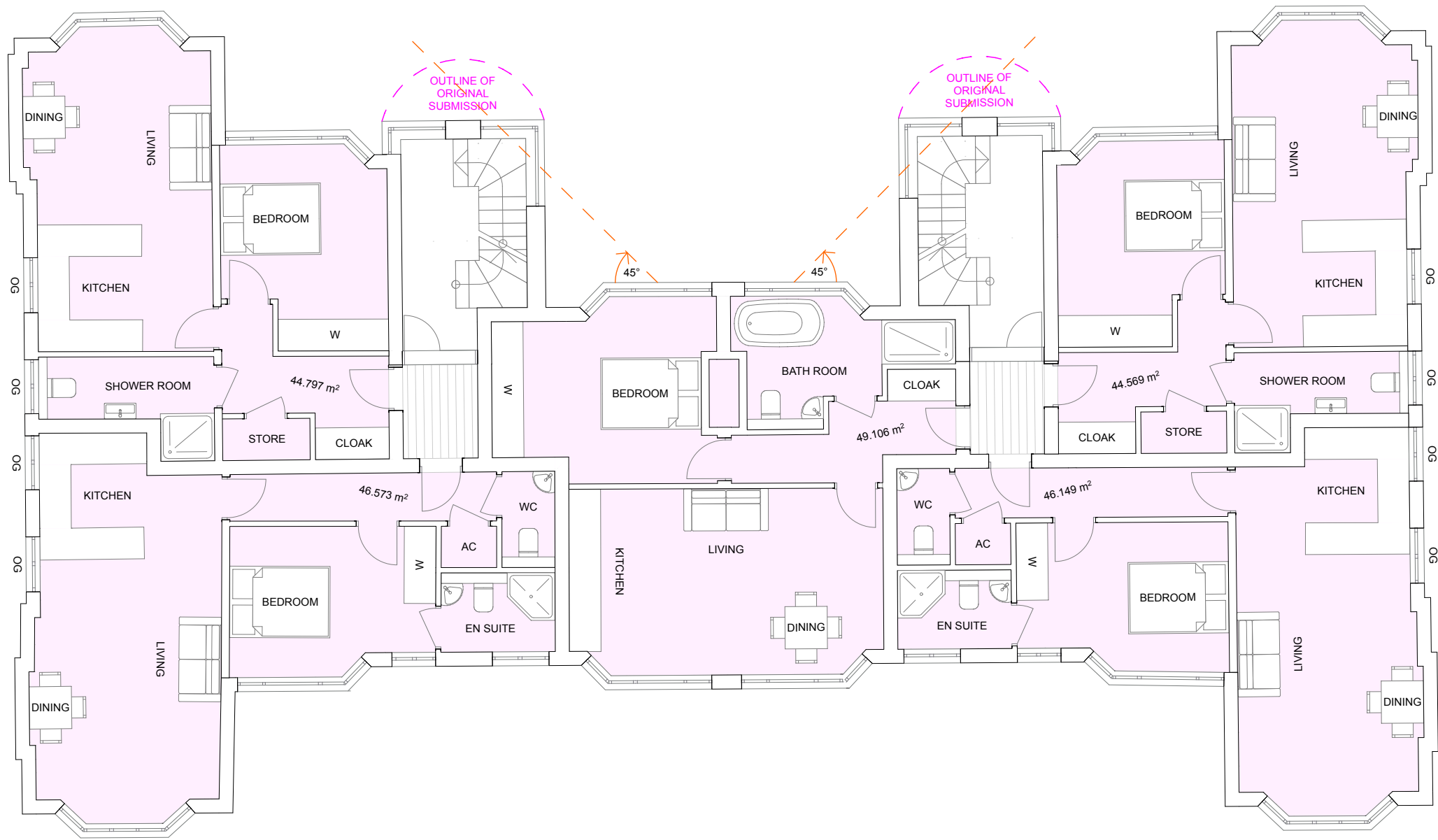
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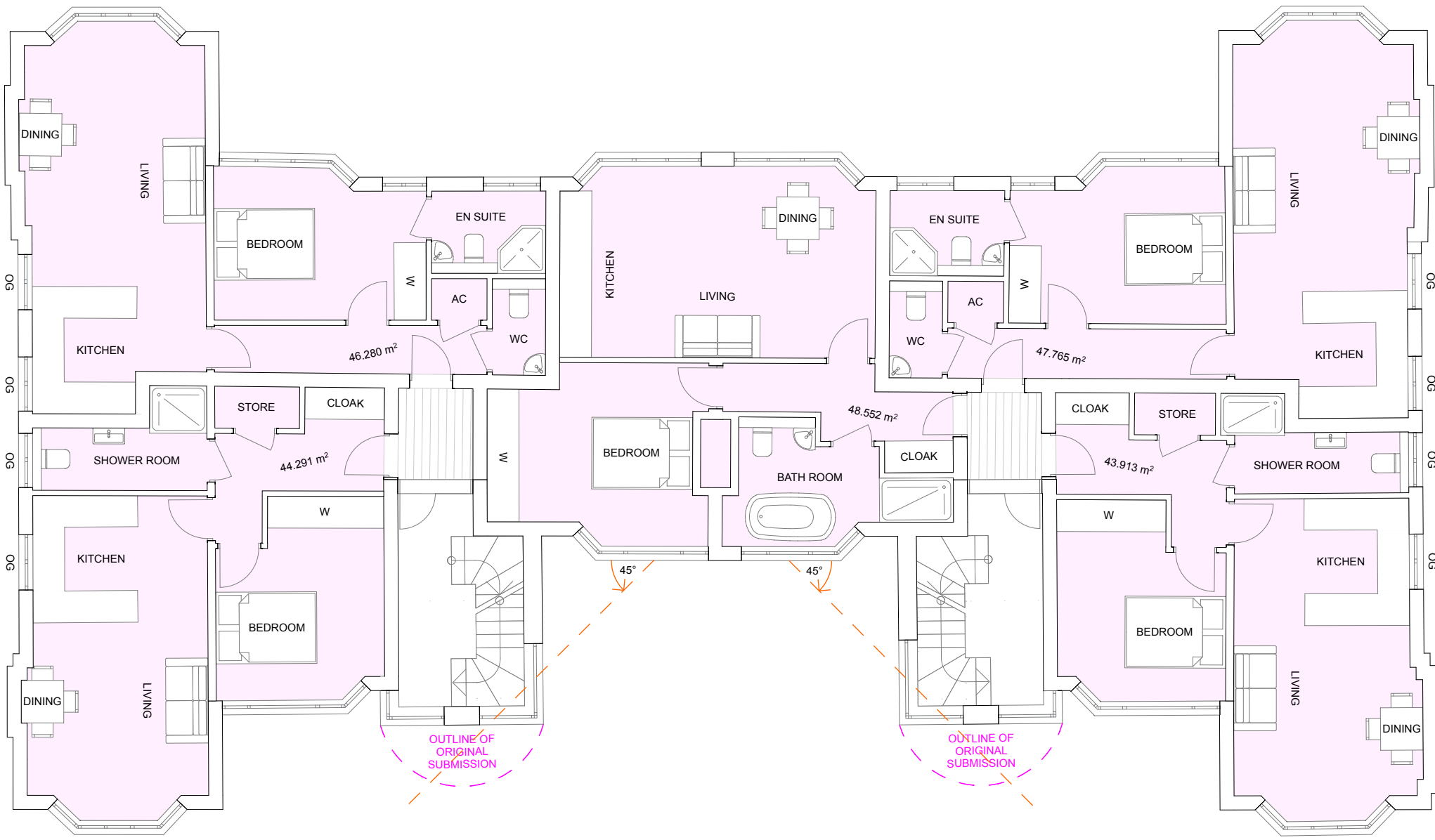
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PROPOSED FLATS

