

Notice of Western BCP Planning Committee

Date: Monday, 15 September 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 G Farquhar
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=6140>

If you would like any further information on the items to be considered at the meeting please contact: Claire Johnston on 01202 123663 or email democratic.services@bcpCouncil.gov.uk

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

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

AIDAN DUNN
CHIEF EXECUTIVE

5 September 2025

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

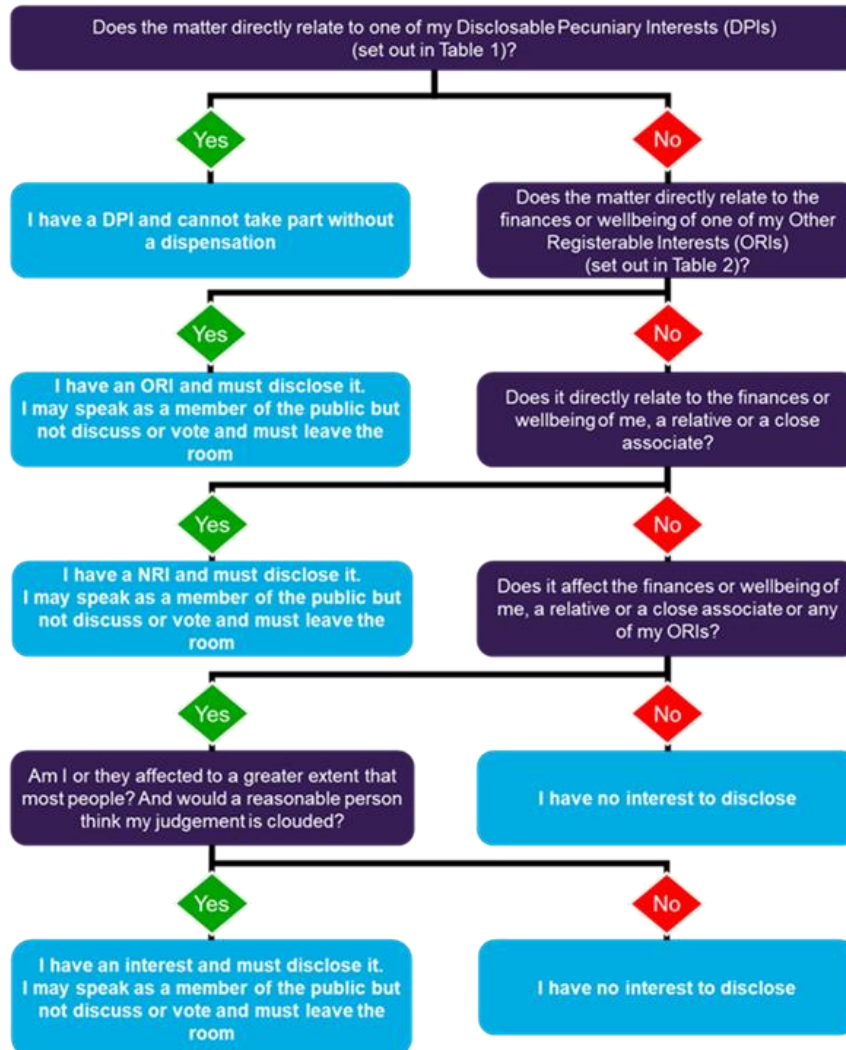


Maintaining and promoting high standards of conduct

Declaring interests at meetings

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

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



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

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

Bias Test

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

Predetermination Test

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

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

For more information or advice please contact the Monitoring Officer

Selflessness

Councillors should act solely in terms of the public interest

Integrity

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

Objectivity

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

Accountability

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

Openness

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

Honesty & Integrity

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

Leadership

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

AGENDA

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

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

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

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

3. Declarations of Interests

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

Declarations received will be reported at the meeting.

4. Confirmation of Minutes

7 - 12

To confirm and sign as a correct record the minutes of the meeting held on 17 July 2025.

5. Public Issues

13 - 20

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

The deadline for the submission of requests to speak is 10.00am on Friday 12 September 2025 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

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

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

a) **281 - 291 Bournemouth Road**

21 - 74

Penn Hill ward

APP/24/00498/P

Demolition existing buildings and erect up to 15 dwellings in three with associated parking and access.

b) **310 Sandbanks Road, Poole BH14 8HZ**

75 - 110

Canford Cliffs ward

P/25/00183/FUL

Sever plot and erect a detached dwelling with associated access, parking and landscaping works

ITEMS FOR INFORMATION

7. **Appeals report**

111 - 126

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.

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 17 July 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Cllr J Clements – Vice-Chairman

Present: Cllr J Challinor, Cllr A Chapmanlaw, Cllr M Dower, Cllr G Martin,
Cllr S McCormack and Cllr J Salmon

31. Apologies

Apologies received from Cllr Kate Salmon and Cllr Cameron Adams.

32. Substitute Members

Cllr Joe Salmon is substituting for Cllr Kate Salmon.

33. Declarations of Interests

Cllr Gillian Martin declared a personal interest in item 6c and would leave the meeting for that item.

34. Confirmation of Minutes

The minutes of the meetings held on 12,19 and 30 June 2025 were confirmed as accurate records to be signed by the Chair.

35. Public Issues

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

36. Schedule of Planning Applications

The Committee considered planning application reports, a copy of which had been circulated and which appear as Appendices A,B and C of these minutes in the Minute Book. A Committee Addendum Sheet was published on 16 July 2025 and appears as Appendix E to these minutes.

37. 106 Panorama Road, Poole BH13 7RG

Canford Cliffs ward

APP/24/00640/F

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

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ Tom Glanfield – Applicant
- ❖ Clare Spiller - Agent

Ward Councillors

- ❖ None registered

Resolved to GRANT permission contrary to the recommendation set out in the officer's report for the following reasons:

- The existing building is considered to be a non-designated heritage asset with a significance to the lower end of moderate and its loss would result in heritage harm.
- The existing building is considered to have a neutral benefit to the character and appearance of the Conservation Area, and the loss of the existing building would have a neutral impact upon it.
- The proposed building, along with the sea wall, would have a positive impact upon the character and appearance of the Conservation Area.
- Taking the above into account, members considered that the harm resulting from the proposal would be less than substantial. Such less than substantial harm would be overcome by the benefits of the proposal. Such benefits comprise climate change benefits through energy efficiency improvements and also improvement of the sea wall.
- Overall, members considered that the proposal accorded with Policy PP30, the Poole Local Plan and the NPPF

The following conditions and obligation were also agreed in principle, subject to power being delegated to the Head of Planning Operations to determine the final wording in consultation with the Chair and Vice Chair:

Conditions;

- Deadline for implementation. (3 years)
- List of approved plans (for clarity)
- Materials (to match those on the plans)
- Biodiversity enhancements (we need to state a timescale)
- Demolition and Construction and Environmental Management Plan – Prior to commencement.
- Vegetation clearance outside bird breeding season.
- Construction of sea wall outside seasons of April and May

- Construction of Sea Wall prior to occupation
- Recording of historic fabric (method statement and scope pre-commencement, and post completion statement before occupation)

Obligation

- Securing BNG self-build

Voting: For 7, Against 1, Abstain 0

38. Dorwin Court, 328 Poole Road and 68 Princess Road, Poole BH12 1AR

Talbot and Branksome Woods ward

APP/23/01051/F

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)

Public Representations

Objectors

- ❖ Gerald Smith
- ❖ Kieran Perry – written statement read out

Applicant/Supporters

- ❖ Matt Holmes - Agent

Ward Councillors

- ❖ Cllr Matthew Gillett in objection

The following are two of the most usual resolutions:

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

- The proposal, by reason of its cumulative height, scale, bulk, massing and position in relation to the adjoining building Eaglehurst, would result in an unacceptable level of overshadowing and a reduction in the quality of the outlook from the top floor balconies, resulting in adverse harm to residential amenity, contrary to Policy PP27 of the Poole Local Plan, and the NPPF 2024.
- The proposal does not include the provision of 20% adaptable and accessible homes and therefore would not provide specialist homes that meet the needs of an aging population, contrary to Policy PP12 of the Poole Local Plan and the NPPF 2024.
- The proposal, by reason of its excessive cumulative scale, mass, bulk, height and detailed design, would increase the residential density of the site, resulting in overdevelopment. The unsympathetic

extensions and alterations would not reflect the high-quality Art Deco style of the original building, resulting in harm to the character and appearance of the host building and character of the area, contrary to Policy PP27 of the Poole Local Plan, and the NPPF 2024.

- The proposal would not provide a satisfactory quantum of amenity space that would meet the needs of the future occupiers. The proposed bin stores will be located at an inconvenient distance for the future occupants of the southern block, resulting in a substandard form of accommodation, contrary to Policy PP27 of the Poole Local Plan, and the NPPF 2024.
- The site lies within 13.8km of New Forest SAC, New Forest SPA and New Forest Ramsar, which are protected under European legislation for their wildlife importance, where it has been demonstrated in conjunction with New Forest Strategic Access Management and Monitoring Strategy 2023, prepared by Footprint Ecology and in agreement with Natural England that additional recreational pressure from additional bedroom numbers have the potential to harm their integrity. No mitigation or compensation measures have come forward to address such harms, and it cannot be ruled out beyond all reasonable scientific doubt that the proposal would not have a likely significant effect on the sensitive interest features of the habitat sites, from human pressures, either alone or in combination with other proposals. Therefore, the proposal would be contrary to Policy PP33 of the Poole Local Plan and Paragraph 193 of the NPPF 2024.
- The application site is within 5Km of a Site of Special Scientific Interest (SSSI). This SSSI is also part of the designated Dorset Heathlands SPA (Special Protection Area) and Ramsar site, and is also part of the Dorset Heaths SAC (Special Area of Conservation). The proximity of these European sites (SPA and SAC) means that determination of the application should be undertaken with regard to the requirements of the Conservation of Habitats and Species Regulations 2017. The applicant has failed to demonstrate in accordance with the Habitat Regulations that the proposals will cause no harm to the SPA and SAC heathland. It is clear, on the basis of advice from Natural England that, notwithstanding the CIL contribution, no avoidance or mitigation of adverse effects through Strategic Access Management and Monitoring (SAMM) has been secured. In the absence of any form of acceptable mitigation it is likely to have an adverse effect on the heathland special features including those which are SPA and SAC features. Having regard to the Waddenzee judgement (ECJ case C-127/02) the Council is not in a position to be convinced that there is no reasonable scientific doubt to the contrary. For these reasons, and without needing to conclude the appropriate assessment, the proposal is considered contrary to the recommendations of the Berne Convention Standing Committee on urban development adjacent to the Dorset

Heathlands, Dorset Heathlands SPD and Policy PP32 and PP39 of the Poole Local Plan (November 2018).

- The application site is within close proximity to Poole Harbour which is a Special Protection Area (SPA), Site of Special Scientific Interest (SSSI) and Ramsar site and the determination of the application should be undertaken with regard to these European designations and the requirements of the Conservation of Habitats and Species Regulations 2017. The applicant has failed to demonstrate in accordance with the Habitat Regulations that the proposals will cause no harm to the SPA. It is clear, on the basis of advice from Natural England that, notwithstanding the CIL contribution, no avoidance or mitigation of adverse effects through Strategic Access Management and Monitoring (SAMM) has been secured. In the absence of any form of acceptable mitigation it is likely to have an adverse effect on the special features of Poole Harbour including those which are SPA features. Having regard to the Waddenzee judgement (ECJ case C-127/02) the Council is not in a position to be convinced that there is no reasonable scientific doubt to the contrary. For these reasons, and without needing to conclude the appropriate assessment, the proposal is considered contrary to the recommendations of the Berne Convention Standing Committee on urban development adjacent to Poole Harbour, and Policy PP32 and PP39 of the Poole Local Plan (November 2018).
- In the absence of a completed S106 planning agreement, no affordable housing has been secured as part of this development. Therefore, the proposal would not accord with Policy PP11 of the Poole Local Plan, Affordable Housing SPD and the NPPF 2024.

Voting: For 4, Against 2, Abstain 1

Notes: Cllr Chaillnor left the meeting before this item

39. 31 Springfield Crescent, Poole BH14 0LL

Parkstone ward

P/25/01014/PNHAS

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)

Public Representations

Objectors

- ❖ James Cain
- ❖ David Alderson

Applicant/Supporters

- ❖ None registered

Ward Councillors

❖ Cllr Emily Harman

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

- The proposed scheme, as a result of its significant massing and height fails to respect and relate to the existing building and local patterns of development, and does not preserve or enhance the character and appearance of the street scene of Springfield Crescent, by virtue of its overall design and appearance, and as such it fails to comply with the provisions of Policy PP27 of the Poole Local Plan and it also fails to comply with the provisions of Schedule 2, Part 1, Class AA.2, 3a(ii) of the General Permitted Development Order (2015) (as amended).
- The proposed scheme has a materially harmful impact upon the privacy and amenities of the occupants of the neighbouring properties by means of overbearing, due to the height and proximity to the neighbouring property, No 33 Springfield Crescent, and therefore it is contrary to the provisions of Policy PP27 of the Poole Local Plan and it also fails to comply with the provisions of Schedule 2, Part 1, Class AA.2, 3a(i) of the General Permitted Development Order (2015) (as amended).

Resolution: prior approval is required and refused.

Voting: Unanimous

Notes: Cllrs Martin, Dower and McCormack left before this item. Cllr Martin declared an interest in this item at the start of the meeting.

40. Appeals report

The Development Management Manager presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'D' to these Minutes in the Minute Book.

Public Report

This report updates members of the planning committee on the Local Planning Authorities Appeal performance over the stated period. The committee were informed that the Council are meeting national targets.

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

The meeting ended at 2.20 pm

CHAIRMAN

PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

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

7. Questions to person speaking under this protocol

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

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

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

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

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

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

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

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

14. Provisions relating to a statement

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

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

15. Assessment of information / documentation / statement

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

16. Guidance on what amounts to a material planning consideration

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

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

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

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

https://www.planningportal.co.uk/faqs/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	281-291 Bournemouth Road
Proposal	Demolition existing buildings and erect up to 15 dwellings in three with associated parking and access.
Application Number	APP/24/00498/P
Applicant	287 Bournemouth Road Management Company Ltd
Agent	Chapman Lily Planning Ltd (Giles Moir)
Ward and Ward Member(s)	Penn Hill • Cllr Joe Clements • Cllr Oliver Walters
Report Status	Public
Meeting Date	15 September 2025
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report
Reason for Referral to Planning Committee	• Call-in from Cllr Oliver Walters due to the Impact on the Amenity of Residents (relates to PP27) and Over-development (relates to PP28). • Over 20 neighbour objections.
Case Officer	Darren Henry
Is the proposal EIA Development?	No

Description of Proposal

1. This application seeks Outline consent, with appearance and landscaping reserved, to demolish the existing dwellings (281-291) and Old Joinery and redevelop the site for 15 dwellings in three separate blocks, one to the rear and two to the front, with associated car parking, cycle storage and bin storage.
2. Whilst appearance is reserved, submitted elevations infer the dwellings consist of 3 four-bedroom three-storey mews houses and 2 three-bedroom three-storey mews houses to the rear and 10 three-bedroom three-storey townhouses to the front.

Description of Site and Surroundings

3. The application site is circa 0.25ha in size and consists of six residential properties (with outbuildings) and a commercial building to the rear. The site is located on Bournemouth Road, opposite St Joseph's RC Church, along a sustainable transport corridor. Adjacent to the south-west boundary is a

terrace of five 2-storey houses set on a raised bank fronting Bournemouth Road. To the north-east is a 3-storey block of flats and further to the north-east is a former 2½-storey shopping parade that has since been converted into a terrace of flats. To the northwest of the site is the Upper Parkstone District Centre.

4. The locality is predominantly residential in character, with a mixture of detached, semidetached, terraced and flatted homes on display. Within the street scene there is variation with regards to the appearance and ages of housing, with ridge and eaves heights varying, as well as with materials and the positioning of dwellings within plots.
5. The site is located within an established residential locality within Poole with good amenities and strong transport links. It lies approximately 900m from Upper Parkstone, along Ashley Road. and approximately 120m away from a small row of converted local shops consisting of three levels.

Relevant Planning History:

6. PREA/23/00103. Pre-application for development of apartments and townhouses. Written response given on the 9th of October 2024.
7. PREA/23/00032. Development of apartment and townhouses. Written response given on the 31st of May 2023.
8. APP/20/00836/P. Major application to demolish existing buildings and erect two blocks of apartments totalling 50 units, comprising 40 No. x 1 bed and 10 No. x 2 beds, with associated access, car and cycle parking and hard and soft landscaped areas (Outline application to consider access, layout and scale). Refused on the 26th of October 2022.
9. APP/20/00231/P. Outline application to demolish the existing buildings and erect two pairs of semi-detached properties and a block of 14 apartments (a total of 18 units). Withdrawn.

Constraints

10. Tree Preservation Orders in the vicinity.

Public Sector Equalities Duty

11. 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

12. 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.
13. 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.