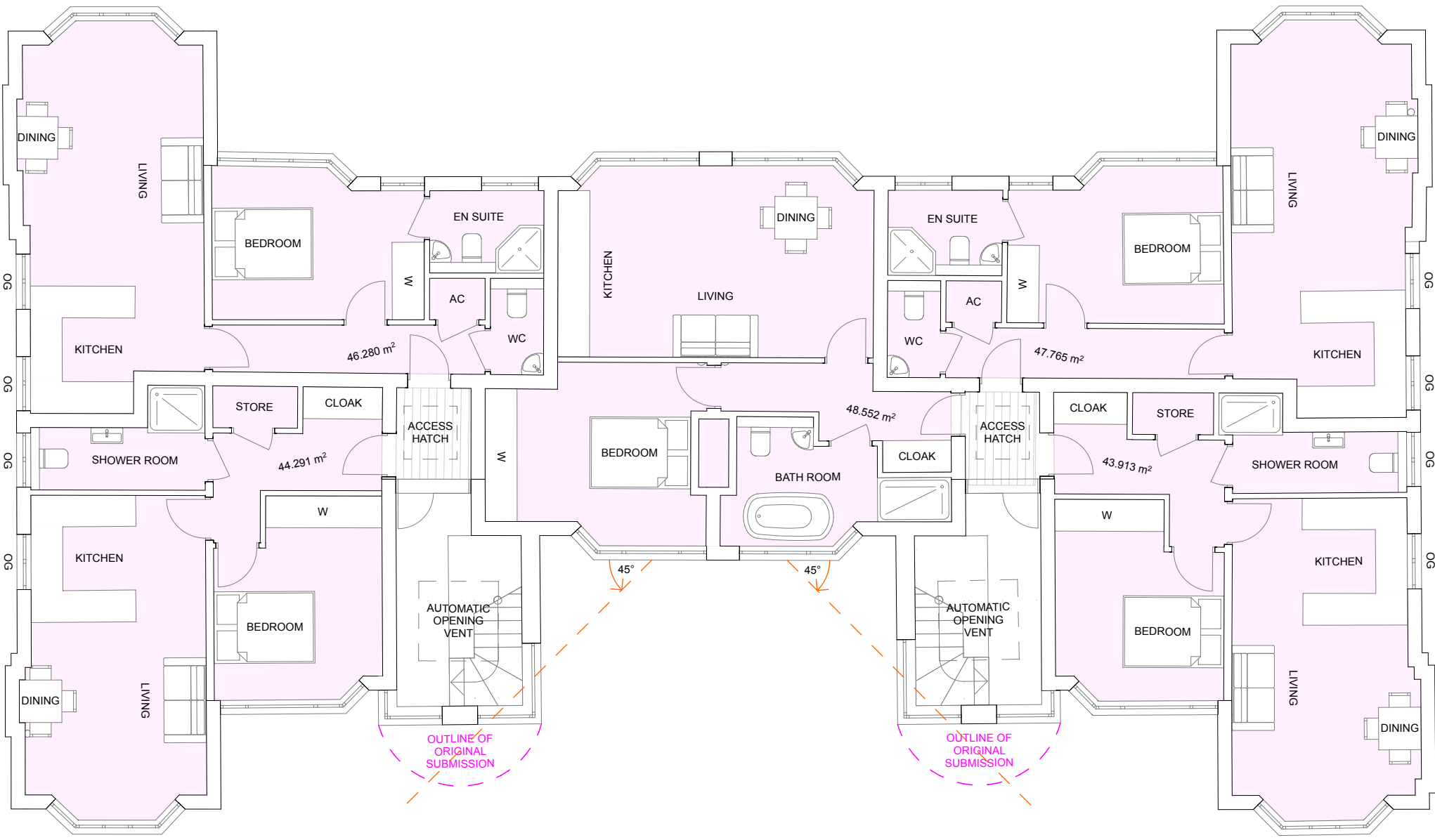


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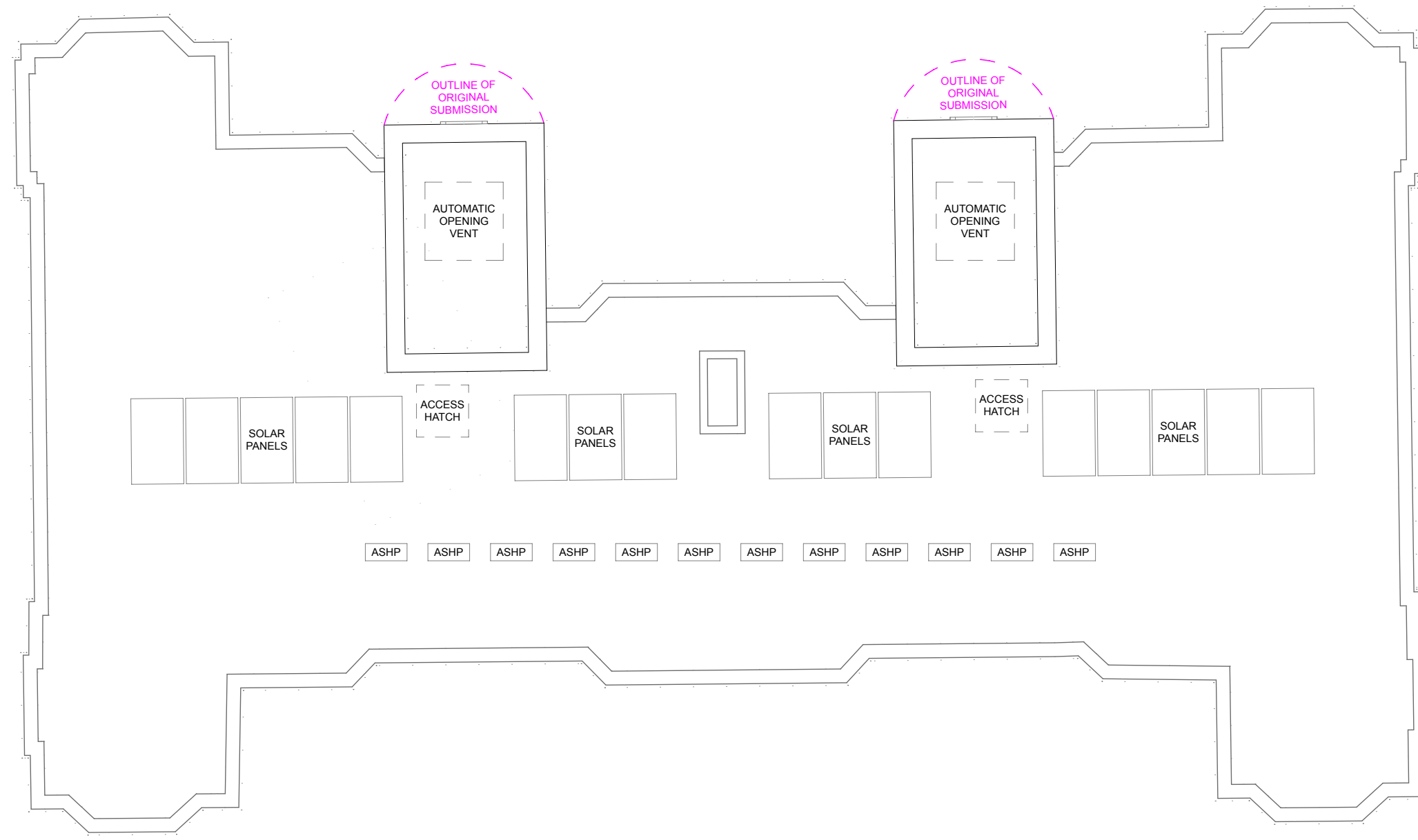


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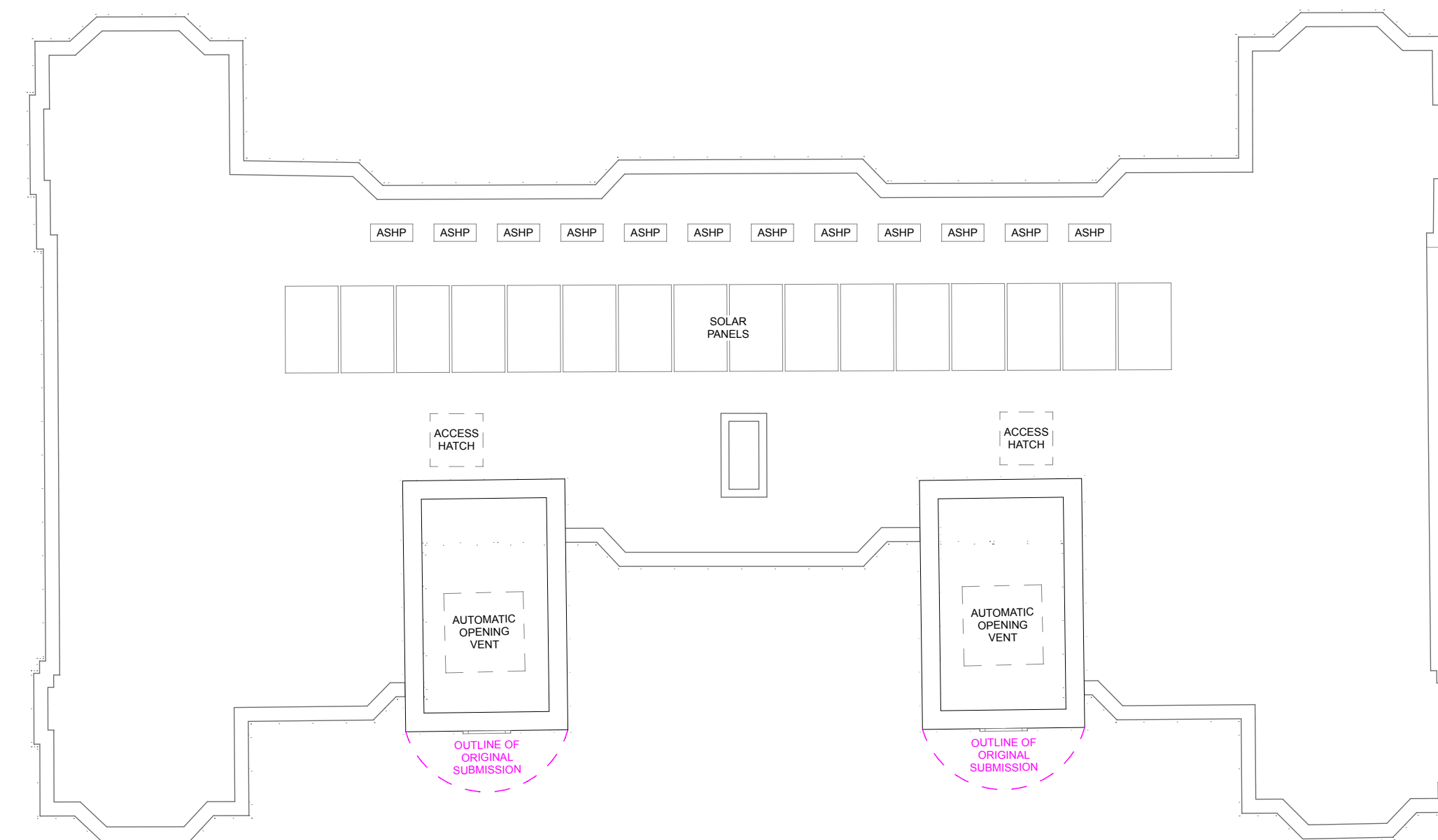
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328 Poole Road, Poole, BH12 1AR