14. In accordance with section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
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.
17. In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), for the purposes of this application, regard has been had to deliver a minimum of 10% biodiversity net gain above the baseline habitat provision to ensure that the development site will result in a measurably better state than it was before the development.

Consultations

18. Biodiversity Officer— No objection, subject to conditions in relation to section 4 and appendix E of 'Preliminary Roost Appraisal, submission of HMMP, a LMP and agreement to signing a s106 for monitoring charges.
19. Dorset Police— No objection.
20. Dorset and Wiltshire Fire & Rescue— No objection.
21. Environmental Health— No objection subject to conditions relating to contamination and air quality.
22. LLFA / FCERM— amended plans have overcome initial objections subject to conditions relating to the maintenance and management of surface water.
23. Local Highways Authority— No objection, amended plans have addressed previous concerns, subject to several conditions to be complied with or submitted for approval.
24. Tree Officer— No objection subject to conditions relating to tree protection and soil retention
25. Urban Design Officer— No objection. Amended plans have overcome previous concerns.
26. Waste Collection Authority Officer— No objection, revised plans are acceptable.

Representations

27. Site notices were posted in the vicinity of the site on three occasions during the assessment of the application due to amendments to the scheme. The original site notice was posted on the 20th of May 2024 (with an expiry of the 13th of June 2024), followed by site notices posted on the 7th of December 2024 (with an expiry of the 02nd of January 2025, followed by site notices posted on the 27th of February 2025 (with an expiry of the 24th of March 2025).
28. 27 letters of objection were initially received, stating the following summarised reasons for objecting:
 - I object as the underground carpark not fitting with the area. Most houses have 2 cars so cars will park on the road where there are already seeing signs of extensive road parking. There is no capacity in Crescent Road and Vale Road to accommodate the extra parking needs for future residents and visitors that would be generated by the low provision of on-site parking.
 - The proposed development would still be a gross overdevelopment of the site with buildings that are cramped, lacking in green space, parking and other infrastructure.
 - The height of the proposed development would impact negatively on the privacy of neighbouring properties and the 2 rows of houses will overlook each other.

- Whilst the size and scale of Blocks B & C have been reduced, Block A remains excessively large for its proximity to the properties at 7 & 9 Vale Road to the rear of the development. It's design to have the living area on the top floor will increase the effect of this being both over bearing and over imposing.
 - The application's AMS plan poorly articulates the trees with TPOs on them that would be impacted by the proposal, T3 on the plan is a Birch that sits within a group called G5 on the BCP TPO register. Also included in that group is a beautiful Scots Pine which sits on the corner of 7 & 9 Vale Road over hanging the entrance to the lane of the Old Joinery. I'm not sure why this has been omitted but it would certainly be impacted by the proposal. The outline application also continues to state that there are no trees effected by the proposal however the AMS recommendation is the removal of 11 trees including at least 2 with TPO.
 - First and foremost is the potential loss of privacy for us at the back and side of our house, where we have a bedroom and our rear garden, is currently very secluded and not overlooked by anyone. As with 2 and 4 Crescent Road, the existing Oak Tree, identified as T19, screens us from being overlooked. Should this tree be tampered with or worse removed entirely it would completely and totally ruin the privacy of 3 properties and any subsequent enjoyment from their gardens.
 - The development will block sunlight from my garden.
 - I object as the bus stop outside will be removed, but where will it be moved?
29. Following the second site notices ten letters of objection were received (although 4 were from the same person) raising the following summarised concerns:
- Whilst the size and scale of Blocks B & C have been reduced, Block A remains excessively large for its proximity to the properties at 7 & 9 Vale Road to the rear of the development. It's design to have the living area on the top floor will increase the effect of this being both overbearing and over imposing.
 - It seems the perimeter of the plan has been extended since the original application. With the northern boundary of development extending all the way up to the boundary of my property. The Title deeds to my property clearly states that I have a right of way over the lane from the old joinery down to Crescent Road and so I firmly object to the attempt to extend building works over that lane.
 - The outline application also continues to state that there are no trees effected by the proposal however the AMS recommendation is the removal of 11 trees including at least 2 with TPO.
 - I'm objecting on the basis of lack of proposed parking for these flats which will push traffic and parking onto an already busy Vale Road. Additional parking along this road will make this highly used route when Ashley Road is busy very dangerous. Also, I don't believe a building of this size will be in keeping with the existing buildings. I believe it will also reduce the expected privacy of the houses around the proposed building site.
 - The proposed development would still be a gross overdevelopment of the site with buildings that are cramped, lacking in green space, parking and other infrastructure. The height of the proposed development would impact negatively on the privacy of neighbouring properties. There is no capacity in Crescent Road and Vale Road to accommodate the extra parking needs for future residents and visitors that would be generated by the low provision of onsite parking.
 - The rear row of houses will undoubtedly look into windows of habitable room for current occupiers who would lose their right to privacy. In addition to this the development proposes to remove a large number of trees some of which are protected, this seems purely to shoehorn in as many properties as possible with no care or consideration for the local residents or the current protected nature in the area.
30. Following the third site notices two letters of objection were raising the following summarised concerns:
- The redline includes the access lane from Crescent Road to properties on Vale Road. Title deeds to my property state that I have a right of way over the lane from the old joinery down to Crescent road. This is the only access to my garden and right of way I regularly use.

Key Issue(s)

31. The key issue(s) involved with this proposal are:
- Presumption in favour of sustainable development
 - Principle of development
 - Impact on character and appearance of the area
 - Impact on neighbouring amenity
 - Living conditions of occupants
 - Highways
 - Housing mix
 - Provision of affordable housing
 - Biodiversity Net Gain
 - Ecology
 - Waste
 - Flooding & Drainage
 - Impact on Heathlands
 - Community Infrastructure Levy
32. These issues will be considered along with other matters relevant to this proposal below.

Policy context

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

34. *Poole Local Plan (Adopted 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
- PP09: Urban allocations outside the town centre
- PP11: Affordable housing
- PP27: Design
- PP28: Flats and plot severance
- PP30: Heritage
- PP33: Biodiversity and geodiversity
- PP34: Transport strategy
- PP35: A safe, connected and accessible transport network
- PP36: Safeguarding strategic transport schemes
- PP37: Building sustainable homes and businesses
- PP38: Managing flood risk
- PP39: Delivering Poole's infrastructure
- PP40: Viability

35. *Supplementary Planning Documents:*

- SPD1 Parking & Highway Layout in Development SPD2 Heritage Assets
- SPD3 Dorset Heathlands Planning Framework (2020-2025)
- SPD4 Affordable Housing SPD (Adopted November 2011)
- SPD6 Nitrogen Reduction in Poole Harbour (Adopted 2017)

36. National Planning Policy Framework (“NPPF” / “Framework”)

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 states that “Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

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

Planning Assessment

Presumption in favour of sustainable development

- 37. 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.
- 38. 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.
- 39. 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.
- 40. 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.
- 41. In this instance, the scheme would provide 15 dwellings, 9 of which will be a net gain that would contribute towards the Council’s housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.

42. For this planning application the benefits provided from the supply of new homes are considered to carry substantial weight in the planning balance.

Principle of Development

43. 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.
44. 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, notably the town centre, district and local centres and locations close to the sustainable transport corridors.
45. A sustainable transport corridor (STC) is defined in the Poole Local Plan as being 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. STCs prioritize public transport, walking, and cycling over private vehicles, aiming to reduce congestion, air pollution, and greenhouse gas emissions. The intention of this policy is that within STCs 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.
46. 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. Significant weight therefore has to be applied to the provision of additional residential accommodation which meets these policy objectives.
47. The application site is located in an area identified as being within the most accessible locations, in accordance with Policy PP02 and also falls within a STC corridor location. Therefore, the principle of the residential development of the site is acceptable, subject to its compliance with the adopted policies. This is discussed below.

Impact on character and appearance of the area

48. *"The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"* (NPPF paragraph 131) and where design fails to provide good design, the development should be refused (paragraph 139).
49. Policy PP27 of the Poole Local Plan seeks to ensure that all new development achieves a good standard of design which for the purposes of the Plan is defined as development that functions well, fits in with and enhances an area's character within its context. In this regard, the development should generally follow the scale, form, massing, appearance and use of materials are used to create a cohesive development that integrates positively within its surroundings.
50. To ensure the proposal achieves a quality design, several iterations have taken place during the assessment of this application, ranging from 28 dwellings, then 22 dwellings, to the current proposal with 15 dwellings.
51. The latest revised plans are a considerable improvement. The number of dwellings has been reduced to 15, resulting in a more spacious development. The relationship between the rear gardens to Block A and the retaining wall is better revealed, as the gardens have increased in size, providing a better outlook for the future occupants. The lay-by to the frontage has been removed thereby creating a much-improved garden area. Additionally, whilst landscaping is a reserved matter, the revised plans also provide an indication of the landscaping, along with a more consistent front boundary wall at the

back of the footway, providing a screen to the bins, which would otherwise detract from the frontage, that is more in keeping with the character of the street.

52. The locality is predominantly residential in character, with a mixture of detached, semi-detached, terraced and flatted homes on display. Furthermore, towards the northeast of Bournemouth Road, flats become more prevalent, with the application site sitting immediately adjacent to the flats at 293 Unity Court. The buildings forming the Bournemouth Road frontage have a staggered building line with the terrace units 295 to 305 Bournemouth Road being hard up to the edge of the footpath with Unity Court then being set back. Higher density development with small gardens are also present in the flatted scheme at the corner of Bournemouth Road and Vale Road, as well as in several properties at the corner of Bournemouth Road and Langley Road, and along Bournemouth Road, opposite the application site.
53. Plenty of variation can also be found in the street scene in terms of ages, designs and heights of properties, Ridge and eaves heights vary, as do building materials and the positioning of buildings within plots. Along with the lack heritage designations, allows for a degree of architectural freedom in design. As such, the introduction of 15 townhouses would not appear incongruous in the street scene. With regards to the properties to the rear, which could be regarded as a form of back-land development, the Case Officer considers this is acceptable as there was already a building (the Old Joinery) located to the rear, which had access from Crescent Road. Furthermore, No.7 and No.9 Vale Road are both examples of back-land development, with No.9 recently being converted to four flats. Additionally, there are flats located on Vale Close, to the rear of the flats along Vale Road. Moreover, the proposed townhouses to the rear, along with the townhouses to the front, create a cohesive group of housing with their own characteristics that sit comfortably with the varied forms of development in the immediate and wider area, whether or not they are in line and set back from the road, or staggered or whether they are right up to the edge of the footway. Owing to the close proximity of Upper Parkstone, the site benefits from being within comfortable walking distance of local shops and services, while bus stops offer quick and easy access to additional facilities and services further afield by sustainable transport means.
54. Furthermore, Block A has reduced its height and changed its roofscape to a flat roof, with the second (top) floor being set back, providing definition and interest. Block C has also reduced its height to three-storeys, all of which has reduced the previous overly intensive development of the site and created a more appropriate development consistent with the wider area. It is also noted that the internal layout is now more traditional with the lounge and kitchen/dining area on the ground floors and bedrooms on the upper floors.

Overall

55. The proposal now provides a suitable number of quality dwellings that makes an efficient use of urban land that will deliver much needed two, three and 4-bedroom homes that fits in well with the character and appearance of the locality along a sustainable transport corridor close to local shops.
56. The Case Officer considers the development both generally reflects and enhances the street scene with regards to layout and siting, including building line and site coverage; height and scale and visual impact, and is in accordance with Policy PP27.

Impact on Residential Amenity

No. 7 Vale Road and No. 9 Vale Road (Sycamore Mews)

57. There are no set policies or guidance as to what the separation distances should be within the Poole area. However, the surroundings can provide context for acceptable separation distances between buildings and their primary habitable room windows. No.7 Vale Road is to the rear of proposed Block A and is sited on higher ground. The base of Block A is at 40.50m above ordnance datum (AOD), which is generally the height above sea level. The top of Block A stands at 49.10m AOD, whereas the base of No.7 The Vale is approximately 50.50m AOD. The distance between the rear of No.7 Vale Road and the rear of the second floor of Block A is approximately 21.45m. The distance from

Sycamore Mews first-floor window to the proposed rear stair is 14.3m, whereas the distance from Sycamore Mews first-floor window to the rear obscured ensuite velux-style window is 16.3m, whilst to the proposed rear first floor bedroom, the distance from Sycamore Mews first-floor window is 16m. Due to the land level differences, the subsequent views would be oblique, rather than offering any direct views between primary windows to habitable rooms.

58. Further, it should be noted that No.7 Vale Road and the flats at No.9 Vale Road have a tight relationship as do flats 18 – 21 and 14 – 17 along Vale Road with flats 22 – 24 to the rear.

Right of Way to Service Lane (between No. 7 Vale Road and rear of application site)

59. A neighbour objection was received regarding the redline encroaching the Right of Way (RoW) to the private service lane adjoining the rear of No.7 Vale Road. In response the applicant has since submitted a Statement to clarify the legal and historical position on this matter.
60. As such, the Case Officer considers the claim to a right of way is not supported by any current legal title. Moreover, the Case Officer considers this a matter is outside of Planning System and should the occupant of No.7 Vale Road wish to pursue this, it should be taken up with the applicant.

No. 279 Bournemouth Road

61. No. 279 Bournemouth Road is lies adjacent to the application site's southern boundary. The proposed townhouses at the rear of the site towards the southern boundary with No. 279 are two-storeys and have no side windows. The windows to the front first floor rooms are to non-habitable rooms and are obscured glazed. Furthermore, between the two-storey town houses and the boundary to No. 279 there is a secured bicycle storage with a depth of 9.3m and a height of 2.7m.
62. The townhouse to the front of the application site adjoining the boundary to No. 279 are three-storeys, although they are similar in height due the proposed units living in the roof-space. The proposed units are set back from the rear elevation to No. 279 so there would be no loss of light or direct overlooking into each of the neighbouring gardens, although would some oblique views between the two; however, this is considered to be expected in an urban environment.

No. 293 Bournemouth Road

63. No. 293 Bournemouth Road is adjacent to the northern boundary of the application site. The townhouses to the rear of the site are three-storeys at this end and are set against the boundary with No.293. No windows are proposed to the side elevation. Presently, the Old Joinery is sited in a similar position as the proposed units to the rear of the site, as such the relationship between the proposed units to the rear will be similar to the current relationship between the Old Joinery and the rear of No. 293, as shown on the Existing Site Elevation, Drawing PL_01_200 PL02 and on the Proposed Site Elevation-Detailed, Drawing PL_00_201 PL03. Additionally, the second floor of the adjacent townhouse to the rear is set 3.10m away from the adjoining boundary to ensure there is no loss of light to the rear of No. 293.
64. The townhouses to the front of the application site adjoining the boundary to No. 293 are three-storeys, although they are similar in height due the proposed units living in the roof-space. No side windows are proposed and the proposed units are set back from the front elevation to No. 293. The front units do extend as far back to the rear as No. 293. It is therefore considered that there would be no loss of light or direct overlooking into each of the neighbouring front and rear gardens.

Overall

1. Given the urban nature of the this area and the existing context regards to separation distances and tight layouts and the difference in AOD levels to the rear, the Case Officer considers there will be no loss of privacy from overlooking between the neighbouring buildings and therefore no impact to residential amenity and therefore the proposal is in accordance with Policy PP27.

Internal and External Space Standards

2. The Government's Nationally Described Space Standards (NDSS) "*sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy*" and is a useful benchmark in respect of the size of accommodation.
3. Please also note that the NDSS has nine Technical Requirements. The most relevant of which to this application are the following:
 - a. the dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below.
 - b. a dwelling with two or more bedspaces has at least one double (or twin) bedroom.
 - c. in order to provide one bedspace, a single bedroom has a floor area of at least 7.5sqm and is at least 2.15sqm wide.
 - d. in order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5sqm

Table 1: Minimum gross internal floor areas and storage (sqm) (Table derived from the Technical housing standards – nationally described space standard)

Number of Bedrooms	Number of bed spaces	Two-storey dwelling	Three-storey dwelling	Built-in storage
3	4P	74	90	2.5
	5P	86	99	
	6P	95	108	
4	5P		103	3.0
	6P		112	
	7P		121	

4. Policy PP27 states that "Development will be permitted provided that, where relevant, it:
 - (d) provides satisfactory external and internal amenity space for both new and any existing occupiers".
5. Block A, Units 1-3, provide 142sqm of floor space over three-storeys and each have two-double bedrooms and two single bedrooms and would be suitable for six people. Units 4 and 5 are smaller, providing 116sqm of floor space and both have 1 double sized bedroom and two single sized bedrooms.

6. Blocks B and C both provide 3-bedrooms over three-storeys, with Block C having 4 units and Block C having 6 units. All bedrooms are double and therefore they are all suitable for six people. As such, the proposal complies with the requirements of nationally described internal space standards.

Table 2, below, summarises the size of dwellings and bedrooms.