FOURTH FLOOR
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ELEVATION C (NORTH) (1)
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ELEVATION B & H (EAST) (1)
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ELEVATION G (SOUTH) (1)
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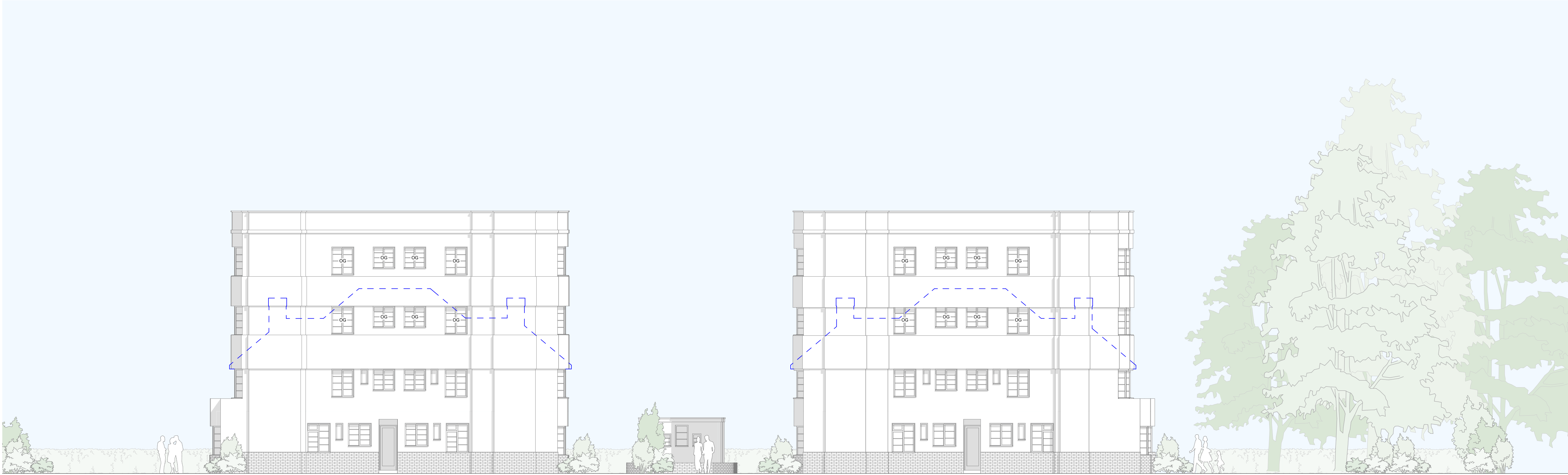


ELEVATION E (NORTH) (1)
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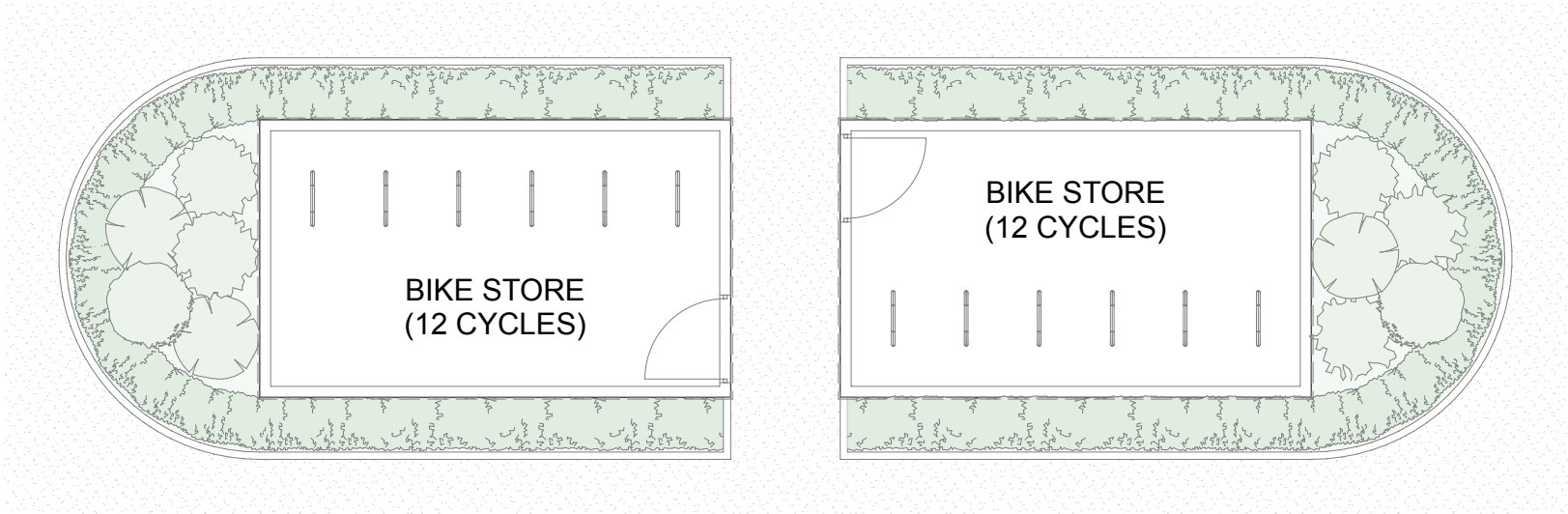


ELEVATION A (SOUTH) (1)
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ELEVATION D & F (WEST) (1)
Scale (A1): 1:100

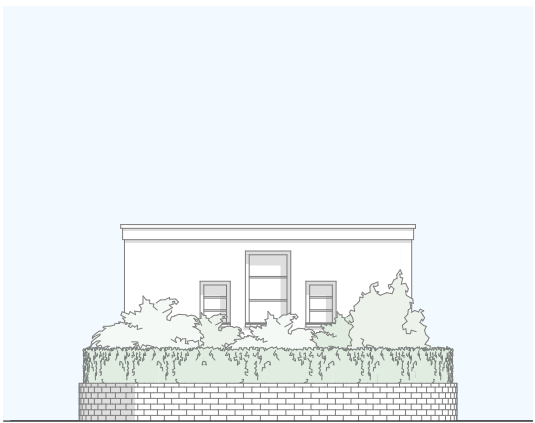
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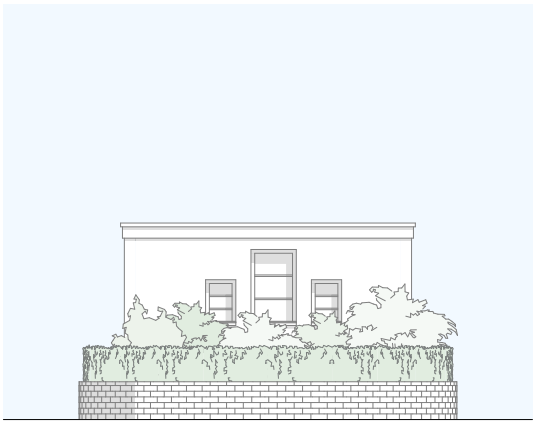
PROPOSED CYCLE STORE
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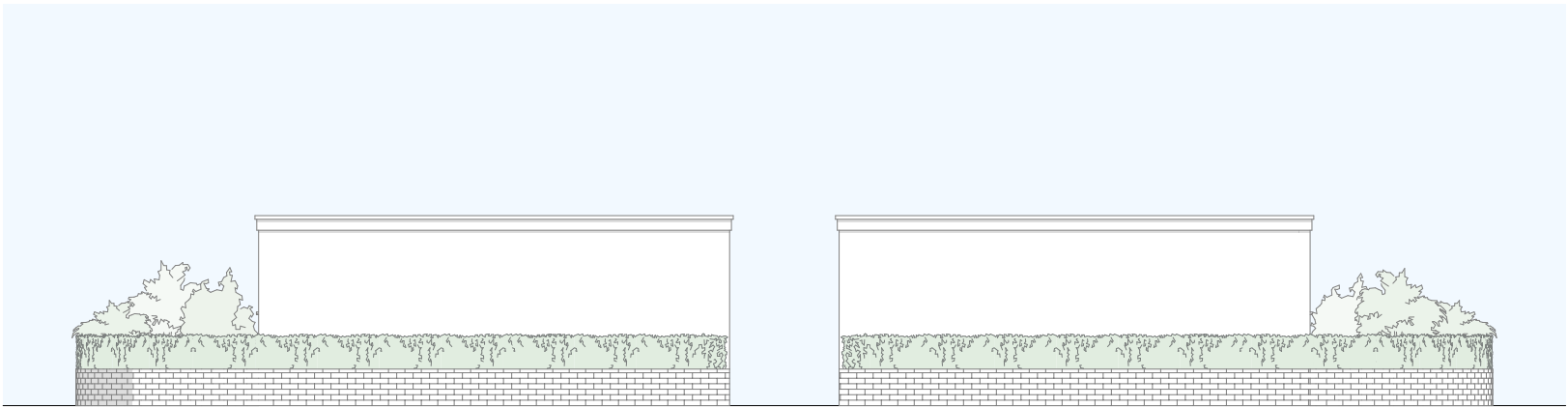
SOUTH ELEVATION
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EAST ELEVATION
Scale (A1): 1:100



WEST ELEVATION
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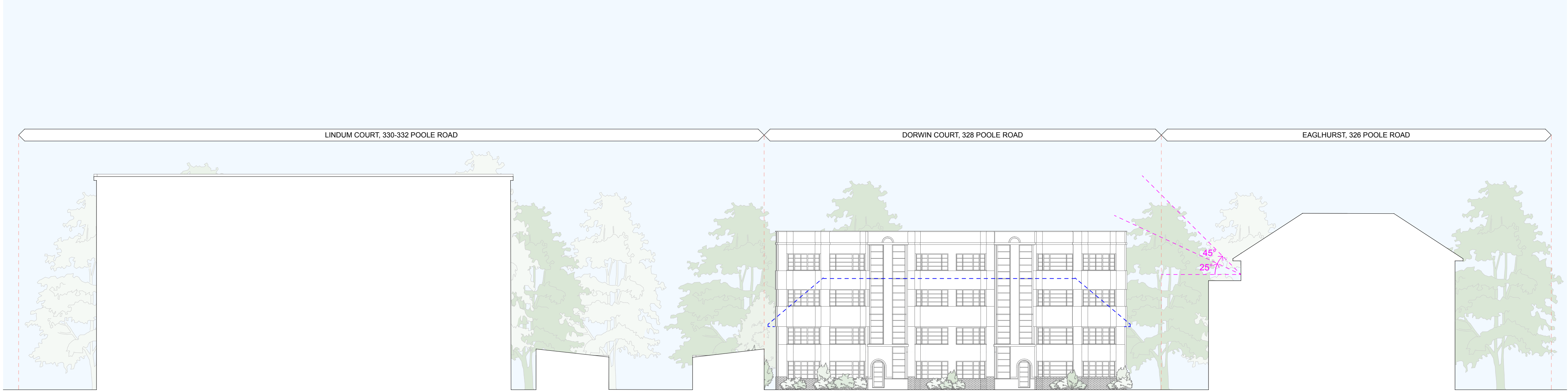


NORTH ELEVATION
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PRINCESS ROAD STREET ELEVATION
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POOLE ROAD STREET ELEVATION
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Planning Committee

Application Address	31 Springfield Crescent, Poole, BH14 0LL
Proposal	Prior Approval for the Removal of the existing roof and associated dormers. Construction of new first floor and roof with pitch and form to match existing (no dormers).
Application Number	P/25/01014/PNHAS
Applicant	Mr Jackson
Agent	Union Architecture
Ward and Ward Member(s)	Parkstone Cllr E Harman Cllr C Goodall
Report Status	Public
Meeting Date	17 th July 2025
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report subject to conditions
Reason for Referral to Planning Committee	Called in at the discretion of the head of planning services.
Case Officer	Sophia Dykes
Is the proposal EIA Development?	No

Description of Proposal

1. This prior approval application is presented for determination by the Planning Committee, as agreed by the Head of Planning Operations, as parts of the scheme subject to Prior Approval (and therefore consideration) are materially similar to that of APP/25/00041/F, overturned by the Planning Committee on the 3rd April 2025. It is materially similar in term of its footprint and window positions, and as such for consistency, the item is before members for consideration.
2. This is a Prior Approval for:

The removal of the existing roof and associated dormers;
The construction of new first floor and roof with pitch and form to match existing (no dormers).

3. This application is to ascertain whether the enlargement of the dwellinghouse by the erection of one additional storey is acceptable in relation to Prior Notification Regulations as set out in

Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 as Amended.

4. Prior Approval applications are different from applications for full planning permission as they only allow the consideration of specific matters explicitly set out within the relevant Class of the General Permitted Development Order.

Description of Site and Surroundings

5. In the Parkstone ward, the application site is situated on the eastern side of Springfield Crescent and is occupied by a detached chalet bungalow with a lean-to single storey side extension. To the rear of the dwelling is a modest sized garden with a swimming pool and detached garage accessed from Dansie Close.
6. The existing dwellinghouse is finished in painted render with white and brown uPVC fenestration. The existing dwelling has various roof forms including lean-to and hipped, with dormers to the front and rear/side elevations. The roof is finished in concrete tiles.
7. There is a driveway to the front of the dwellinghouse providing parking for at least two vehicles which is enclosed by a low-brick wall and vegetation. There is also a detached garage in the rear garden providing parking for one vehicle.
8. The topography of Springfield Crescent slopes downhill to the south-west whereby properties to the north of the site are at a higher level. Those to the south are at a lower level.
9. The character of the area is residential with the street scene of Springfield Crescent consisting of detached houses, bungalows and chalet style bungalows of varying scale and design. It is noted that there have been several modern alterations in recent years throughout the street scene with the character of the area clearly evolving.

Relevant Planning History

10. An earlier scheme was refused under delegated powers. Ref: APP/24/00859/F - For the demolition of the existing conservatory, removal of the existing roof. Addition of new first floor with partial flat and pitched roof and re-elevation of existing building with internal remodelling. This was refused for the following reasons:
 - a. 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 (November 2018).
 - b. The proposed scheme would have a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties by means of overlooking, and therefore would be contrary to the provisions of Policy PP27 of the Poole Local Plan (November 2018).
11. Ref: 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.

This scheme was determined at the Western Planning Committee on the 3rd of April. Members resolved to refuse the planning application against the officer's recommendation. For the following reasons:

- a. The proposed scheme as a result of its significant massing and height 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.
- b. 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 overlooking due to the height and proximity to the neighbouring property, and therefore would be contrary to the provisions of Policy PP27 of the Poole Local Plan.

Constraints

12. TPO Area (Number 7).

Public Sector Equalities Duty

13. 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

14. 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.
15. 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".
16. 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

- None

Representations

17. A letter of notification for prior approval was sent to neighbours on the 22nd of April with a date of expiry for comments 15th May.
18. 8 representations have been received, objecting to the proposal on the following grounds:

- The proposal would be overbearing
 - Reduced light and privacy for neighbouring properties
 - Design is out of character with the surrounding area
 - Does not comply with the regulations
 - Concerns regarding increase in height
 - Concerns regarding internal living arrangements
19. Class AA of the GPDO does not permit officers to consider the quality of the living accommodation provided.

Key Issues

20. The principal issues for consideration in this case relate to whether the proposed development meets the limitations and conditions under Class AA, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2023, and whether the prior approval of the Local Planning Authority is required as to:
- 21. Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;
 - 22. The external appearance of the dwellinghouse, including the design and architectural features of—
 - (aa) the principal elevation of the dwellinghouse, and
 - (bb) any side elevation of the dwellinghouse that fronts a highway;
 - Air traffic and defence asset impacts of the development; and
 - Whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012(3) issued by the Secretary of State;
23. These issues will be considered along with other matters relevant to this proposal below.

Policy context

24. National Planning Policy Framework (as amended)
25. Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2015 (as amended)

Permitted Development Assessment

26. The Assessment starts with whether the proposal falls within the criteria for Permitted Development, in this instance AA1. A – K, of Schedule 2 Part 1 Class AA of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.
27. The proposal would also comply with the requirements of AA.3.1, according with the procedure for applications for prior approval; and would comply with the conditions specified within AA12.2). The assessment of this is set out in Appendix 1.
28. AA.2. 3 requires determination to whether prior approval is required. It is considered prior Approval of the Local Planning Authority is required for this development. This is for consideration at this committee.

Prior Approval

Impact on the amenity of any adjoining premises including overlooking, privacy and the loss of light;

29. With regards to residential amenity, the properties that may be affected by the proposed development are those to the side at No. 29 and No. 33 Springfield Crescent. Due to the positioning of dwellings to the rear of the application site on Dansie Close, which wrap around the site to the south-east, No's. 1, 2, 3/3a Dansie close are also considered to be impacted by the proposal.

30. This proposal is materially similar to that overturned at the planning committee of the 3rd of April 2025 in terms of the footprint and window positions, whereby members found the proposal to be harmful, contrary to the officers recommendation. For clarity, the reason for refusal agreed by members is set out below;

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 overlooking due to the height and proximity to the neighbouring property, and therefore would be contrary to the provisions of Policy PP27 of the Poole Local Plan.

31. Figure 1 below shows the current proposal and Figure 2 the proposal that was overturned at planning committee of the APP/24/00859/F. The fundamental differences are the removal of any windows (obscure glazed or not) towards No. 29, along with changes to the roof form, with a taller roof and lower eaves than the scheme overturned at committee.