Table 2: Dwelling and bedroom sizes and proposed number of people

Unit	Type	Bedroom size (sqm)	Minimum space required (sqm)	Space provided (sqm)	Compliance
Block A, Unit 1	4bd 6P (3-storey)	14.4, 8.8, 8.8, 14.5	112	142	Y
Block A, Unit 2	4bd 6P	14.4, 8.8, 8.8, 14.5	112	142	Y
Block A, Unit 3	4bd 6P	14.4, 8.8, 8.8, 14.5	112	142	Y
Block A, Unit 4	3bd 4P	14.5, 8.8, 8.8	90	116	Y
Block A, Unit 5	3bd 4P	14.5, 8.8, 8.8	90	116	Y
Block B, Unit 1	3bd 4P	12.3, 12.3, 12.3	90	120	Y
Block B, Unit 2	3bd 6P	12.3, 12.3, 12.3	90	120	Y
Block B, Unit 3	3bd 6P	12.3, 12.3, 12.3	90	120	Y
Block B, Unit 4	3bd 6P	12.3, 12.3, 12.3	90	120	Y
Block C, Unit 1	3bd 6P	12.3, 12.3, 12.3	90	120	Y
Block C, Unit 2	3bd 6P	12.3, 12.3, 12.3	90	120	Y

Block C, Unit 3	3bd 6P	12.3, 12.3, 12.3	90	120	Y
Block C, Unit 4	3bd 6P	12.3, 12.3, 12.3	90	120	Y
Block C, Unit 5	3bd 6P	12.3, 12.3, 12.3	90	120	Y
Block C, Unit 6	3bd 6P	12.3, 12.3, 12.3	90	120	Y

External Space

7. Whilst it is noted that the scheme proposes gardens to all 15 Units, the garden area to the units in Block A are quite small, and not necessarily conducive for family living. Despite this, however, the site is well placed to several outdoor recreation spaces, including Alexandra Park (340m), Riverside Gardens (1.4Km) and the beach (2.6 Km), all of which are reasonably easy to get to by bike or public transportation along Bournemouth Road, which is a sustainable transport corridor. Also, as previously stated above, there are a number of higher density developments nearby that have small gardens, which would make it difficult to justify this for a reason to refuse and to stand-up to scrutiny at appeal.

Overall

8. All the units meet the NDSS standards for three-storey 3-and-4-bedroom dwellings, with all bedrooms meeting the standards for single and double room occupancy.
9. As such the Case Officer considers proposed units would provide good quality internal and external amenity for the future occupants as well as provide a good mix housing sizes and is therefore in accordance Policies PP27 and the NDSS.

Impact on Parking and Highway Safety

10. Policy PP35 of the Poole Local Plan aims to ensure that new developments provide safe access to the highway and is well connected to sustainable modes of transport and promotes the use of alternative and sustainable forms of transport, such as cycling.
11. The site is located within car parking Zone B, where it is noted that areas in this zone have a high degree of accessibility to public transport, services, shops and other facilities. BCP Council's Car Parking SPD sets out optimum level of parking spaces based on the number of bedrooms. For Zone B, the optimum is for one car parking space per three- and four-bedroom houses and an optimum of one secure covered bicycle space per bedroom (with 0.1 space for visitors). Since there are 15 dwellings with a total of 48 bedrooms, the optimum provision therefore is for 15 car parking spaces and 48 bicycle spaces.

12. The initial plans had several issues with regards to highways matters. With regard to vehicle access a separate entry and exit arrangement as proposed. However, the proposed entry point would have impacted the nearby bus stop along Bournemouth Road and the proposed exit point would have been too near to the traffic signals along Bournemouth Road and would have come out at a point where the carriageway splits into two lanes of traffic, requiring vehicles to cross one lane to get into the other lane, thereby exacerbating highway safety matters. In addition, the width of the entrance and exit routes were too narrow to allow for vehicles to safely pass cyclists.
13. Furthermore, the initial proposal lacked good bicycle parking provision and access, which would not encourage their use, contrary to the Council's objective of encouraging the use of more sustainable modes of transport.
14. The latest amended plans have significantly improved with regards to layout, access, car parking spaces and secured and accessible bicycle parking spaces.
15. The notion of basement parking has been scrapped, with all parking now proposed at ground level. The proposed access into the site is centrally located and is now wide enough to allow for two vehicles to pass each other, with provision now included to ensure the access road is also wide enough to allow for vehicles to safely pass cyclists, along with a separated pedestrian route through to the rear of the site.
16. There are 19 car parking spaces proposed, fifteen available for the occupants and four available for visitors (two of which include integral garages). 48 secured bicycle parking spaces are provided and are well located and easily accessible for the occupants, along with an additional six spaces for visitors, all of which is in accordance with the Parking Standards SPD.
17. Highways have reviewed the amendment plans and are now satisfied with the proposal and have subsequently removed their objection.

Overall

18. The Highways Officer's concerns have been addressed. As such the Case Officer considers the proposal is acceptable and is compliant with Policy PP35 and BCP's Parking SPD, subject to conditions.

Affordable Housing

19. Policy PP11 of the Poole Local Plan states that to meet housing needs the Council will seek to maximise the amount of affordable housing from all housing schemes of 11 or more homes or over 1,000 square metres in floor space. In this instance, the proposed development is for 15 dwellings. Therefore, the proposed development meets the threshold to trigger the requirement for the provision of affordable housing. The affordable housing provision to be sought in relation to this proposal is 40% of the number of dwellings i.e. 6 dwellings.
20. However, Policy PP40 (3) requires applicants to submit a financial viability assessment (FVA) where they consider that providing affordable housing would make the scheme unviable and this should be submitted with or before the planning application. After which, the assessment will then be independently verified.

21. This applicant's FVA has been evaluated by an independent evaluator on behalf of the DVS. The Evaluator has concluded that the scheme would not be fully policy compliant with regards to comprising 40% affordable housing, CIL contribution of £187,658 and s106 contributions of £7,905. However, when assessed for full market housing there is a financial surplus of £202,985, which could be viably provided.
22. The Council will secure the financial surplus of £202,985 via s106 agreement. This would be kept to help secure affordable housing off-site.

Overall

23. Whilst the scheme will not provide any affordable housing units, the applicant's FVA sets out a robust justification for why it cannot viably provide such housing, which has been verified by an independent Evaluator in accordance with Policy PP40(3). Planning Officers, nonetheless, still consider the proposal will contribute to meeting Affordable Housing off-site via a financial contribution as well as providing a choice of affordable market housing for local residents and is therefore in accordance with Policies PP8, PP27 and PP11.

Biodiversity net gain required

85. 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."
86. The NPPF at chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan at Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
87. In accordance with Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021), it is now a statutory requirement that minor applications received since 2nd April 2024 provide an uplift in biodiversity of 10%, unless it can be demonstrated that an exemption applies.
88. The biodiversity gain hierarchy, as set out within articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out a list of priority actions that must be followed in relation to biodiversity at the design stage of a proposed development.
 - first, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric), the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and
 - then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.
89. The Biodiversity Metric shows a baseline of 0.08 biodiversity units. After on-site post-intervention, this increase to 0.14 biodiversity units, a total net increase of 0.06 biodiversity units, as well as a 0.49 increase in hedgerow units. The total BNG is calculated to be 71.96%, which is considered to be a

significant increase in BNG and will require the submission of a Habitat Management and Monitoring Plan prior to commencement of any work. Additionally, due to the significant net gain on site, monitoring will be required for a minimum of 30 years and will be secured via a s106 legal agreement.

90. In light of the above, Planning Officers are satisfied that the statutory biodiversity net gain condition is capable of being achieved and therefore being discharged, in accordance with the Biodiversity Gain Hierarchy.

Ecology

91. The applicant has submitted a Preliminary Roost Appraisal (PRA), undertaken by ABR Ecology Ltd, submitted to the BCP Council on the 9th of December 2024. The aim of the PRA is to determine whether there is actual and potential presence of bats and the need for further survey and /or mitigation. Paragraph 193 of the NPPF states, in part, if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. The NPPF further states that *“Planning policies and decisions should contribute to and enhance the natural and local environment by (d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures”* (187).
92. Additionally, in determining this application the BCP Council has to bear in mind that under Section 40 Natural Environment and Rural Communities Act 2006 (NERC) “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”.
93. Policy PP33 (part 1) states that *“Proposals for development that affects biodiversity, and any sites containing species and habitats of local importance must:*
- a) demonstrate how any features of nature conservation and biodiversity interest are to be protected and managed to prevent any adverse impact;*
 - b) incorporate measures to avoid, reduce or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development; and*
 - c) seek opportunities to enhance biodiversity through the restoration, improvement or creation of habitats and/or ecological networks.*
94. The PRA concludes that the buildings surveyed were identified to hold negligible potential for roosting bats due to a lack of roosting provisions and potential bat access points. Roosting bats are not considered to be impacted as part of the proposed works and therefore no further action is recommended in relation to roosting bats and the demolition of the buildings. Also, to provide a measurable gain for biodiversity and ecology, distinct from BNG, the PRA also sets out a number of enhancements.
95. The Biodiversity Officer has been consulted and has reviewed the PRA, and is satisfied with the findings, subject to a condition ensuring that the recommendations, as given in section 4 and appendix E, of the PRA are implemented in full.
96. Given the contents of the PRA and the Biodiversity Officer’s comments the Case Officer consider that with a suitably worded condition to ensure the development fully adheres to the PRA, the development will comply with Policy PP33 and the relevant provisions set out in the NPPF.

Waste and Recycling

97. The Waste Collection Authority have provided comments, initially raising an objection to the lack of a designated bin collection area. However, amended plans have been submitted which identify a suitable collection point. Planning Officers are therefore satisfied that the bin store and waste bins are

now in accordance with the Council's Standards for Waste Container Storage and Access Planning Guidance Note.

Drainage

98. The site is located within Flood Zone 1, an area of least flood risk from rivers or from the sea.
99. Policy PP38 relates to managing flood risk, whether from coastal or river sources as well as surface water flooding. Part 3 of the policy states that advice on Sustainable Drainage Systems for small scale developments will be provided by a Sustainable Urban Drainage Systems Supplementary Planning Document SPD). The SPD sets out the various forms of SuDS to minimise the quantity of water that has to be disposed of from any development and hence helps to reduce flood risk.
100. The applicant has submitted a Design & Access Statement - Drainage Strategies, undertaken by Super Natural Studio, dated May 2025. The Report sets out two potential drainage strategies. The first option is an Infiltration-Led Strategy, which prioritises on-site water management through the use of permeable paving, rain gardens, swales, soakaways, and infiltration basins. It is best suited to areas with sandy, free-draining soils and offers biodiversity, amenity, and resilience benefits. The second option is a connection to the Surface Water Sewer, whereby rainwater will be collected and conveyed to the existing surface water sewer on Bournemouth Road, using attenuation tanks, flow control devices, and potentially pumped discharge
101. The LLFA have been consulted several times during the processing of this application and have held a meeting with the application team to overcome previous objections. Having reviewed the Design & Access Statement - Drainage Strategies, the LLFA are now in a position to support the proposal, stating that *"With two drainage strategies presented, we are satisfied that a compliant drainage system is achievable and as such, offer no objection to this (outline) application subject to conditions"*
102. The Case Officer considers there is likely to be a drainage solution to avoid any increase in flooding and ensure the site is appropriately drained based on the drainage options and comments from the LLFA. As such, with a suitably worded conditions, the development will accord with Policy PP38.

Sustainability & Climate Change

103. The impact of climate change is ever present. The Intergovernmental Panel on Climate Change (IPCC), report that since 1860, average global temperatures have risen by 1.3 degrees C and are expected to increase to 4 degrees C by 2100, compared to pre-industrial levels of global warming. This represents a significant risk to society and how we live our lives and a threat to the planet. This threat has prompted national and local government to declare a national climate change emergency. In 2019, BCP Council made its emergency declaration to both climate change and ecology with its aim *"to keep climate warming below 1.5 degrees C to avoid further environmental damage, population displacement, biodiversity loss and risk to life"*.
104. Consequently, national government and local government has put planning at the forefront of tackling change with regards to new developments. Paragraph 161 of the NPPF articulates the need for the planning system to support the transition to a net zero by 2050 and a low carbon future so as to *"[radically reduce] greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure"*.
105. Policy PP37, Building sustainable homes and businesses, also aims to reduce the impact of climate change by setting out measures to mitigate the impact as well as how new development can adapt to climate change. The policy states, in part 2:
 - a. *"where appropriate, new development should incorporate a proportion of future energy use from renewable energy sources with:*

- b. (ii) a minimum of 20% for proposals of 11 or more homes or over 1,000 sq. m commercial floor space

106. The applicant has submitted an Energy Statement within the Design & Access Statement which sets out how the proposed development will accord with Passivhaus principles. However, there are no detailed specifics of how the proposal will achieve a minimum of providing a minimum of 20% of the buildings' energy use from a renewable energy source (except from wind generation).

Overall

107. Whilst no details pertaining to reducing the impact of climate change via the incorporation of a renewable energy source, the Case Officer is satisfied that a condition can be imposed to ensure the development provides on-site renewable energy to offset a minimum of 20% of the development's energy. With such a condition in place, the Case Officer considers the proposal will be in compliance with Policy PP37.

Heathland Mitigation

108. The site is within 5km of a designated Dorset Heathlands SPA (Special Protection Area) and Ramsar Site, and part of the Dorset Heaths candidate SAC (Special Area of Conservation) which covers the whole of Bournemouth. As such, the determination of any application for an additional dwelling(s) resulting in increased population and domestic animals should be undertaken with regard to the requirements of the Habitat Regulations 1994. It is considered that an appropriate assessment could not clearly demonstrate that there would not be an adverse effect on the integrity of the sites, particularly its effect upon bird and reptile habitats within the SSSI.

109. Therefore, as of 17th January 2007 all applications received for additional residential accommodation within the borough is subject to a financial contribution towards mitigation measures towards the designated sites. A capital contribution is therefore required and in this instance is £4,743 (9 x £527). BCP Council also charge an administration charge of £75 or 5%.

110. A legal agreement has been drafted, sealed and signed to provide this contribution.

Poole Harbour Mitigation

111. The application site is within the Poole Harbour Recreational Zone and is therefore subject to Policy PP32, which aims "to mitigate the adverse effects of recreation related pressures within Poole Harbour in accordance with the adopted SPD". The SPD states that "Poole Harbour was classified as a Special Protection Area (SPA) in 1999 due to the important bird species that inhabit the area. The special site was designated under the EU Birds Directive to protect rare, vulnerable and migratory birds. In particular for the internationally important populations of regularly occurring species and migratory species".

112. Development proposals for any net increase in housing will provide a SAMM contribution via a s106.

113. A capital contribution is therefore required. In this instance the mitigation contribution is £1,683 (9 x £187) plus an admin fee of 5% or a minimum of £25. An agreed signed legal agreement has been drafted to provide this contribution.

New Forest

114. Formal advice from Natural England (NE) has recently been given to the Council regarding the recreational pressures being placed on the New Forest's European designated sites (SAC, New Forest SPA and New Forest Ramsar site). In light of this, NE has advised that any additional residential development within 13.8km of the New Forest should not be permitted without first securing appropriate mitigation.

115. The New Forest Strategic Access Management and Monitoring Strategy 2023, prepared by Footprint Ecology, demonstrates that additional residential development within 13.8km of the New Forest Designated Sites, where in conjunction with advice from Natural England, it has been recognised that housing growth and increases in bedroom numbers have the potential to generate cumulative impacts upon the integrity of the New Forest. There is a reasonable likelihood that the occupants of the proposed development would visit the New Forest for recreation purposes.
116. Although the proposals contribution to this may be minimal by itself, it cannot be ruled out beyond all reasonable scientific doubt that the proposal would not have a likely significant effect on the sensitive interest features of the habitat sites, from human pressures, either alone or in combination with other proposals.
117. BCP Council's approved mechanism to deliver such compensation is via a s106 legal agreement.
118. The draft New Forest Access Management & Monitoring (SAMM) Strategy (October 2024) sets out suitable mitigation can be implemented through the collection of SAMMs payments and sets a tariff per net dwelling of £300 for most of the BCP area. The site is outside the 13.8 Km buffer zone, but within the additional buffer zone beyond the 13.8km where development for 200 + dwellings are also subject to making a financial mitigation payment. However, as the proposal is only for 15 dwellings it is not liable to make a financial mitigation contribution towards the New Forest..

Community Infrastructure Levy

119. The development proposal is liable to a community infrastructure levy charge. Consequently, a CIL Liability Notice will be sent to the applicant following the granting of permission which will provide information on the applicant's obligations.

Planning Balance Conclusion

120. It is considered that:
121. The principle of infill development within this area is established;
- The proposed development, as revised, has an acceptable impact on the character and appearance of the area;
 - The impact on neighbouring residential amenity is acceptable;
 - The level of car parking provision is acceptable;
 - The proposal is compliant with BNG and will provide a net increase above 10%;
 - The proposal will provide additional biodiversity enhancements outside the remit of BNG;
 - The proposal will provide needed lower cost 2-bedroom dwellings in area with a shortage of flats;
 - The proposed drainage will incorporate SuDS to alleviate an increase in surface flooding and provide suitable drainage of the site;
 - The impact on heathlands, Poole Harbour and the New Forest have been suitably mitigated.
122. The proposed development represents an acceptable form of infill development and will increase the supply of small family homes in the Poole area; thereby providing an affordable level of 3- and 4-bedroom dwellings as well as provide £202,985 towards affordable housing off-site. Furthermore, the proposal will have no impact on residential amenity and there is adequate internal and, to a lesser extent, external space, although there are several areas of recreational and opens spaces within easy access. The proposal will also provide sufficient car parking spaces with safe vehicular and pedestrian access and egress, as well as secured bicycle spaces, thereby encouraging sustainable forms of transportation.