Figure 1 The proposal subject to this Prior Approval Application



Figure 2 Proposed (APP/24/00859/F) overturned at planning committee of the 3rd April 2025

32. The officer's assessment of the current proposal with regards to the impact on residential amenity, is set out below.
33. No windows are proposed on the side elevations of the new floor (towards the adjoining neighbours). The proposal would introduce first floor windows to the rear of the property. The first-floor windows closest to No. 33 would allow overlooking into the rear gardens of neighbouring properties, however, this overlooking is existing from the dormer windows and is not considered to give rise to unacceptable harm to privacy given the existing situation. The first-floor windows closest to No. 29 would have outlook over the application sites rear garden and would be afforded views into neighbouring gardens at No. 29 Springfield Crescent and No. 3A Dansie Close. Overlooking to 3A Dansie Close is existing from the current dormer windows and therefore it is not considered that the first-floor windows would give rise to unacceptable privacy concerns. Overlooking into rear gardens is mutual in the area and is to be expected in urban areas. The proposal is therefore considered acceptable from an overlooking/privacy perspective.
34. The increase in the roof's eaves and height would be highly visible from the side elevation of No. 33 Springfield Crescent. The existing separation distance between the properties is c.4 metres (excluding No. 33's garage) and there is a drop in topography where No. 33 sits at a lower level than the application site. The outlook from the windows on the north-east elevation of No. 33 facing the application site would be altered at first-floor level (from the roof lights). However, the habitable rooms at first-floor level have secondary outlooks to the east and south. Therefore it is not considered the outlook of No. 33 will be materially harmed nor would the proposal appear overbearing from these windows. Considering No. 33 is located to the south-west of the application site, there would not be a material increase to overshadowing which would differ greatly from the existing situation. Whilst there would be a minor increase, the windows on the side elevation of No. 33 do not serve habitable rooms and/or have secondary outlooks. Therefore the proposal would not result in harmful loss of light to No. 33.

35. Similarly, for No. 29 Springfield Crescent, the proposal would not materially harm the outlook of this neighbour as the windows serving the south elevation have existing outlook onto the side elevation of the application site, which will remain unchanged. The proposal would not appear overbearing given the existing separation distance and No. 29 being situated at a higher level, therefore reducing the impact of the application site increasing in one storey. Due to the orientation of No. 29 to the north of the application site, there would be a slight increase in shadowing onto the side elevation of No. 29 due to the increase in storey. However, this would be over the roof of No. 29 where there are no rooflights, and therefore the proposal would not give rise to unacceptable overshadowing to this neighbour.
36. Due to the assessment above, there would be no demonstrable harmful overlooking, loss of privacy, or loss of light. Therefore, the proposal would comply with policy PP27 of the Poole Local Plan.

The external appearance of the dwellinghouse, including the design and architectural features of

(aa) the principal elevation of the dwellinghouse, and

(bb) any side elevation of the dwellinghouse that fronts a highway;

37. The additional floor would reflect the design, architectural features and materials of the existing dwelling. There would be no alteration to the footprint of the original house. As such the proposal would relate well to the host building such that would respect the character and design of the existing dwellinghouse.
38. In comparison to recent refusals on the site concerning harm to the character and appearance of the area (APP/25/00041/F and APP/24/00859/F) due to the design of the proposals, this application puts forward a design that better reflects the existing character of the dwellinghouse through the use of matching materials and the same roof form. Previous refusals proposed a more modern design with alterations to the roof form. As such it is considered the proposed external appearance of the dwelling would reflect the character of the area.

(iii) air traffic and defence asset impacts of the development;

39. The proposals do not conflict with safeguarding criteria.

(iv) whether, as a result of the siting of the dwellinghouse, the development will impact on a protected view identified in the Directions Relating to Protected Vistas dated 15th March 2012 issued by the Secretary of State;

40. The development would not impact on a protected view identified in the Directions relating to Protected Vistas.

Other considerations

41. The 8 representations are acknowledged and have been taken into account in the assessment of the application. The procedures of the Prior Approval do not allow consideration of the impact upon internal living arrangements.
42. It is noted from a neighbour representation that a daylight survey has been submitted. Notwithstanding the assessment set out within this report, the survey demonstrates a minor increase in shadowing to No. 33 Springfield Crescent, mostly over the front garden/side access. For the reasons set out above, this is not considered to be harmful to

the amenity of this neighbour. The survey also indicates an increase in shadowing towards No. 29 and its roof in the winter months. Due to the assessment within this report, this is not considered harmful to the amenity of this neighbour.

Conclusion

43. The proposed works are permitted development. Prior Approval is therefore required and should be granted, subject to conditions.

Conditions

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

Location Plans, Proposed Plans and Elevations (24-117 02) received 17/04/25

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

2. In accordance with 3(b) of AA.2 Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2023:

before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

the development must be completed within a period of 3 years starting with the date prior approval is granted;

44. the developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

45. that notification must be in writing and include—

46. the name of the developer;

47. the address of the dwellinghouse; and

48. the date of completion.

3. The materials to be used for the external wall and roof shall be similar in colour and texture as the existing building.

Reason - To ensure a satisfactory visual relationship of the new development and that existing.

Informatives:

1. In accordance with paragraph 39 of the revised NPPF the Council, the 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.

APPENDIX 1

49. Class AA - enlargement of a dwellinghouse by construction of additional storeys allows the erection of additional stories above a dwellinghouse. It is subject to certain criteria before consideration of whether Prior Approval is required, and of the content of prior approval.

AA. The enlargement of a dwellinghouse consisting of the construction of—

(a) up to two additional storeys, where the existing dwellinghouse consists of two or more storeys; or

(b) one additional storey, where the existing dwellinghouse consists of one storey, immediately above the topmost storey of the dwellinghouse, together with any engineering operations reasonably necessary for the purpose of that construction.

AA.1. Development is not permitted by Class AA if—

a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule (changes of use);

b) The dwellinghouse is located on—

i) article 2(3) land; or

ii) a site of special scientific interest;

c) The dwellinghouse was constructed before 1st July 1948 or after 28th October 2018;

d) The existing dwellinghouse has been enlarged by the addition of one or more storeys above the original dwellinghouse, whether in reliance on the permission granted by Class AA or otherwise;

(e) Following the development the height of the highest part of the roof of the dwellinghouse would exceed 18 metres;

50. The dwelling house was not granted by virtue of any permitted development right; the site is not located with a SSSI or Article 2(3) land; The house was built following grant of planning permission in 1956.

51. It is noted from objections that concern has been raised that the dwelling has been enlarged by the addition of one storey due to the roof accommodation afforded from the dormer windows. However, the interpretations of Class AA make clear that roof accommodation is not a 'storey' for the purposes of the Class. As such, the dwelling is considered to be one storey and has not been enlarged by the addition of storeys. The height of the building would be 9.41m, below this limit of d).

(f) Following the development the height of the highest part of the roof of the dwellinghouse would exceed the height of the highest part of the roof of the existing dwellinghouse by more than—

(i) 3.5 metres, where the existing dwellinghouse consists of one storey; or

(ii) 7 metres, where the existing dwellinghouse consists of more than one storey;

(g) The dwellinghouse is not detached and following the development the height of the highest part of its roof would exceed by more than 3.5 metres—

(i) In the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall (or, as the case may be, which has a main wall adjoining its main wall); or

(ii) In the case of a terrace house, the height of the highest part of the roof of every other building in the row in which it is situated;

52. The height of the building will increase by 2.958 metres, less than 3.5 metres than the existing height, complying with f). The house is not a terrace, but is detached, complying with g).

(h) The floor to ceiling height of any additional storey, measured internally, would exceed the lower of—

(i) 3 metres; or

(ii) The floor to ceiling height, measured internally, of any storey of the principal part of the existing dwellinghouse;

(i) Any additional storey is constructed other than on the principal part of the dwellinghouse;

(j) The development would include the provision of visible support structures on or attached to the exterior of the dwellinghouse upon completion of the development; or

(k) The development would include any engineering operations other than works within the curtilage of the dwellinghouse to strengthen its existing walls or existing foundations.

53. The floor to ceiling height would be 2.4 metres, and the existing storey is 2.45 meters, complying with H). The proposal would also not conflict with I or J. The application form clarifies that the proposal would not require any engineering operations other than works within the curtilage of the development to strengthen its existing walls or existing foundations, complying with K).

54. Development Permitted by Class AA is subject to a number of conditions, set out in paragraphs 2) of Class AA.2 .

55. The conditions in sub-paragraph 2) are as follows—

(a) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) The development must not include a window in any wall or roof slope forming a side elevation of the dwelling house;

(c) The roof pitch of the principal part of the dwellinghouse following the development must be the same as the roof pitch of the existing dwellinghouse; and

(d) Following the development, the dwellinghouse must be used as a dwellinghouse within the meaning of Class C3 of the Schedule to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use as a dwellinghouse.

56. The proposal would comply with the above conditions.

57. The conditions in sub-paragraph 3) are as follows;

(b) Before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated;

(c) The development must be completed within a period of 3 years starting with the date prior approval is granted;

(d) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

(e) That notification must be in writing and include—

(i) The name of the developer;

(ii) The address of the dwellinghouse; and

(iii) The date of completion.

(c) The development must be completed within a period of 3 years starting with the date prior approval is granted;

(d) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion; and

(e) That notification must be in writing and include—

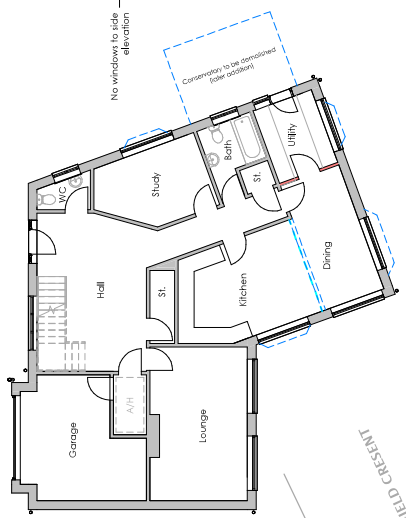
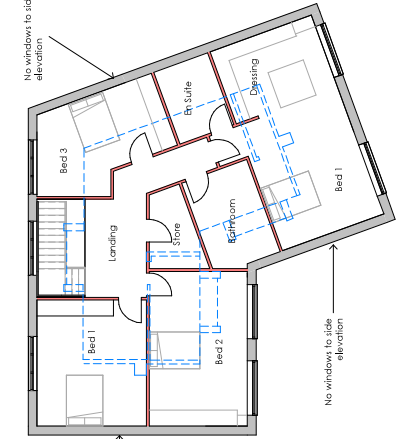
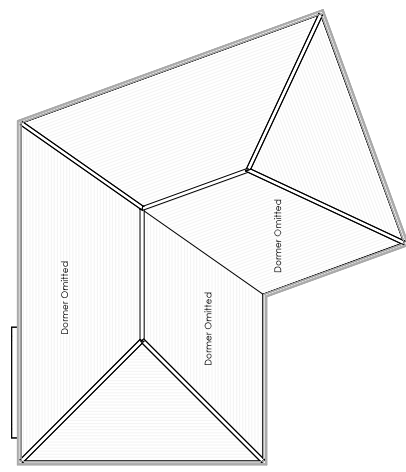
(i) The name of the developer;

(ii) The address of the dwellinghouse; and

(iii) The date of completion.

58. The applicant has not supplied the local planning authority with a report for the management of the construction of the development, however, this can be conditioned to be submitted prior to commencement of development on site. All other matters can be conditioned.

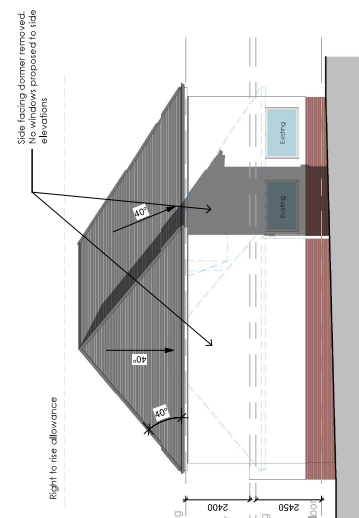
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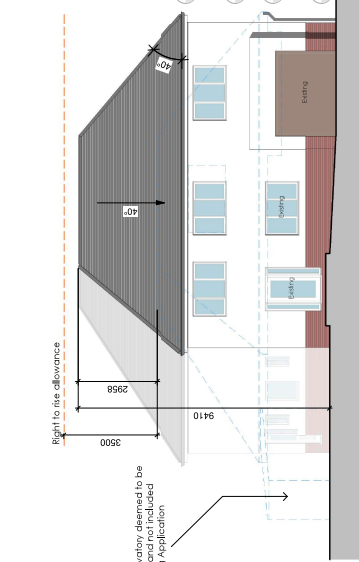
Roof

First Floor

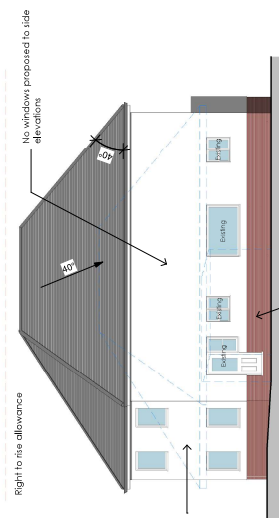
Ground Floor



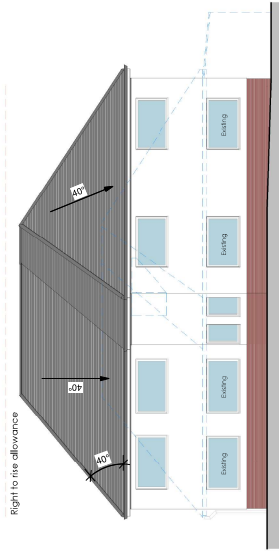
Side (South-West) Elevation



Front (North-West) Elevation



Side (North-East) Elevation



Rear (South-East) Elevation



Location Plan
Scale @ 1:1250

revision	description	issued	date
0001	Do not scale from drawings. Figure dimensions to be used only. All dimensions to be verified on site. Any discrepancies are to be reported to the relevant parties. The content of this drawing overrides the copyright of other drawings incorporated within this project.		

address		31 Springfield Crescent, Poole, BH14	
client		QLL	
project name		Proposed Plans and Elevations	
drawn	date	checked	date
24-117	02	04/07/24	PL
revision	drawn	checked	date
JR	As indicated	A1	

Area Schedule (GIA)	
Name	Area
Ground	137 m²
First	135 m²
272 m²	



Site Plan



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**BCP WESTERN PLANNING COMMITTEE 17th
July 2025/ BCP EASTERN PLANNING
COMMITTEE 31st July 2025.**



Report subject	Appeals report
Meeting date	17 July 2025
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning Authorities Appeal performance over the stated period.
Recommendations	<p>It is RECOMMENDED that:</p> <p>The planning committee notes the contents of this report.</p>
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 April 2022 to March 2024, and April 2023 to March 2025¹. 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.

¹ [Improving planning performance: criteria for designation \(updated 2024\) - GOV.UK](#)

Proxy Assessment period July 2022 – June 2024²	Total number of major application decisions³	Major decisions overturned at appeal	Quality of decisions (% overturned at appeal)	England Average (% overturn at appeal)
Total District Matters ⁴ (PS2)	210	4	1.9	2.8
Total County Matters ⁵ (CPS2)	0	0	0	0.4

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

Assessment period July 2022 – June 2024⁶.	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)	4,933	87	1.8	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 36% appeals are allowed.

Year: 2025 (Jan to June)	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
January	19	9	28	32%	0
February	13	7	20	35%	0
March	18	7	25	28%	0
April	8	10	18	55%	0
May	12	7	19	37%	0
June	7	5	12	42%	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.

⁶ See footnote 2.

Total	70	40	110	36%	0
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Figure 3 number of appeals dismissed or allowed in 2025

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. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Appeal number	location	Main issues	Why allowed
APP/25/3360960	11/11a Arnewood Road, Bournemouth,	character	Inspector considered that it would not result in harm to character.
APP/24/3350226	4 High Park Road, Broadstone	Character, SPA/SAC ⁷	Inspector considered that it would not result in harm to character. Legal Agreement resolved SPA/SAC issues
24/3343163 24/3343166 Appeal allowed, enforcement notice quashed, permission granted.	The land and premises Quayside Poole Car Park, Poole Harbour	Impact on Conservation Area; overprovision of car parking' harm to regeneration of town centre	Car park would put site to use and would preserve character and appearance of conservation area. Insufficient evidence to demonstrate harm from overprovision of parking. Temporary use as car park could not harm a plan led regeneration approach .
APP/24/3343045	Chapel Gate Circuit, Christchurch	Green Belt, EV charging	Met the definition of previously developed land. Whilst site did not need GB location, stations would occupy a sustainable location, and would meet para 155 of the NPPF
APP/24/3353096	21 Cleveland Gardens, Bournemouth	Character, highway safety	Inspector considered that scheme would not result in harm to character. Imposed condition requiring parking and landscaping, and visibility splays/ set back gate.

⁷ Special Protection Area/ Special Areas of Conservation.

General reflections on allowed appeals

8. It is not unusual for inspectors to come to a different view with regards to character, as it is a subjective issue. It also raises the importance of seeking to resolve harms through conditions where possible, and the importance of demonstrating harm with evidence where required.
9. It should also be noted that the authority has received a number of dismissed appeals where the Inspector had included an additional reason relating to the New Forest Special Areas of Conservation (SAC). The LPA at the time of writing this report is seeking legal guidance on this matter.

List of live appeals.

Appendix 1 provides a list of current appeals.

Options Appraisal

10. No options to consider.

Summary of financial implications

11. There are no financial implications as a direct result of this report.
12. However, it should be reminded that the Council can be subject to 'costs'⁸ 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 include⁹:
 - 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

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

⁸ [Claim planning appeal costs: Overview - GOV.UK](#)

⁹ [Appeals - GOV.UK](#)

An example of this acting contrary to procedure. Such 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.

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

17. This report is for information only, and contains information collated from the public domain. As a result there are no Equality Impact Assessment (EIA) implications as a result of this report.

Summary of risk assessment

18. 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)

https://assets.publishing.service.gov.uk/media/674f2ec08b522bba9d991af9/Criteria_Document_2024.pdf

[Live tables on planning application statistics - GOV.UK](https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics) -

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

Appendices

Appendix 1 – list of outstanding appeals.

Please note the first 5 cases

REF = refusal of planning application
 ENF = Appeal against an Enforcement Notice.
 NON = Non Determination Appeal
 RTP = Refusal of Works to a TPO
 RCL = Refusal of a Certificate of Lawfulness
 TRF = Tree Fast Track Appeal process.