123. Therefore, having considered the appropriate development plan policy and other material considerations, including the NPPF, it is considered that subject to a s106 agreement, CIL contributions and compliance with the attached conditions, the development would be in accordance with the Development Plan, would not materially harm the character or appearance of the area or the amenities of neighbouring and proposed occupiers and would be acceptable in terms of traffic safety and convenience. The Development Plan Policies considered in reaching this decision are set out above.

Recommendation

124. **GRANT permission with the following conditions and the completion of a Section 106 agreement with the following terms:**

Section 106 terms

- Heathland SAMMs Mitigation: £4,743 (9 X £527) plus administration costs.
- Harbour SAMMs Mitigation: £1,683 (9 x £187) plus administration costs.
- Affordable Housing off-site contribution: £202,985.
- BNG Monitoring fees

Conditions:

1. Time

(a) No part of the development hereby permitted shall be commenced unless details of the appearance and landscaping (hereinafter called "the reserved matters") have first been submitted to and approved in writing by the local planning authority.

(b) Application for approval of the reserved matters shall be made to the local planning authority not later than the expiration of three years beginning with the date of this permission.

(c) The development to which this permission relates must be begun not later than the expiration of [two] years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

(d) The development shall only be carried out in accordance with the approved details.

Reason: To reflect the requirements of section 92 of the Town and Country Planning Act 1990 (as amended) and article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and secure the timely written approval of the reserved matters

2. Approved Plans

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

Block and Location Plan ASP.23.056.P001. Rev A
Proposed Drainage Proposals ASP.23.056.P008. Rev A
Proposed Site Plan ASP.23.056.P100. Rev A
Proposed Ground Floor Plan ASP.23.056.P100. Rev A
Proposed First Floor Plan ASP.23.056.P101. Rev A
Proposed Second Floor Plan ASP.23.056.P102. Rev A
Proposed Roof Plan ASP.23.056.P103. Rev A
Proposed SW & SE Elevations ASP.23.056.P200. Rev A
Proposed NE & NW Elevations ASP.23.056.P201. Rev A
Proposed Street Scenes ASP.23.056.P300. Rev A

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

3. Highways Details

Prior to commencement of the development hereby approved, plans and particulars showing the layout, together with details of levels, sections, drainage, surface materials and lighting of the site access road, turning and car parking areas, shall be submitted to, and approved in writing by the Local Planning Authority, to ensure the approved access road and car parking areas are built to an adoptable standard. The development shall subsequently be implemented in accordance with the agreed details prior to first occupation of any residential unit hereby approved.

Reason: In the interests of highway safety.

4. Construction Traffic Management Plan

Prior to commencement of the development hereby approved, a Construction Traffic Management Plan must be submitted to and approved in writing by the Local Planning Authority. The Construction Traffic Management Plan must include details of, but not limited to, programme of construction works, construction vehicle details (number, size, type and frequency), frequency and timings of deliveries so to avoid peak traffic periods, traffic routes, contractors parking arrangements, temporary traffic measures, appropriate signage, loading/unloading procedures, storage of plant and materials. The approved Construction Traffic Management Plan must be adhered to throughout the construction period for the development.

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

5. Construction Environment Management Plan

- A. No part of the development, including any demolition, 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. Tree Protection: Fencing

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 save as is necessary for the purposes of this condition, unless all barriers and ground protection for the purposes of any retained tree have first been provided in accordance with the approved details in the Tree Protection Plan, reference Tree2459b, dated 9/9/24 ("the Approved Tree Protection Measures"). The Approved Tree Protection Measures shall thereafter be retained as approved until both the development has been completed and all equipment, machinery and surplus materials relating to the construction of the development have been removed from the site, unless an alternative time is provided for in the Approved Tree Protection Measures. Within the areas secured by the Approved Tree Protection Measures, 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 Approved Tree Protection Measures nor shall the ground levels within those areas be altered or any excavation made without the written consent of the local planning authority. In this condition "retained tree" means an existing tree which is identified as to be retained [in the Approved Tree Protection Measures/document.

Reason: To ensure that 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.

7. Soil Retention System

No part of the development hereby permitted shall be commenced unless details relating to the soil retention system have been submitted and agreed in writing by the local planning authority. The information must be undertaken by a relevant expert and must include cross sections, detailing levels of existing/proposed finished levels and a construction method statement for the operation.

Reason: To ensure that the trees retained on and off site will not be damaged during the construction works and to ensure that work is carried out as approved and in accordance with current best practice.

8. External Facing Materials

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

Reason: To safeguard the visual amenities of the locality.

9. Landscape Maintenance

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, full details of a landscape maintenance plan for a minimum period of 5 years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the arrangements for its implementation. The landscape management plan shall be carried out in accordance with the approved details.

Reason: To ensure that the proposed development includes a long-term management plan for the landscaped areas in the interests of visual amenity.

10. Boundary Treatment

Within 3 months of the date of commencement of the development, unless otherwise agreed in writing by the Local Planning Authority, details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. Details shall include a plan showing: the positions, height, design, and materials. The approved boundary treatment scheme shall be implemented in full prior to occupation or use of the development commencing and permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and privacy.

11. Surface Water Management Scheme

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.

12. Drainage of Hard Surfaces

Any new or replacement hard surfaced areas shall either be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To provide satisfactory drainage for the development in order to achieve the objectives set out in the Local Planning Authority's Planning Guidance Note on Sustainable Urban Drainage Systems.

Note: Further guidance in this regard is contained in the Department for Communities and Local Government publication entitled "Guidance on the Permeable Surfacing of Front Gardens" (September 2008).

13. Access Closure

No part of the development hereby permitted shall be occupied unless the existing access points to the adjacent highway have been permanently closed, the existing vehicle crossings expunged and the highway reconstructed. The closure of the accesses, expunging of the existing crossings and reconstruction of the

highway shall only be carried out in accordance with details that have first been submitted to and approved in writing by the local planning authority. At no time thereafter shall the access be used for such a purpose.
Reason: In the interests of highway safety and good design.

14. Access, Turning and Parking Areas

No part of the development hereby permitted shall be occupied unless the access, turning and parking areas shown on approved plans have first been fully constructed and laid out in accordance with the specification as set out in the approved plans. Thereafter, these areas shall at all times be retained, kept free from obstruction, be available for use for the purposes specified and maintained in a manner such that the areas remain so available. Vehicle parking shall only be permitted within the car parking spaces marked out on the approved site plan and the areas that are not indicated for parking shall not be used for vehicle parking at any time and shall be kept clear to allow for vehicle turning, vehicle passing and access at all times.

To this end no walls, fences, landscaping, vehicles or structures that would obstruct these vehicle turning or access movements shall be placed within these areas. No parking barriers shall be placed to restrict access to the car parking areas and the car parking spaces annotated as visitor car parking shall be kept clear for visitor parking at all times and shall not be used as general car parking by residents of the development hereby approved.

Reason: In the interests of highway safety.

15. Bicycle Storage

No part of the development hereby permitted shall be occupied unless the bicycle parking facilities shown on approved plan, Proposed Site Plan ASP.23.056.P100. Rev A, have first been fully constructed [and laid out] in accordance with [the specification as set out in approved plan [aa] dated [bb]/a specification that has previously been submitted to and approved in writing by the local planning authority]. 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.

16. Visibility Splays

No part of the development hereby permitted shall be occupied unless the visibility splay areas on either side of the vehicle access, as shown on approved plans have first been cleared to a level not exceeding 0.6 metres above the relative level of the adjacent highway. The visibility splay areas shall at all times thereafter be retained at that level, kept free from all obstructions and maintained in a way that ensures that they provide clear visibility to and from the highway and any access associated with the visibility splays.

Reason: In the interests of highway safety.

17. Adhere to Preliminary Roost Assessment

The recommendations as given in Section 4 and Appendix E of the 'Preliminary Roost Appraisal (PRA) Report 281-291 Bournemouth Road, Poole, Dorset, BH14 9AH' by ABR Ecology Ltd shall be strictly adhered to and be implemented in full.

Reason: To minimise the impacts on biodiversity and providing net gains for biodiversity and to ensure the required biodiversity measures are provided.

18. 30-year Landscape Management Plan

The 30-year Landscape Management Plan, reference 544 - 6 – R1, dated 21.02.2025, and undertaken by The Landscape Service, shall be strictly adhered to and implemented in full for 30 years.

Reason: To minimise the impacts on and providing net gains for biodiversity.

19. Vegetation Clearance Outside Bird Breeding Season

Vegetation clearance shall only be carried out on-site outside of bird breeding season (between the 1st of March to 31st of August) inclusive, unless it can be sufficiently checked by an accredited ecologist to show that nesting birds are not present.

Reason: To ensure birds' nests are not disturbed, in accordance and as protected under the Wildlife and Countryside Act 1981 (as amended).

20. Provision of Bins & Collection Point

Each dwelling shall be provided with a 240-litre capacity bin for recycling, a 180-litre capacity bin for refuse and a 23-litre capacity bin for food waste. Residents from Block A shall present their bins at the collection point, as shown on the Proposed Site Plan, reference PL_00_001 Rev PL07, and return them to their property boundaries once they have been emptied, whilst residents from Blocks B and C should present their bins at kerbside and return them to their property boundary once they have been emptied.

Reason: To preserve the visual amenities of the locality.

21. On-site Working Times

All on-site working, including demolition and deliveries to and from the site, associated with the implementation of this planning permission shall only be carried out between the hours of 8 a.m. and 6 p.m. Monday - Friday, 8 a.m. and 1 p.m. Saturday and not at all on Sunday, Public and Bank Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of occupiers of adjoining and nearby properties and in accordance with Policies CS14 and CS38 of the Bournemouth Local Plan: Core Strategy (October 2012).

Informatives

1. 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,
- The applicant was provided with pre-application advice,
- The applicant was provided with the opportunity to address issues identified by the case officer and permission was granted.

2. The applicant is advised that bats are protected in the UK by Schedule 5 of the Wildlife and Countryside Act 1981 and Part 3 of the Conservation of Natural Habitats and Species Regulations 2017 and they are also protected by European and International Law. Work should proceed with caution and if any bats are found, all work should cease, the area in which the bats have been found should be made secure and advice sought from National Bat Helpline (tel: 0345 1300 228). website <https://www.bats.org.uk/our-work/national-bat-helpline>.
3. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

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

4. The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the position(s) corresponding to the vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's expense. With regards to such works the applicant should contact BCP Council on [Tel:01202](tel:01202261700) 261700, by email at droppedcrossings@bcpcouncil.gov.uk, or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.
5. As a consequence of vehicle access closure, the applicant is advised that it will be necessary for the kerb to be raised and the footway (and verge if appropriate) restored. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's expense. With regards to such works the applicant should contact BCP Council on [Tel:01202](tel:01202261700) 261700, by email at droppedcrossings@bcpcouncil.gov.uk, or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.
6. Provision of the approved access will require a street light to be relocated and the applicant is therefore advised to contact the Council's street lighting section responsible for the streetlight and the Council's Street scene section responsible for dropped crossings, for further guidance on the process and feasibility of repositioning the streetlight. All works associated with the dropped crossing work, including relocating the streetlight, will be at the applicant's expense.
7. The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the

Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.

8. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to development on this site. The amount of levy due will be calculated at the time the reserved matters application is submitted.
9. Detailed drainage proposals may typically include:
 - a. Detailed drainage network layout
 - b. Manhole schedule
 - c. Construction details for drainage elements
 - d. Construction details for SUDS elements
 - e. Hydraulic modelling calculations
 - f. Exceedance flow routes (including proposed ground levels)
10. Drainage maintenance and management information may typically include:
 - a. Drainage ownership/responsibility layout
 - b. Maintenance schedules
 - c. Maintenance agreements
 - d. Adoption agreements
 - e. Schedules for replacement of drainage components (where design life is less than the lifetime of the proposed development)
 - f. Operations and maintenance manuals

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: DHE

Date: 31/08/2025

Agreed by:

Date:

Comment:

Appropriate Assessment

Applicable to development in Poole Local Plan area

Application Ref: APP/24/00498/P

Address: 281-291 and The Old Joinery, Bournemouth Road, Poole, BH14 9AH

Site Proposal: Demolish the existing buildings and erect 15 dwellings with associated parking and access.



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

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

- Dorset Heathlands Planning Framework Supplementary Planning Document (SPD);
- Dorset Heathlands Interim Air Quality Strategy;
- Nitrogen Reduction in Poole Harbour SPD; and
- Poole Harbour Recreation SPD.

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

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

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
• Dorset Heathlands SPA • Dorset Heathlands Ramsar • Dorset Heaths SAC • Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	BCP (Bournemouth, Christchurch & Poole) ¹	Yes	The proximity of urban development and its related effects including recreational pressures, arson, enrichment, etc. which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the Dorset Heathlands Planning Framework 2020 - 2025 SPD, the Dorset Heathlands Interim Air Quality Strategy - Phase 2 Interim Measures for 2020-2025, the underpinning evidence base and plan level HRA work.
• Poole Harbour SPA • Poole Harbour Ramsar	P (Poole)	Yes	Nutrient enrichment arising from within the harbour catchment from a number of sources acting in combination, including that arising from the increasing population related to additional residential developments, the proposal requires measures to avoid and mitigate the effects. Furthermore, the proximity of new development to Poole Harbour is also likely to add further recreational pressure upon Poole Harbour as a result of this development. The proposal therefore requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered and are set out in the Nitrogen Reduction in Poole Harbour SPD, Poole Harbour Recreation 2019-2024 SPD, and the underpinning evidence base and plan level HRA work.

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

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

Part 1: Compliance with strategic approaches

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

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

Impact: An additional 9 houses

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by	
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£527 house	✓	A payment of £4,743 (9 X £527). towards strategic access management, education and monitoring
		SANG/HIP	Upton Country Park SANG	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
Dorset Heathland Air Quality Strategy	BCP	Direct/ Indirect measures	Management of heathland, changing use of land, encouragement of modal shift / zero emission vehicles	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
Poole Harbour Recreation	P	SAMM	Delivery of harbourside mitigation measures	£187 per house	✓	A payment of £1,683 (9 x £187) towards strategic access management, education and monitoring.
		PHIP	Delivery of harbourside mitigation measures	Based on specific mitigation project	✓	Mitigation projects paid for from the wider CIL pot.
Nitrogen Reduction in Poole Harbour	P	Offsetting	Dorset Nature Park and other projects	£1,705 per house, £1,164 per flat	✓	Mitigation projects paid for from the wider CIL pot.

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

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

Part 2: Bespoke Mitigation Requirements

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

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

Issue	Proposed Mitigation measures

Issue	Proposed Mitigation measures

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

Part 3: Conclusion

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

Designated site affected	Document setting out adverse effect and mitigation strategy	Compliance with mitigation requirements		Confirmation that applicant has avoided / mitigated adverse effects on integrity for all features secured through the payment of CIL/S111/S106 and where necessary legal measures, enabling adherence to the relevant mitigation strategy
		Table 1	Table 2	
Dorset Heathlands SPA, Dorset Heathlands Ramsar, Dorset Heaths SAC, Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	Dorset Heathlands Planning Framework	✓	yes	Yes Mitigation secured via S106 Agreement
Poole Harbour SPA, Poole Harbour Ramsar	Poole Harbour Recreation	✓	yes	Yes Mitigation secured via S106 Agreement
	Nitrogen Reduction in Poole Harbour	✓	n/a	Yes Mitigation secured via S106 Agreement/CIL/Prior Approval agreement

Conclusion

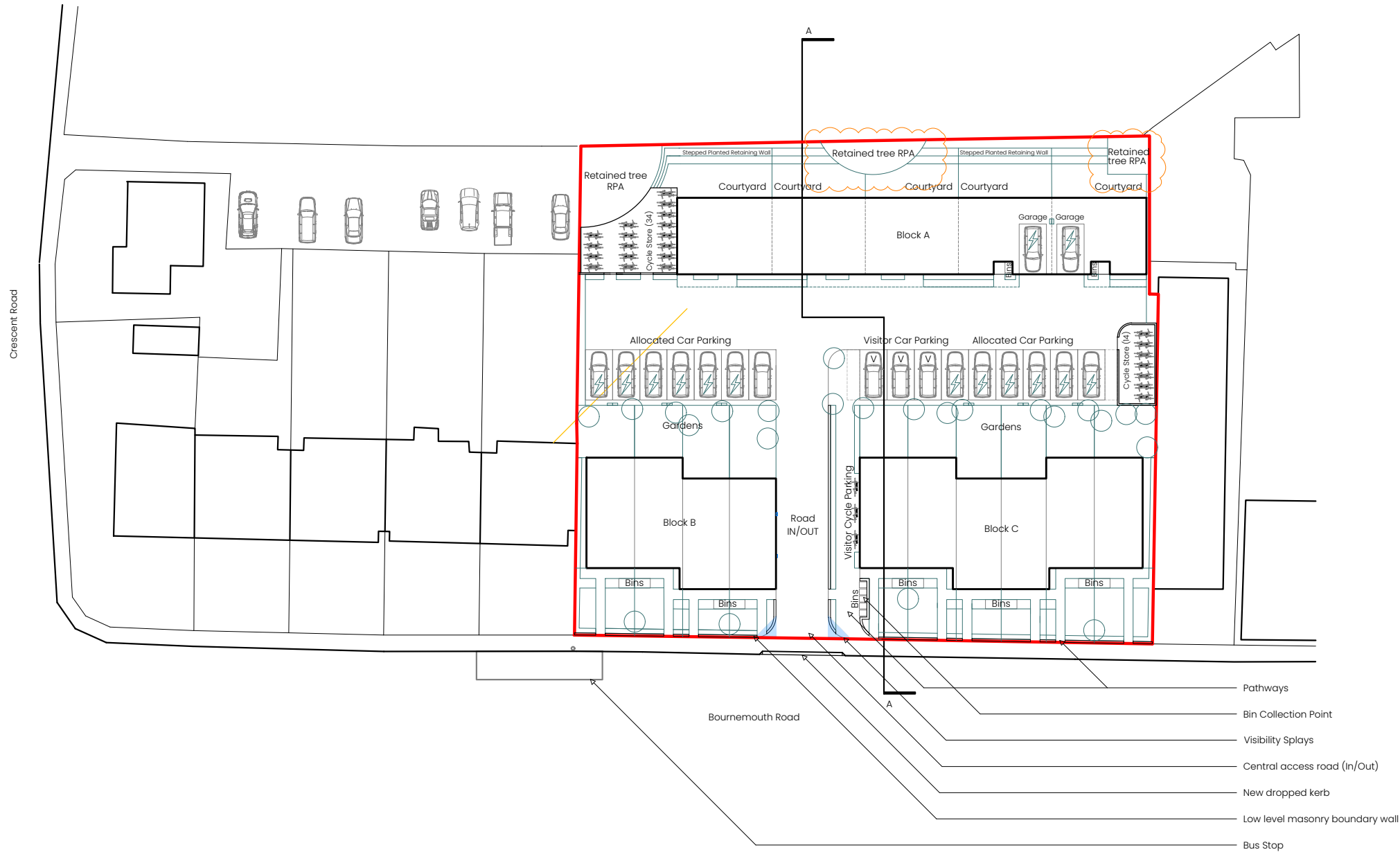
The Council as Competent Authority can therefore conclude that following appropriate assessment and with the necessary mitigation measures secured, there will be no adverse effect on the integrity of the designated sites identified above.

Signatures

Case officer signature *D. Henry*

Date 01/09/2025

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PL01	08/04/24	Outline Planning Application	JH
PL02	19/07/24	Outline Planning Application	JH
PL03	13/02/25	Outline Planning Application	JH
PL04	17/03/25	Outline Planning Application	JH
PL05	31/03/25	Outline Planning Application	JH
PL06	15/04/25	Outline Planning Application	JH
PL07	30/05/25	Outline Planning Application	JH

Key

- Indicative pedestrian and access road lighting
- Visibility splays

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Client: Bournemouth Road Management Limited

Project: 281-291 Bournemouth Road

Drawing Title: Proposed Site Plan

Status: Outline Planning Application

Date: 22/01/2024

Scale: 1:500@A3

Project: Drawing Number: Revision:

2205 PL_00_001 PL07

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01 Elevation: Proposed Site Elevation Block A

02 Elevation: Proposed Site Elevation Block B & C



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PL03	13/02/25	Outline Planning Application	JH
PL04	31/03/25	Outline Planning Application	JH

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Client:	Bournemouth Road Management Limited		
Project:	281-291 Bournemouth Road		
Drawing Title:	Proposed Site Elevation		
Status:	Outline Planning Application		
Date:	22/01/2024		
Scale:	1:500@A3		
Project:	Drawing Number:	Revision:	
2205	PL_00_200	PL04	

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Block A

01

Elevation: Proposed Site Elevation Block A



Block B

Block C

Low level masonry boundary wall

0 12.5m

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PL03	13/02/25	Outline Planning Application	JH
PL04	31/03/25	Outline Planning Application	JH

*OG = Obscured Glazing

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Client: Bournemouth Road Management Limited

Project: 281-291 Bournemouth Road

Drawing Title: Proposed Site Elevation - Detail

Status: Outline Planning Application

Date: 22/01/2024

Scale: 1:200@A1, 1:400@A3

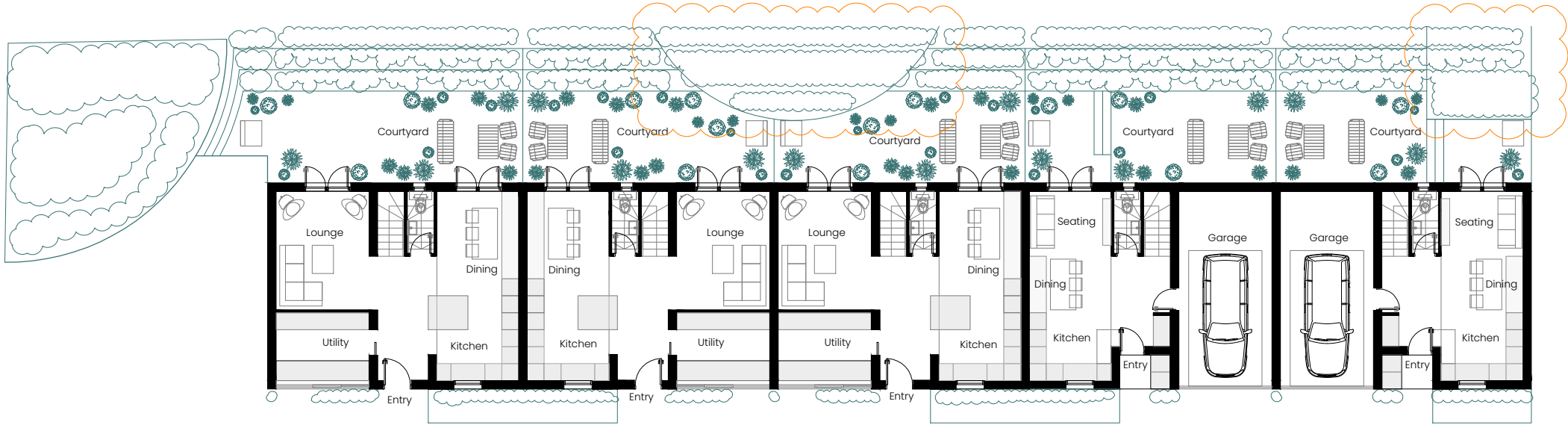
Project: Drawing Number: Revision:

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02

Elevation: Proposed Site Elevation Blocks B & C

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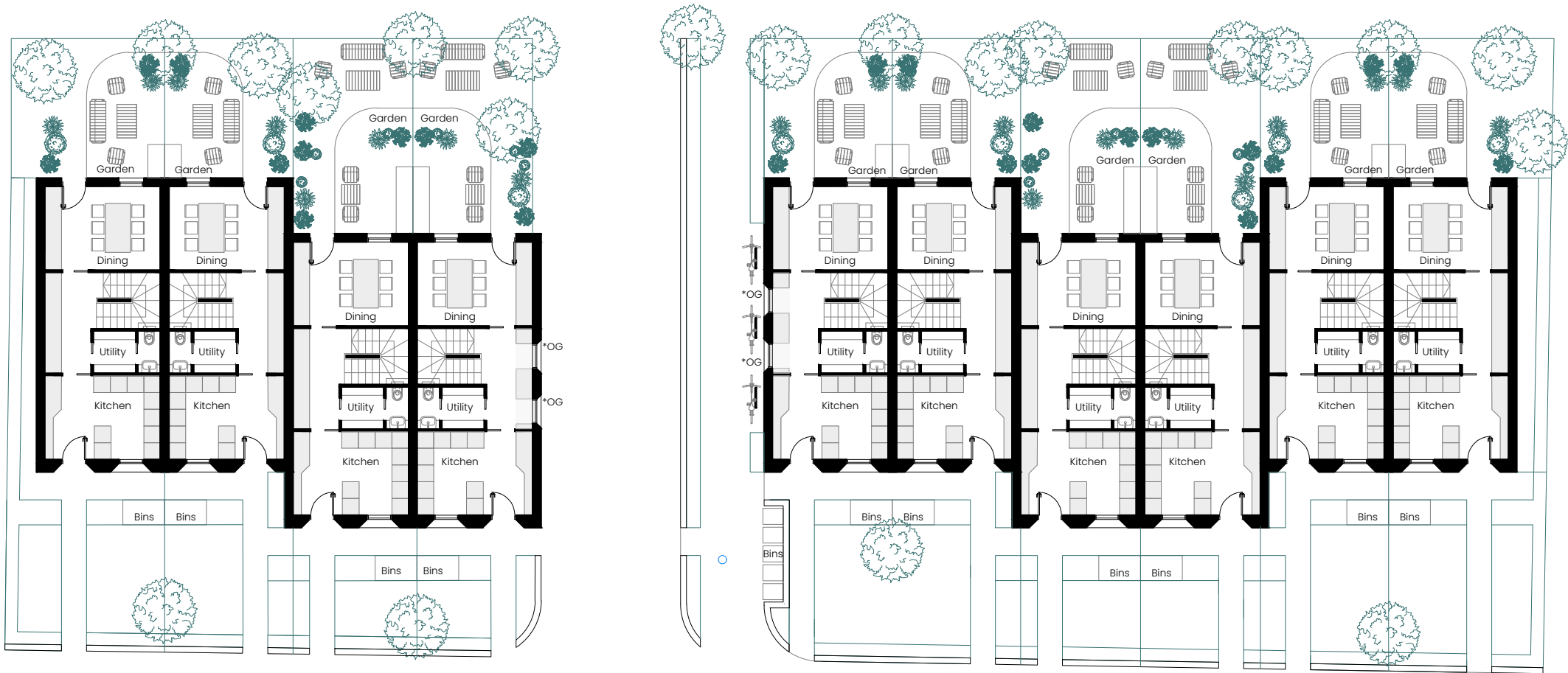
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PL05	31/03/25	Outline Planning Application	JH
PL06	15/04/25	Outline Planning Application	JH
PL07	30/05/25	Outline Planning Application	JH

157 Plan: Proposed Block A Ground Floor Plans



*OG = Obscured Glazing

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Client: Bournemouth Road Management Limited

Project: 281-291 Bournemouth Road

Drawing Title: Proposed Ground Floor Plans

Status: Outline Planning Application

Date: 22/01/2024

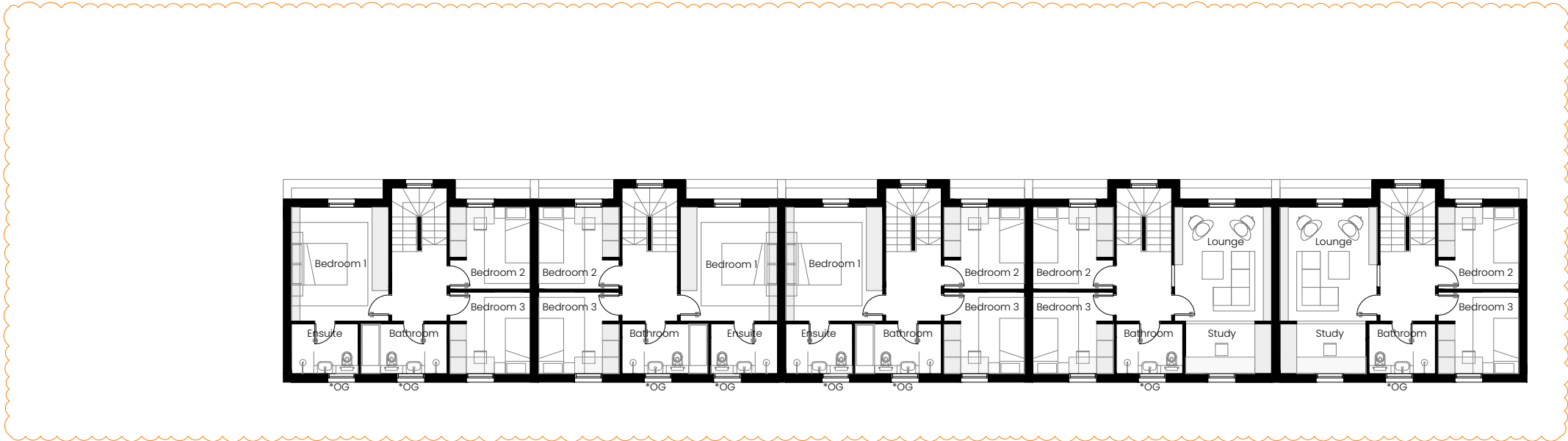
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Project: Drawing Number: Revision:

2205 PL_00_100 PL07

02 Plan: Proposed Blocks B+C Ground Floor Plans

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PL02	19/07/24	Outline Planning Application	JH
PL03	13/02/25	Outline Planning Application	JH

Key Design Moves

- Windows to bathrooms and ensuites in Block A will be obscured to further enhance privacy (to blocks B & C, and to 279 and 293)

*OG = Obscured Glazing

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Client: Bournemouth Road Management Limited

Project: 281-291 Bournemouth Road

Drawing Title: Proposed First Floor Plans

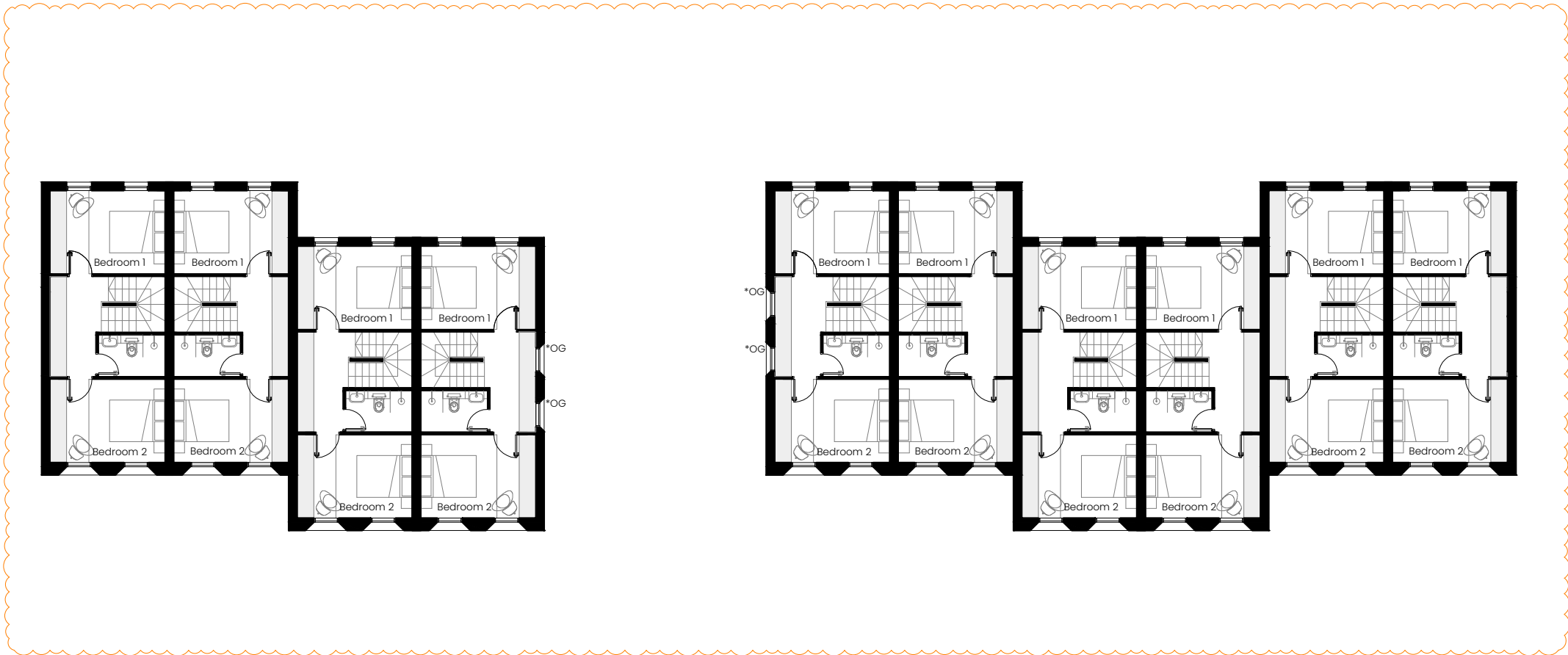
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Date: 22/01/2024