Appeal types

WR = Written Representations
 HH = Household Fast Track Appeal

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
P/25/00851/ADV	REF	30/06/2025	3 No. Fascia signs on frontage of building and timber covered area. Flag advert displayed on roof above entrance. Mobile advert - banner flag.	Funky Griller 61 Westover Road BOURNEMOUTH BH1 2BZ	WR	Not yet started
7-2025-4531-AB	REF	30/06/2025	Retrospective consent sought for timber pergola and external seating	Funky Griller 61 Westover Road BOURNEMOUTH BH1 2BZ	WR	Not yet started
P/25/00862/TTPO	RTP	27/06/2025	Works to TPO Tree	Mudehaven Court 64 Mudeford Christchurch BH23 3NN	TRF	Not yet started
C/2024/2025	ENF	27/06/2025	Against enforcement notice for decking.	3 Ashford Road Bournemouth BH6 5QB	WR	Not yet started
P/25/00867/CLP	RCL	26/06/2025	Reduce the height of the existing south side wall of the house by up to 525mm. Existing wall varies in height from 7.6 to 6.5 metres front to back.	8B Partridge Walk Poole BH14 8HL	WR	Not yet started
7-2024-9354-F	RCL	23/06/2025	Application for a Lawful Development Certificate for proposed formation of 3 areas of hardstanding within the curtilage of the residential planning unit	1346 Christchurch Road Bournemouth BH7 6ED	WR	01/07/2025
8/24/0677/FUL	REF	13/06/2025	Demolish existing dwelling and replace with two dwellings	4 Knightwood Close Christchurch BH23 4NE	WR	18/06/2025
7-2024-6653-U	RTP	13/06/2025	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.	22A Ken Road Bournemouth BH6 3EU	TRF	13/06/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
TP/24/00815/X	RTP	12/06/2025	2 x Western Red Cedars - Crown reduction by 5.5 m & 7.5 m	Pinehurst Hall, 23 Burton Road, Poole, BH13 6DT	TRF	12/06/2025
7-2024-4909-AS	REF	10/06/2025	Part-retrospective for Change of use of lower ground floor to 3no. holiday let rooms and manager's flat; change of use of ground, first and second floor to provide 12no. rooms for language school students for a temporary period of 3 years	31 Chine Crescent Bournemouth BH2 5LB	WR	12/06/2025
7-2025-27943-A	REF	09/06/2025	Retrospective planning application for single storey side extension with lean to structure. Introduction of new materials.	28 Haverstock Road Bournemouth BH9 3HE	HH	12/06/2025
P/25/00187/HOU	NON	08/06/2025	Convert loft to habitable space including a side dormer	44 Windsor Road Christchurch BH23 2EE	WR	11/06/2025
P/25/00532/HOU	REF	07/06/2025	Raise the roof and construct a first floor extension to create additional accommodation and use the outbuilding as an annexe, connected to the property at no. 7 Woodleaze Close, Poole.	7 Woodleaze Close Poole Broadstone BH18 8BN	HH	12/06/2025
P/25/00524/FUL	REF	07/06/2025	Sever plot and erect chalet bungalow adjacent to 15a Jacqueline Road (revised scheme)	15A Jacqueline Road Poole BH12 3JQ	WR	10/06/2025
P/25/00030/FUL	REF	07/06/2025	Sever land and erect 1 No 3 bedroom house with parking	15 Uppleby Road Poole BH12 3DB	WR	17/06/2025
P/25/00676/HOU	REF	06/06/2025	Rear/side extension, roof alterations including addition of dormer to accommodate new first floor, internal & fenestration alterations	35 Harbeck Road Bournemouth BH8 0AH	HH	10/06/2025
APP/24/00860/F	REF	25/05/2025	Site severance and erection of new dwelling	5 Cobham Way Poole Wimborne BH21 1SJ	WR	28/05/2025
7-2025-26319-D	RTP	21/05/2025	T1 - Monterey Pine - Fell to ground level	Tasso 1 Riverbank 40 Wick Lane Bournemouth BH6 4JX	TRF	

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
P/25/00098/HOU	REF	20/05/2025	Removal of the existing unauthorised boundary treatment and the erection of new boundary treatment.	53 West Hill Road Bournemouth BH2 5PG	HH	21/05/2025
APP/24/01342/F	REF	13/05/2025	Change of use from single garage to a dwellinghouse	The Garage Between 22 Banks Road and 1 Panorama Road, Poole, BH13 7QE	WR	13/05/2025
APP/24/01063/F	REF	13/05/2025	Loft extension and conversion including; raising roof eaves and ridge.	42 Bournemouth Road, Poole, BH14 0EY	HH	15/05/2025
8/24/0700/FUL	REF	09/05/2025	Retrospective application for a separate self-contained dwelling.	44 Portfield Road Christchurch BH23 2AG	WR	19/05/2025
P/25/00201/TTPO	RTP	02/05/2025		15 Shelley Close Christchurch BH23 4HW	TRF	
7-2024-891-AF	REF	01/05/2025	Outline Application for partial retention of building including main facades at three levels on the Westover Road and Hinton Road frontages to allow for the construction of 936sq.m. commercial floorspace at lower ground and upper ground levels, comprising three units for use within either E (a) (retail), E(b) (restaurant), F1 (learning and non-residential institution) or F2 (b, c & d) (local community); 85 apartments, 26 car parking spaces, associated servicing facilities, refuse and cycle storage.	35 43 Westover Road Bournemouth BH1 2BZ	WR	01/05/2025
8/24/0208/FUL	REF	30/04/2025	Change of use from agricultural to dog day care and erection of associated buildings and infrastructure	Land off Christchurch Road West Parley Bournemouth Dorset BH23 6BB	WR	30/04/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
7-2024-28401-E	REF	23/04/2025	Erection of two-storey dwellinghouse	100 Boscombe Grove Road Bournemouth BH1 4PG	WR	29/04/2025
7-2025-4582-AA	RTP	22/04/2025		East Cliff Manor 45 Christchurch Road Bournemouth BH1 3PH	TRF	
7-2024-11568-F	NON	16/04/2025	Demolition of garage and erection of four terraced dwellings and a coach house style dwelling and associated landscaping and infrastructure	57 Lansdowne Road Bournemouth BH1 1RN	WR	17/04/2025
7-2024-9354-G	NON	15/04/2025	Demolition of 2 storey side elevation, sever land and erect an extension to form additional dwelling to the side of existing dwelling. Sever land to the rear and erection a detached 2 storey building comprising 2no. 1 bedroom flats with on site car parking and provision for bicycle and refuse storage	1346 Christchurch Road Bournemouth BH7 6ED	WR	17/04/2025
7-2024-20897-G	REF	15/04/2025	Erection of 1no. dwelling	36 Gorsecliff Road Bournemouth BH10 4HB	WR	16/04/2025
APP/24/00815/F	REF	09/04/2025	Use of outbuilding as self-contained unit of accommodation. Retrospective application.	12 Dalkeith Road, Poole, BH13 6LQ	WR	09/04/2025
8/24/0718/HOU	NON	07/04/2025	Retrospective consent for outbuilding for use in part associated with short term holiday lets and partly for family use as spare bedroom accommodation	6 Stroud Gardens Christchurch BH23 3QY	WR	07/04/2025
APP/24/00835/F	REF	04/04/2025	Alterations, extensions and contemporary remodel of existing dwelling. (Consisting of fenestration changes, front single storey extension with balcony above, and formation of new second floor with associated balcony)	1 The Capstans 25 Lagoon Road Poole BH14 8JT	HH	08/04/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
ENF/25/0012	ENF	03/04/2025	Refused retrospective planning application 8/24/0180/FUL for change of use to commercial airport car parking with associated works, APNR etc. Refused retrospective advertisement application 8/24/0181/ADV for 49 x non-illuminated signs.	Theme Park Merritown Lane Christchurch BH23 6BA	WR	30/04/2025
APP/24/00807/F	REF	03/04/2025	Removal of existing sunroom and addition of bespoke garden room to rear elevation	1 Rowington Hall, 4 Dover Close, Poole, BH13 6EA	WR	14/04/2025
7-2023-6116-G	REF	01/04/2025	Erection of 2 x 1-bed flats (Use Class C3) with associated access at the rear of existing commercial unit (Use Class E(a))	561 Christchurch Road Bournemouth BH1 4AH	WR	01/04/2025
7-2024-18783-D	RCL	18/03/2025	Certificate of lawfulness to establish use as a 7-bedroom HMO (Sui Generis)	61 Gresham Road Bournemouth BH9 1QS	WR	04/03/2025
8/23/0675/CLE	RCL	14/03/2025	Application for a Lawful Development Certificate for an existing conservatory to the West Elevation.	The Barn 41A Burley Road Christchurch BH23 7AJ	WR	10/04/2025
APP/24/00778/F	REF	10/03/2025	Part conversion of the existing triple garage to form a maisonette (revised scheme)	Forest Lodge 16 Burton Road Poole BH13 6DU	WR	24/03/2025
7-2024-5603-AQ	REF	07/03/2025	T43- Red Oak - To reduce branches close to the building to a clearance of 3m. To reduce the whole crown by 2m and shape.	Homedale House 30A Wimborne Road Bournemouth BH2 6QB	TRF	06/02/2025
C/2024/1952	ENF	06/03/2025	Without planning permission, a single storey side extension with extract flue, covered outdoor structure located to the rear, and pergola structure located to the front, fixed jumbrella and new boundary treatment in the approximate positions hatched black.	Palm Lounge Bar, Poole Hill, BOURNEMOUTH, BH2 5PW and Bermuda Cafe, Poole Hill, BOURNEMOUTH, BH2 5PW	WR	06/03/2025
8/24/0752/FUL	REF	27/02/2025	Division of existing garden and construction of new dwelling	Glenlyn Bramble Lane Christchurch BH23 5NB	WR	10/03/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
8/24/0674/HOU	REF	26/02/2025	Retain an existing 1.8m high fence that replaced a section of an existing hedge. Retrospective application.	2 Jellicoe Drive Christchurch BH23 3SL	HH	07/03/2025
APP/24/00829/P	REF	24/02/2025	Demolition of existing dwelling and erection of four no. detached bungalows, formation of access and parking.	48 Hillbourne Road, Poole, BH17 7JB	WR	20/03/2025
ENF/24/0182	ENF	22/02/2025	AT APPEAL 1.8 metre high fence with gate (application 8/24/0674/HOU refused)	2 Jellicoe Drive Christchurch BH23 3SL	WR	21/03/2025
APP/24/01035/F	REF	17/02/2025	Demolition of existing property and erection of replacement house (revised scheme)	54 Elms Avenue Poole BH14 8EF	WR	06/03/2025
7-2024-2952-J	REF	17/02/2025	Outline planning application for extension and conversion of the existing building into a block of 8no. flats and a 10no. bedroom HMO with car parking.	117-119 Malmesbury Park Road Bournemouth BH8 8PS	WR	06/03/2025
APP/24/00938/F	REF	13/02/2025	Demolition of an existing dwellinghouse; erection of a replacement dwelling and workshop/store outbuilding and subdivision of the plot to erect a further single detached dwellinghouse with associated access, parking and landscaping.	40 Brownsea View Avenue, Poole, BH14 8LQ	WR	13/02/2025
C/2022/1023	ENF	11/02/2025	Without planning permission, the erection of raised platforms to the rear of the dwelling.	17, The Litzo, 37-39 Boscombe Spa Road, Bournemouth, BH5 1AS	WR	07/03/2025
7-2024-26969-D	REF	03/02/2025	Outline application with some matters reserved for the demolition of existing house and the erection of a block of 5 flats with off road car parking and associated works	5 Seafeld Road Bournemouth BH6 3JE	WR	06/03/2025
7-2024-23085-I	REF	03/02/2025	Application for a Lawful Development Certificate for an Existing Use of Flat 2B as a single dwelling house	Flat 2B Whitley Court West Cliff Gardens Bournemouth BH2 5HL	WR	07/03/2025

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
S78/2025/7598	REF	28/01/2025	Alterations & additions including replacement of existing roof with 2 additional floor levels incorporating pitched roof with dormers & second floor balcony facilities to provide 4 flats	Chessel Court 1A Chessel Avenue Bournemouth BH5 1LQ	WR	28/01/2025
APP/24/00895/J		27/01/2025	Certificate of Existing Use or Development for an annexe that has been in C3 residential use as a separate dwelling	Annexe, 9 Enfield Crescent, Poole, BH15 3SJ	WR	27/01/2025
S78/2025/6833A	REF	20/01/2025	Erection of a bungalow and formation of a parking space	Land rear of 7 7a and 7b Kinson Park Road Bournemouth BH10 7HF	WR	20/01/2025
APP/24/00362/F	REF	15/01/2025	Plot severance and the conversion and extension of the existing outbuilding/garage to create a detached dwelling with associated access and parking.	29 Western Road, Poole, BH13 7BH	WR	22/01/2025
S78/2025/7595	REF	14/01/2025	Erection of a single storey rear extension, erection of a two-storey side extension, hip to gable roof alteration and associated internal remodelling.	120 Parkwood Road Bournemouth BH5 2BN	WR	14/01/2025
8/23/0878/FUL	REF	08/01/2025	Proposed new chalet dwelling (As Amended By Plans Received 13/02/2024 showing Revised Red Line and Correct Ownership Certificate Received 17/04/2024)	Land at the Corner of Comet Way Christchurch Dorset	WR	15/01/2025
APP/24/00906/F	REF	07/01/2025	Demolish garage to create a vehicular access and erect a detached bungalow	Marina Court, 34 Banks Road, Poole, BH13 7QE	WR	14/01/2025
S78/2025/7594	REF	06/01/2025	Change of use from established House in Multiple Occupation (Class C4), to 8 bedroom House in Multiple Occupation (Sui generis)	34 Somerley Road Bournemouth BH9 1EN	WR	06/01/2025
APP/23/00147/F	REF	30/12/2024	Demolition of 2no. flats and 1no. dwelling and outbuildings; erect 8no. flats and 1no. detached house to the rear	80-82 Parkstone Heights, Poole, BH14 0RZ	WR	30/12/2024

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
S78/2024/7593	REF	23/12/2024	Retrospective application for the erection of a single storey extension and outdoor covered area to rear, pergola to the front and alterations to boundary treatment	Bermuda Cafe Poole Hill Bournemouth BH2 5PW	WR	16/12/2024
S78/2024/7592	REF	16/12/2024	Outline application with some matters reserved for the erection of a 4th storey of habitable accommodation to create 4no. self contained flats	46-48 Southbourne Grove Bournemouth BH6 3RB	WR	16/12/2024
APP/24/00785/P	REF	16/12/2024	Outline planning permission with some matters reserved for the construction of three bungalows with associated parking and landscaping with access from Wheelers Lane	Land rear of 41-43 Wheelers Lane, Bournemouth, BH11 9QQ	WR	09/12/2024
APP/24/00375/F	REF	02/12/2024	Demolition of existing buildings and erection of 9 flats.	1 Sunnyhill Road, Poole, BH12 2DH	WR	09/12/2024
S78/2024/7589	REF	28/11/2024	Minor material amendment to vary conditions 1, 5 and 9 of application 7-2021-25256-A for single and two storey rear extensions with new first floor balcony (Original description - Outline submission for the demolition of the existing building and the erection of a block of 9 flats with cycle and bin stores)	98 Lowther Road Bournemouth BH8 8NS	WR	28/11/2024
APP/24/00408/F	REF	28/11/2024	Severance of land and erection of a highly sustainable, carbon-neutral, two-bedroom detached single storey dwelling with associated access and landscaping (revised proposal).	72 Danecourt Road, Poole, BH14 0PH	WR	28/11/2024
S78/2024/7585	REF	14/11/2024	Outline submission for the Demolition of existing office building and replacement of a new building to form ground floor commercial and 9 flats.	Athena House 612 616 Wimborne Road Bournemouth BH9 2EN	WR	14/11/2024
S78/2024/7586	REF	11/11/2024	Conversion of first floor into flat; provision of bin store and addition of window to front elevation; retention of ground floor community use	Zacchaeus House 83 Walpole Road Bournemouth BH1 4HB	WR	11/11/2024

Appeal No.	appeal type	appeal received	proposal	location	Appeal type	start date
S78/2024/6380B	CND	05/11/2024	Minor material amendment application to vary condition no. 1 of application 7-2021-23976-C (Outline submission for the demolition of the existing building and the erection of a block of 9 flats with cycle and bin stores)	96 Lowther Road Bournemouth BH8 8NS	WR	29/10/2024
8/22/0445/OUT	REF	15/10/2024	Outline application for demolition of existing buildings and erection of a mixed use block consisting of 3 offices and 25 apartments with associated bin and cycle stores	195 & 195A Barrack Road Christchurch BH23 2AR	WR	05/11/2024
TP/24/00452/X	RTP	04/10/2024		21 GORSEHILL ROAD POOLE BH15 3QH	TRF	
EN/23/00097	ENF	03/10/2024	Email from Building Control regarding an office building being built	227 Bournemouth Road, Poole, BH14 9HU	WR	03/10/2024
EN/24/00123	ENF	09/09/2024	Linked to previous case EN/22/00262 - Change of use from office to self contained living unit. APP/22/01304/F Refused on 09/04/2024 - Retrospective planning application for a ground floor flat to be used as a dwelling which was formerly office area.	300 Ringwood Road, Poole, BH14 0RY	WR	23/10/2024
S78/2024/7569	REF	30/08/2024	Conversion of first floor flat to a 6-bed HMO	First Floor Flat 1555 Wimborne Road Bournemouth BH10 7AZ	WR	30/08/2024
8/24/0197/TTPO	RTP	12/08/2024	T1-Lime-Fell and replace with Cherry tree or similar.	25 Hynesbury Road Christchurch BH23 4ER	TRF	12/08/2024
TP/23/01042/X	REF	08/07/2024	T2: Yew - Fell.	135 Alexandra Road, Poole, BH14 9EP	TRF	08/07/2024
TPO/2024/7552	RTP	16/06/2024	T1 - Beech - Reduce height by 3 metres and reduce crown sides by 2 metres	1 Hampton Mews 23a Poole Road Bournemouth BH4 9DF	WR	16/06/2024
8/23/0279/TTPO	RTP	26/03/2024	T1 - Oak - Fell.	8 Redwood Drive Winkton Christchurch BH23 7BP	TRF	26/03/2024

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