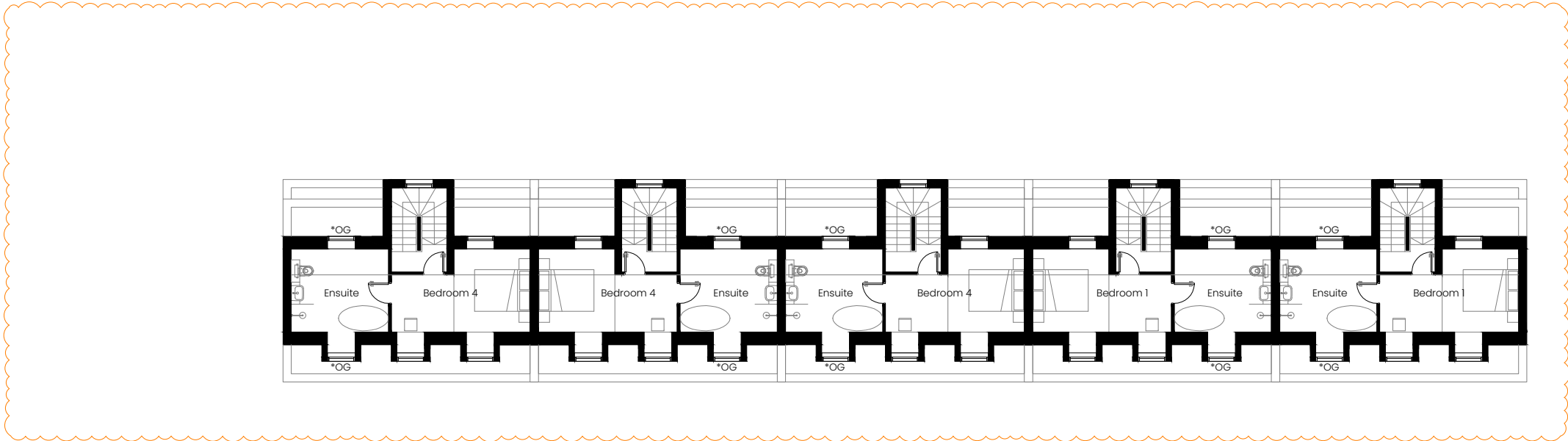
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Project: Drawing Number: Revision:

2205 PL_00_101 PL03



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PL03	13/02/25	Outline Planning Application	JH

Key Design Moves

- Windows to bathrooms and ensuites in Block A will be obscured to further enhance privacy (to blocks B & C, and to 279 and 293)

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Client: Bournemouth Road Management Limited

Project: 281-291 Bournemouth Road

Drawing Title: Proposed Second Floor Plans

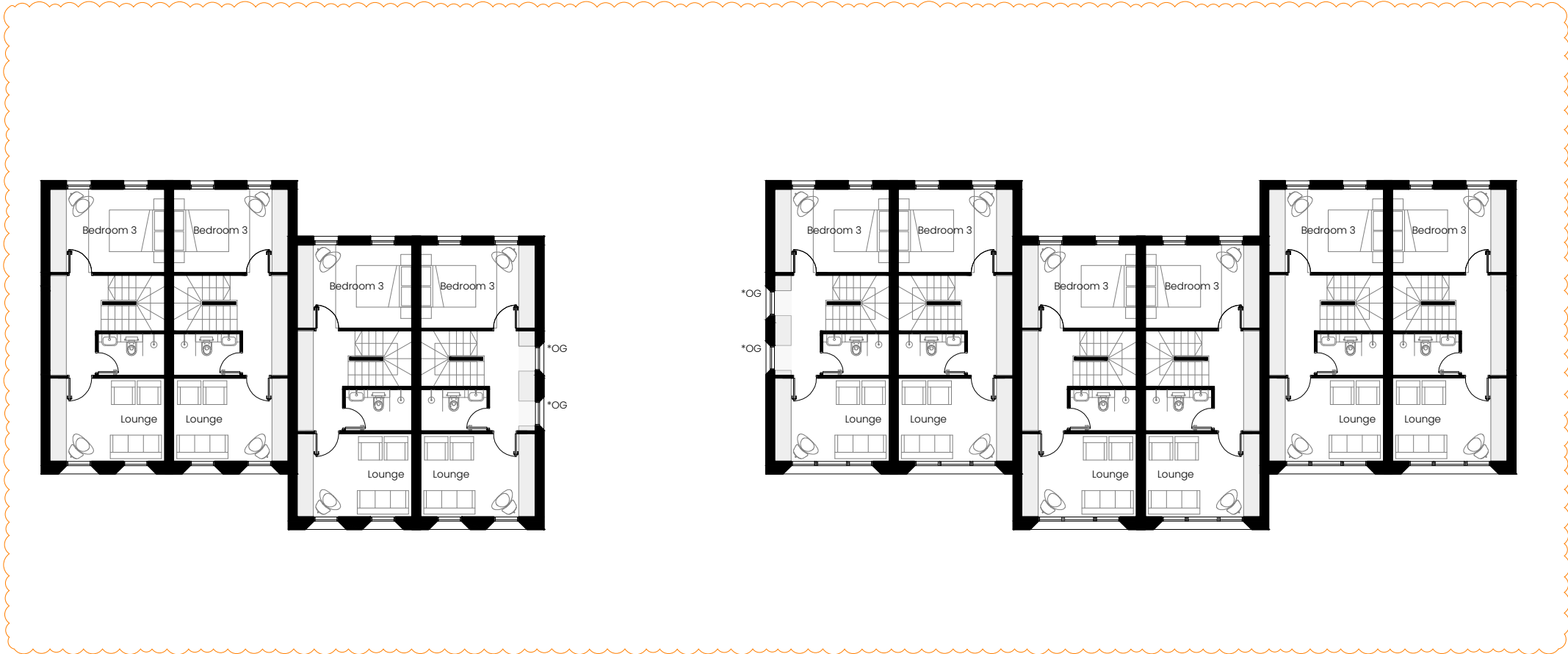
Status: Outline Planning Application

Date: 22/01/2024

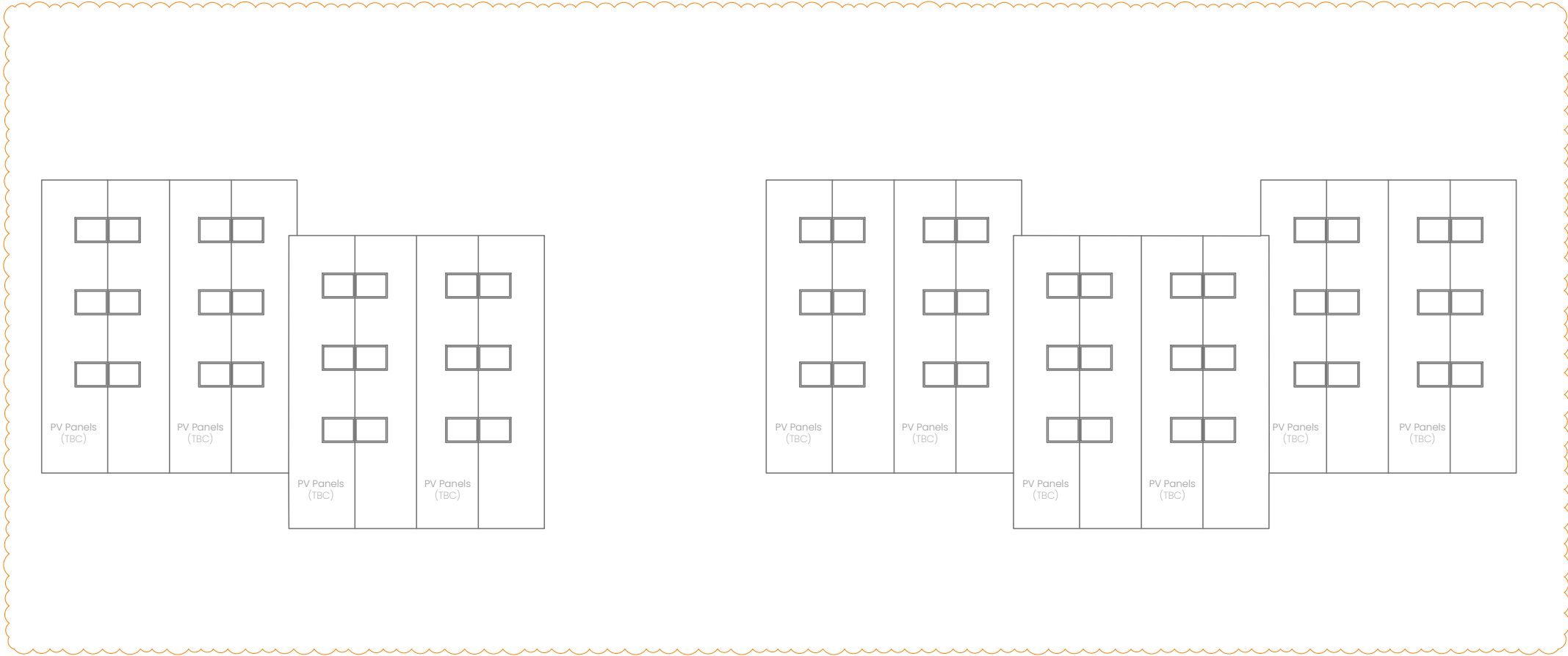
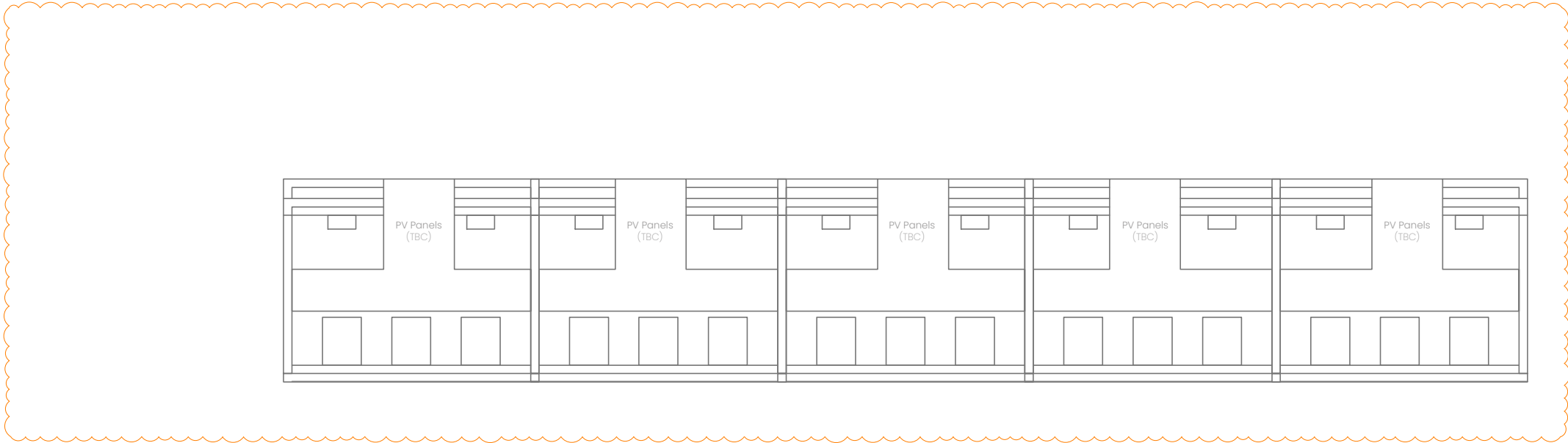
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PL02	19/07/24	Outline Planning Application	JH
PL03	13/02/25	Outline Planning Application	JH

Key Design Moves

- PVs to be installed onto roof (where useful)

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supernatural studio ltd Registered in England No. 10424679

Client: Bournemouth Road Management Limited

Project: 281-291 Bournemouth Road

Drawing Title: Proposed Roof Plans

Status: Outline Planning Application

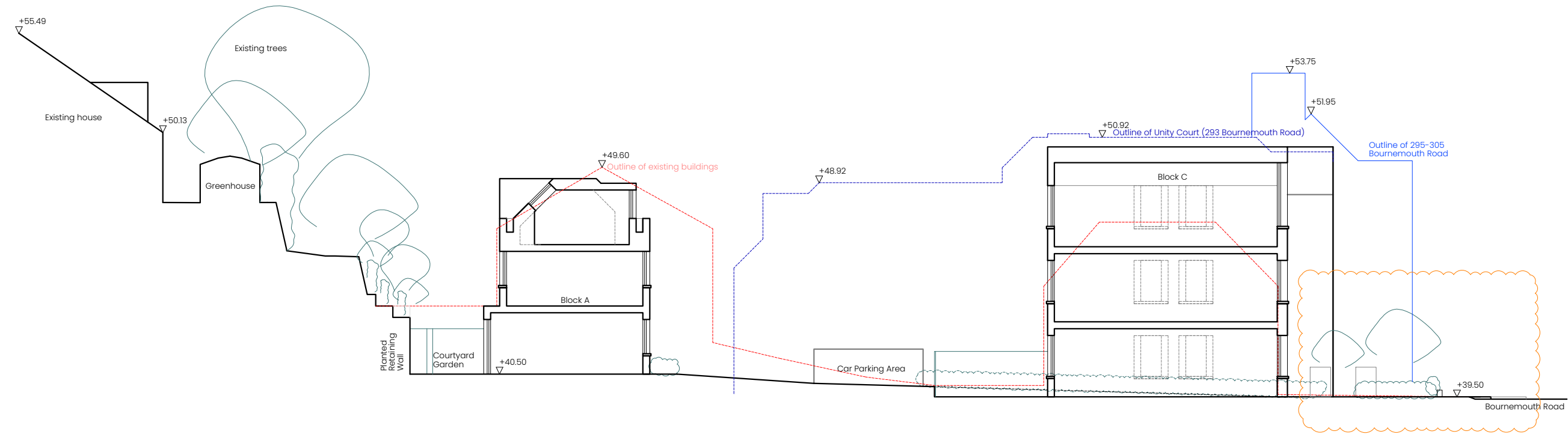
Date: 22/01/2024

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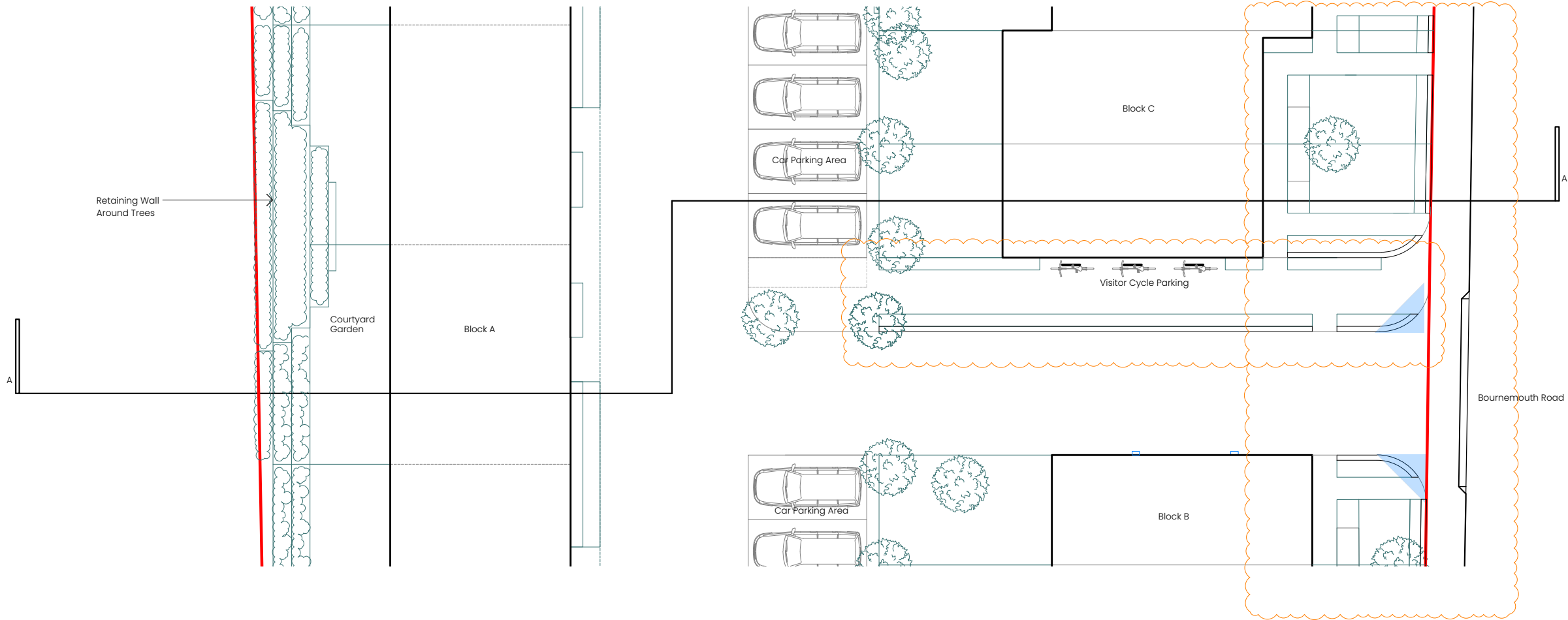
Project: Drawing Number: Revision:

2205 PL_00_103 PL03

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Section: Proposed Sketch Site Section



Key Plan - Section Cut AA

0 25m

General Notes

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Rev	Date	Reason For Issue	Check
PL01	17/06/24	Outline Planning Application	JH
PL02	19/07/24	Outline Planning Application	JH
PL03	13/02/25	Outline Planning Application	JH
PL04	17/03/25	Outline Planning Application	JH
PL05	31/03/25	Outline Planning Application	JH

- Outline of existing buildings
- Outline of Unity Court (293 Bournemouth Road)
- Outline of 295-305 Bournemouth Road

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Client: Bournemouth Road Management Limited

Project: 281-291 Bournemouth Road

Drawing Title: Proposed Sketch Site Section

Status: Outline Planning Application

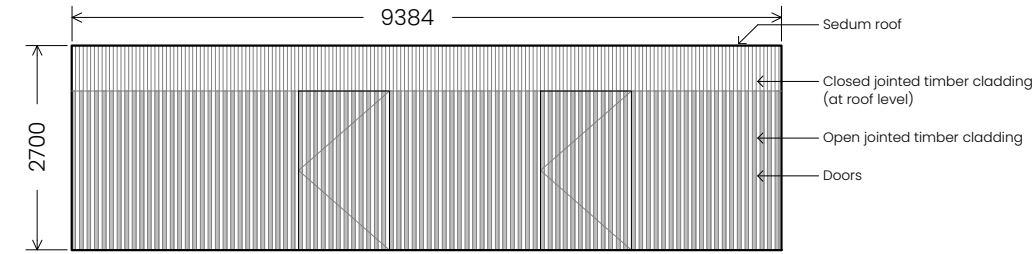
Date: 17/06/2024

Scale: 1:200@A1, 1:400@A3

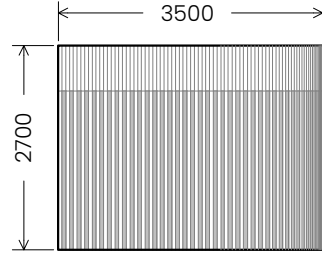
Project: Drawing Number: Revision:

2205 PL_00_300 PL05

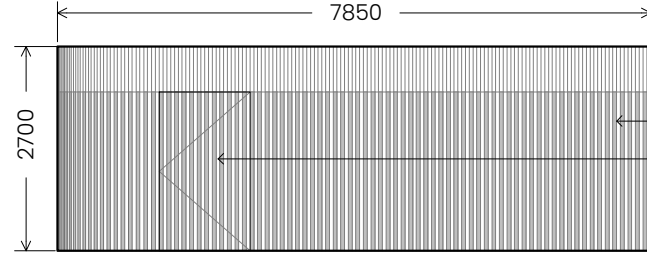
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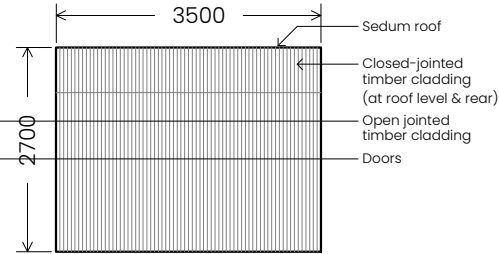
01 Cycle Store 1: Southern Elevation
Scale: 1 to 100



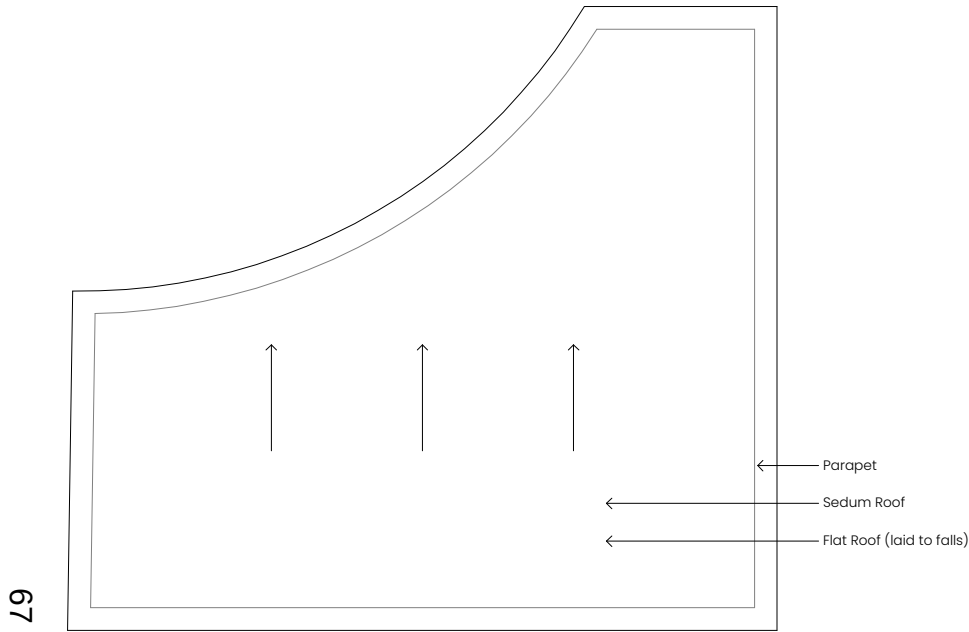
04 Cycle Store 2: Northern Elevation
Scale: 1 to 100



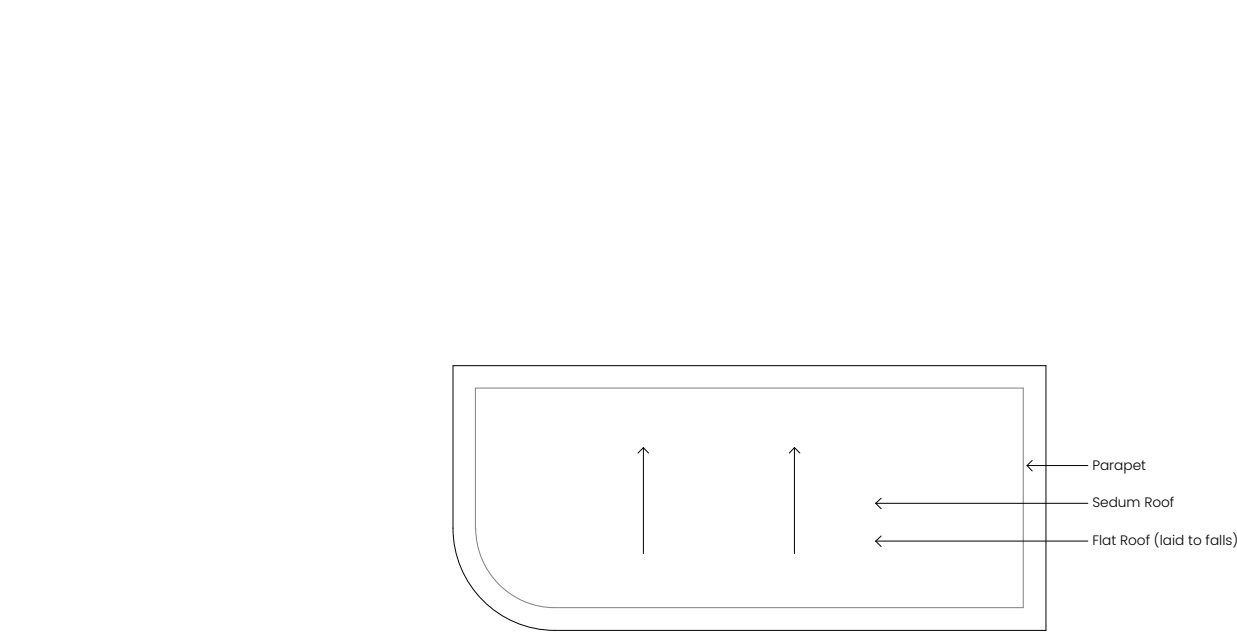
05 Cycle Store 2: Western Elevation
Scale: 1 to 100



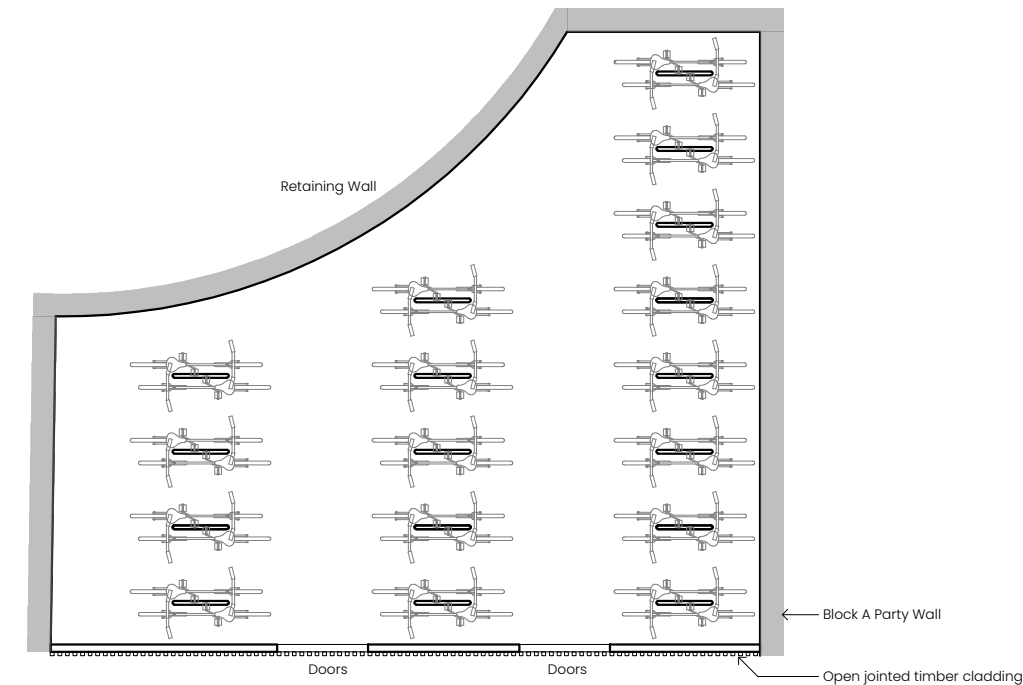
06 Cycle Store 2: Southern Elevation
Scale: 1 to 100



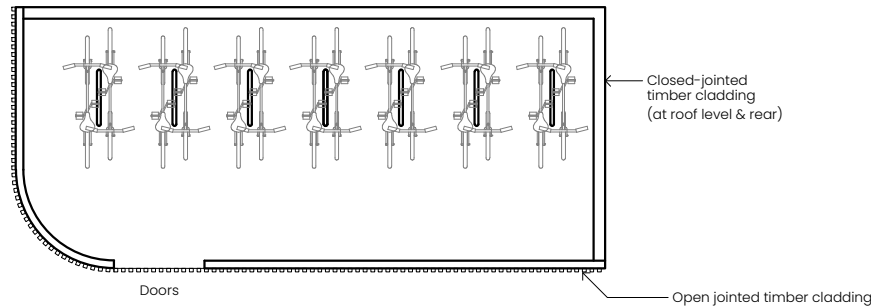
02 Elevation: Roof Plan
Scale: 1 to 100



07 Cycle Store 2: Roof Plan
Scale: 1 to 100



03 Cycle Store 1: Plan
Scale: 1 to 100



08 Cycle Store 2: Plan
Scale: 1 to 100

0 6.25m

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Rev	Date	Reason For Issue	Check
PL01	31/03/25	Outline Planning Application	JH

*OG = Obscured Glazing

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Client: Bournemouth Road Management Limited

Project: 281-291 Bournemouth Road

Drawing Title: Proposed Cycle Stores - Detail

Status: Outline Planning Application

Date: 31/03/2025

Scale: 1:100@A1, 1:200@A3

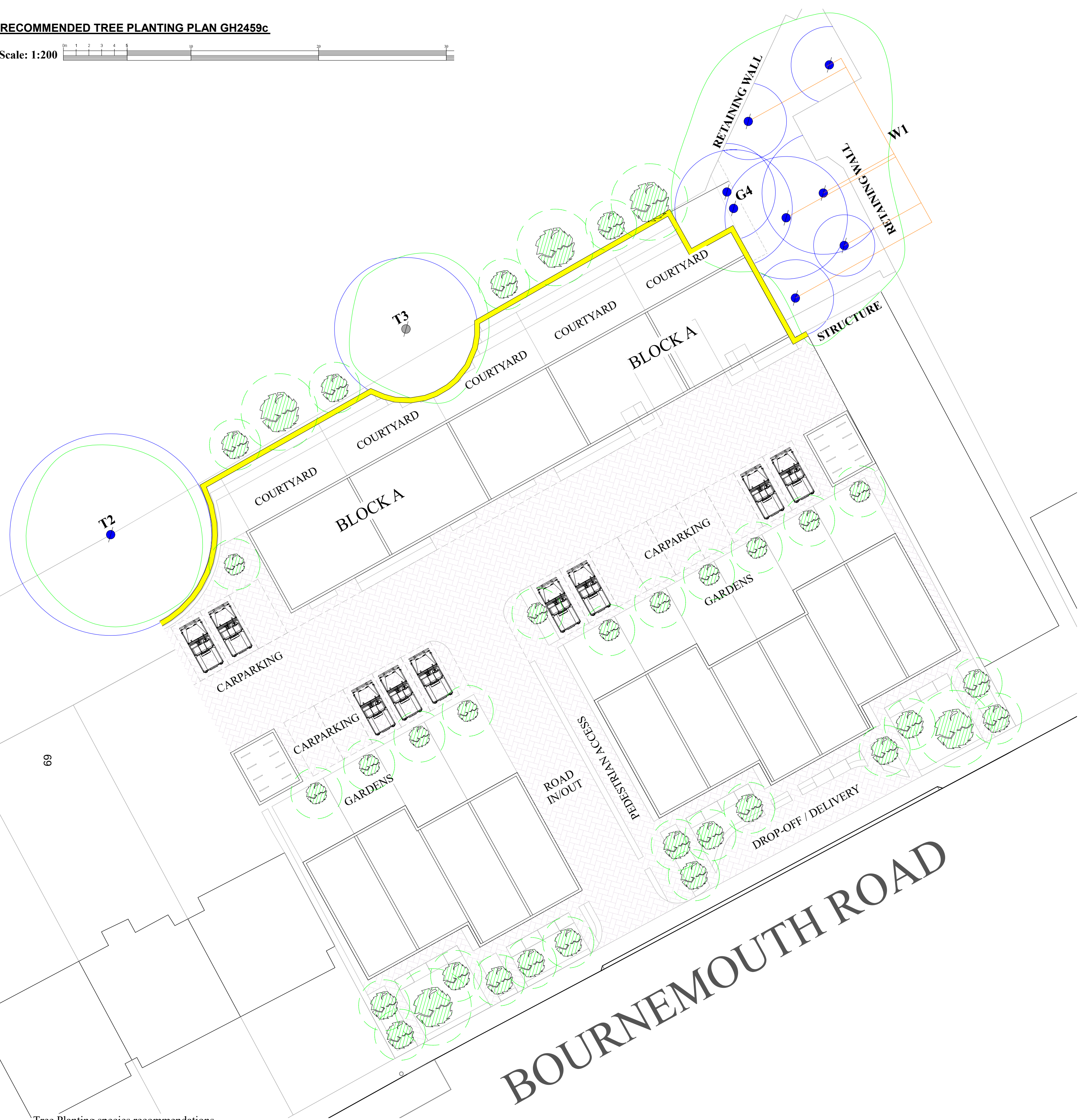
Project: Drawing Number: Revision:

2205 PL_00_210 PL01

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RECOMMENDED TREE PLANTING PLAN GH2459c

Scale: 1:200



Tree Planting species recommendations



Common Beech 'Dawyck'
(Fagus sylvatica 'Dawyck')



Cypress Oak
(Quercus robur 'Fastigiata Koster')



Fastigate Birch
(Betula pendula 'Obelisk')



Scots pine Fastigiata
(Pinus sylvestris 'Fastigiata')



Sweet Gum
(Liquidamber styraciflua 'Slender Silhouette')



Fastigate Hawthorn
(Crataegus monogyna 'Stricta')



Snow Goose Cherry
(Prunus Umineko)

TREE PROTECTION PLAN - LEGEND	
Tree location & number	● T1, G1 & W1
Trees not detailed on plans provided (locations indicative)	⊗
Existing tree canopy spread	—————
Root Protection Area	○
Suggested locations for tree planting	⊗
Proposed tree planting canopy spread +25 years	- - - - -
Soil retention system (see section 7)	■

Site Address:
281 - 291 Bournemouth Road
Poole
Dorset, BH14 9AH

Client:
CL Planning Ltd

Document Titles:

Tree Protection Plan TREE2459b
Arboricultural Method Statement

Rev.	03	Paper Size and Scale: A1 - as plan
Date:	09/09/2024	Project Ref: GH2459

IMPORTANT NOTICE
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North

Revisions:	
1) Tree Protection related design	27/03/2025
2) Additional off site trees added	12/03/2025
2) Client's comments	30/09/2024

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Arboricultural Impact Assessment Tree Planting

1. Importance of the Urban Forest and trees

'Urban trees and woodland contribute to an attractive green townscape and thus communicate the image of a positive, nature - orientated city (conurbation). Indirectly, urban trees and forests can promote tourism and enhanced economic development. At the local level, trees contribute to the quality of housing and working environments and their benefits are reflected in property values. The same urban woodland areas and trees may have multiple benefits that reinforce each other. For example, social benefits, aesthetic and architectural benefits, climatic and physical benefits, ecological and economic benefits.' *Urban Forests and Trees Springer 2005*

2. General recommendations on policy and strategy

'Individual trees form parts of the broader tree population, often referred to as the urban forest in built up areas. The risks, benefits and characteristics of the urban forest should be taken into account when planning new planting. Tree planting should respond to relevant local planning and environmental policies and objectives.' *The British Standard Institution BS 8545:2014 Trees: from nursery to independence in the landscape – recommendations 2014*

3. BCP 2050 Urban Forest Strategy (consultation draft 2023)

'Principle 1: Fairness

Enhancing tree outcomes from new developments

To help curb the erosion of private canopy cover currently taking place across our conurbation because of new developments, this strategy recommends strengthening the tree and woodland policy in the forthcoming Local Plan. All major developments should deliver within 25 years of completion as part of onsite landscape provision either a 10% increase of existing onsite canopy cover¹, or a minimum 10% canopy cover of the site area, whichever is greater.'²

4. Adoption of BCP Urban Forest Strategy

In line with the strategy above, this project can achieve both objectives, see the matrix below. In addition, consideration should be given to the contributions collected through the Biodiversity Net Gain Units, as this will also increase the sites above mentioned Principle of Fairness.

¹ 10% increase of existing on-site canopy cover		
Canopy Cover	Measured in 2D m²	Increase in canopy cover
Existing	468 m²	+10% = 514.8 m² target
Proposed canopy cover after 25 years	647 m²	647 m² meets target
² a minimum 10% canopy cover of site area		
Existing site area	2626.43 m²	10% = 262.64 m²
Area of canopy cover in 25 years	647 m²	24% = 647 m² meets target
Note: the values above are only indicative, due to site boundary anomalies, survival and growing rates of trees. Larger trees have been estimated at 6 m canopy spread and smaller trees 4 m at 25 years from planting. The measurements are only two dimensional and do not consider eventual heights of trees.		

5. Tree Planting Recommendations

This project has recommended that thirty-five trees be planted. The recommended tree planting locations are within plan GH2459c opposite. The suggested tree species are mostly columnar or fastigate in habit. The recommended tree planting species are detailed below the plan.

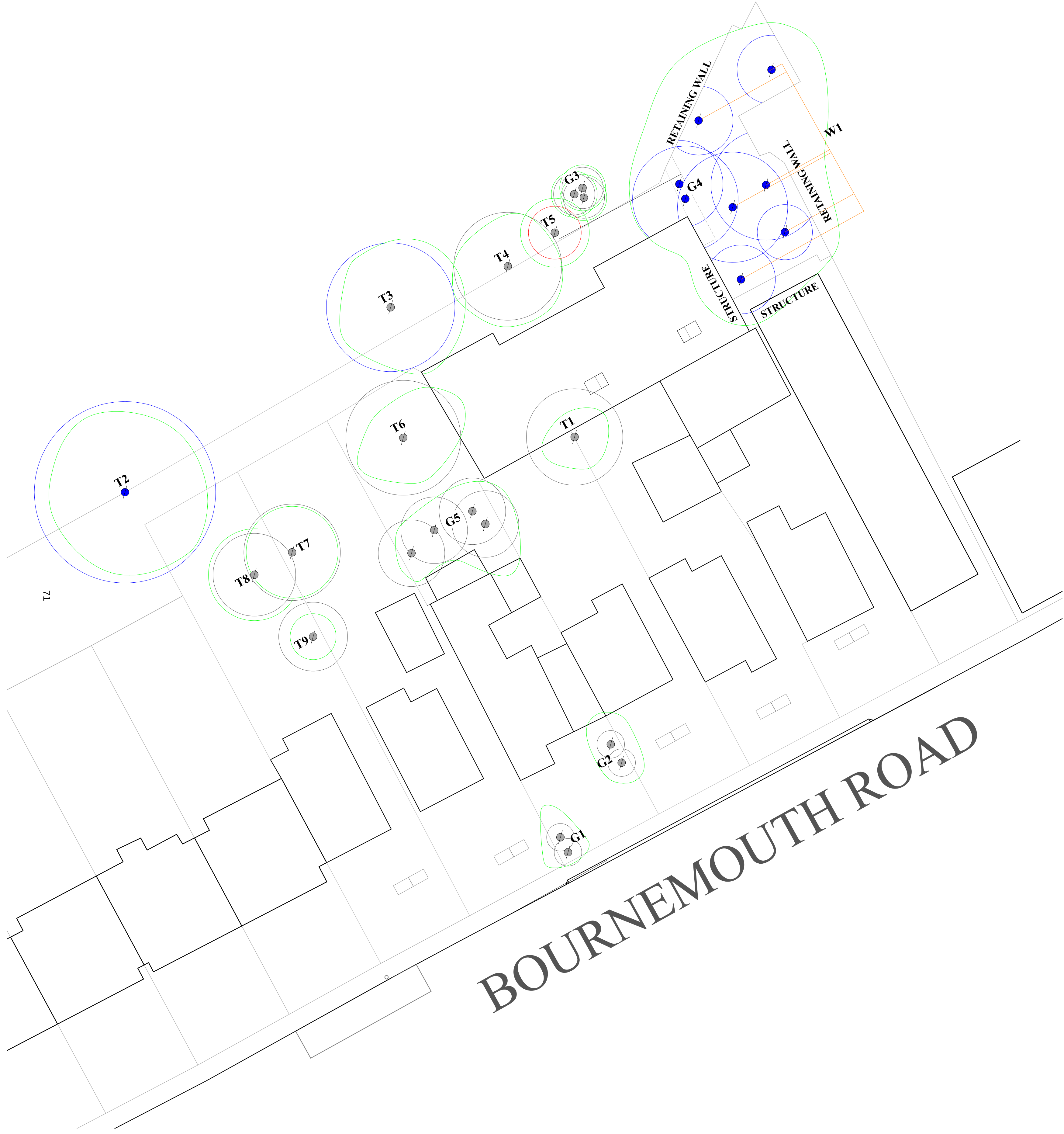
6. Enabling of proposed development

Upon agreement with the Local Planning Authority, there will be a requirement to produce a comprehensive Landscaping Scheme. A Landscaping Scheme shall detail all proposed soft and hard landscaping within the site. It is important that the tree species and planting locations within this report are considered and that all proposed tree planting has adequate available rooting volume for the mature size of the tree.

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TREE CONSTRAINTS PLAN (EXISTING) GH2459a

Scale: 1:200



TREE CONSTRAINTS PLAN - LEGEND		
Tree location & number		T1, G1 & W1
Canopy spread		
Trees not detailed on plans provided (locations indicative)		

British Standard 5837-2012 Tree Categories Key		
	BS 5837:2012 Category B Tree Root Protection Area	
	BS 5837:2012 Category C Tree Root Protection Area	
	BS 5837:2012 Category U Tree Root Protection Area	

Site Address:

281 - 291 Bournemouth Road
Poole
Dorset, BH14 9AH

Client:

CL Planning Ltd

Document Titles:

Tree Constraints Plan GH2459a
Tree Survey Schedule (proposed)

Rev.

03

Paper Size and Scale: A1 - as plan

Date:

09/09/2024

Project Ref:

GH2459

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Revisions:

1) Tree Protection related design

27/03/2025

2) Additional off site trees added

12/03/2025

3) Client's comments

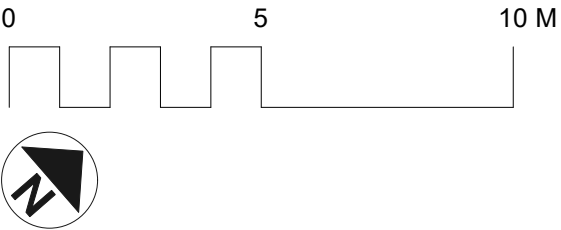
30/09/2024

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Tree Survey Schedule

Tree No.	Species	Height (m)	Diameter @ 1.5 m (cm)	Compass Points	Canopy (m)	Branch Height (m)	Canopy Height (m)	Age	Condition	-Preliminary Recommendations -Proposed Development Recommendations	Estimated remaining (years)	Root Protection Area (m ²)	British Standard Category (2012)
T1	Sycamore	<10	#3 x 20	N E S W	2 3 3 3	2	2	EM	Poor -multi-stemmed growing from felled tree -growing against wall	-remove tree	<20	4.2	C1
G2	Lawson cypress Plum	<4	<10	N E S W	3 2 1 2	1	1	EM	Poor/Fair -formal planting	-no work -remove trees	<20	1.2	C2
G2	Maple x 2	<4	<10	N E S W	1 1 1 1	1	1	EM	Poor/Fair -formal planting -base surrounded by hardstanding -variegated reversion	-no work -remove trees	<20	1.2	C2
T2	Holm oak	16	#66	N E S W	#7 7 7 6	1	4	M	#Fair -growing on raised wall / border -unable to completely assess: neighbour's tree & vegetation -canopy bowl at 1 m, open forming canopy above -low canopy over garden	-no work	#<30	#7.9	#B/A1
T3	Scots pine	#12	47	N E S W	#5 7 6 5	6	5	M	#Fair/poor -poor growing location, retaining walls built up against tree -extensive building and garden debris on top of bank where tree grows	-no work	#<20	5.6	#B1
T4	Sycamore	12	#30 #25	N E S W	#4 4 5 5	1	2	EM	#Poor/Fair -unable to completely assess due to access -growing on raised bank -low canopy	-crown-lift by pruning back to boundary to create 4 m separation between ground level and first foliage for access -remove tree	#<30	#4.7	#C1/U
T5	Locust tree	10	#19	N E S W	3 3 3 3	3	3	EM	Poor -unable to completely assess due to access -canopy bowl at 1 m, twin stem above bowl -northerly stem cambium dysfunction	-remove tree	<20	#2.3	U/C1
G3	Holly x 4	8	<15	N E S W	2 2 2 2	4	4	EM	Poor -unable to completely assess due to access -historically crown-reduced at 4 m	-no work	<30	1.8	C2
G4	Sycamore x 2	#17 38 32		N E S W	#5 #4 #5 4	3	3	EM	Fair/poor -growing top of bank and retaining wall to east -outside proposal's red line -branches touching structure -can be considered part of woodland	-prune tertiary branches to clear structure by 2 m -prune branches to create 2 m separation from proposed structures	<30	4.6 3.8	B2
W1	Sycamore Norway maple Holm oak Elder Hazel Cherry & Laurel Privet Bramble Herb Robert Ivy	<#18	#<40	N E S W	#4 #4 #4 #4	1	1	<M	#Fair/Poor -5 m x 5 m + in size (BNG Woodland) -unable to completely assess: neighbour's tree -unmanaged -contains non-native plants	-prune branches to create 2 m separation from existing structures -prune branches to create 2 m separation from proposed structures	<30	#<4.8	#B2
G5	Lawson cypress Mimosa Cupressus Holm Oak	<8	<24	N E S W	2 #2 4 #2	1	2	EM	Poor -formal planting outgrown location	-consider removal -remove trees	<20	2.9	C2
T6	Eucalyptus	#11	42	N E S W	3 #6 5 5	5	4	EM	Poor/Fair -formal planting, outgrown or will outgrow location	-consider removal -remove tree	<20	5	C1
T7	Sycamore	#11	#3 x 20	N E S W	#4 #4 #4 #4	1	3	EM	Poor/Fair -multi-stemmed growing from damaged tree	-no work -remove tree	<20	#4.2	C1
T8	Scots pine	#8	#30	N E S W	#4 #4 #4 #4	#1	#1	EM	Poor/fair -unable to completely assess: neighbour's tree	-no work -remove tree	<20	#3.6	C2
T9	Holm oak	#9	#25	N E S W	#2 #2 #2 #2	#1	#2	EM	Poor/Fair -unable to completely assess: neighbour's tree -multi-stemmed	-no work -remove tree	<20	#3	C1

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Key

Planting

Hedge

Lawn

Block Paving

Paving

Open Course Tarmac

Tarmac

Gravel

New Tree

DESIGN NOTES

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

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

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

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

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

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

ECOLOGY ENHANCEMENTS

The below ecology enhancements have been extracted from the Preliminary Roost Appraisal (PRA) report written by ABR Ecology Ltd dated 15.08.2024.

To ensure the proposed development is compliant with NPPF, Policy PP33 of The Poole Local Plan (Poole Borough Council, 2018), the following ecological enhancements will be included as part of the scheme, to provide a 'measurable net gain' for biodiversity and ecology.

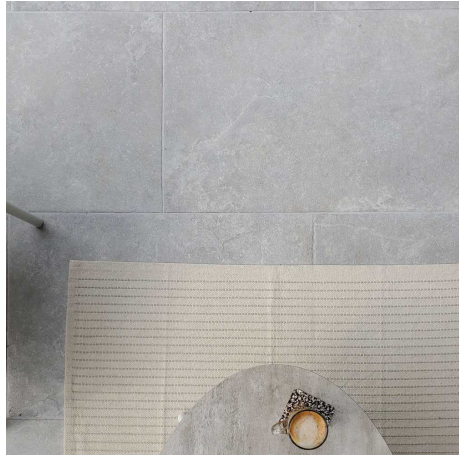
A total of 12 'Bee Bricks' (<https://www.nhbs.com/bee-bricks>) will be installed within the northern buildings. The bricks are designed to accommodate solitary bees (non-stinging/non-swarming types) and must be erected at a minimum height of 1m from ground level with no upwards height limit.

Any new fencing proposed as part of the scheme will be 'hedgehog-friendly'. Gravel boards/holes will be installed every 5m of any new fencing and will measure a minimum of 13cm x 13cm.

10 'Vivara Pro Build-In Woodstone bat tubes' (<https://www.nhbs.com/bb-vl-05-vivara-pro-build-in-woodstone-batbox>) will be installed in the new buildings; the boxes will be installed in the south elevations away from any external light features.

A native fruit tree will be planted on site such as apple, plum or pear and will be sourced from British stock.

Any new landscaping/ tree planting will comprise native British species only and sourced from British-grown stock to benefit local biodiversity. The non-native trees on site will be replaced with a mixture of native alternative species which will improve biodiversity within the site. Species such as hazel, rowan, elder, hawthorn, blackthorn, beech and hornbeam will be used as part of the scheme to provide foraging opportunities for birds and to support invertebrates.



Paving



Block Paving



Hedgehog Hole in Gravel Boards

THE

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W: www.thelandscape-service.com

Site Address	281-291 Bournemouth Road
	Poole
	Dorset
Drawing Title	BH14 9AH
Landscape Plan	Drawing Number
544 - 1 - R2	Date
21.02.2025	Scale
1:150 @ A1	

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Planning Committee

Application Address	310 Sandbanks Road, Poole, BH14 8HZ
Proposal	Sever plot and erect a detached dwelling with associated access, parking and landscaping works.
Application Number	P/25/00183/FUL
Applicant	Mr S Freeman
Agent	Mr Matt Annen
Ward and Ward Member(s)	Canford Cliffs Councillor John Challinor and Councillor Gavin Wright
Report Status	Public
Meeting Date	15 September 2025
Summary of Recommendation	Grant in accordance with the details set out below for the reasons as set out in the report.
Reason for Referral to Planning Committee	Call-in by Cllr Gavin Wright The design of the proposed dwelling is inconsistent with the character of the surrounding area, resulting in a bulky, visually dominant form that disrupts the established rhythm of gaps between buildings and detracts from the open, verdant nature of the locality.
Case Officer	Carolyn Goddard
Is the proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought to sever plot and erect a detached dwelling with associated access, parking and landscaping works.

Description of Site and Surroundings

2. The application site extends between Sandbanks Road and Dorset Lake Avenue and has frontages to both. It is occupied by a detached two-storey dwelling located towards Sandbanks Road. The house is traditional in character. It has a tile clad pitched roof with a large dormer in the rear roof

slope. To the rear of the site there is a single storey detached garage. There is a close boarded fence to the front and rear gardens. There is vehicular access to the site from both Sandbanks Road and Dorset Lake Avenue.

3. The area is predominately residential. Sandbanks Road is a mixture of detached houses and flats, some of which are visible from Dorset Lake Avenue. The west side of Dorset Lake Avenue consists of detached houses whilst the east side comprises the rear aspects of homes fronting Sandbanks Road, although there have been a number of permissions to sub-divide the plots to form new homes fronting Dorset Lake Avenue.
4. The area is going through a process of renewal with many of the original houses being demolished and replaced, which has resulted in variety in the design of the buildings.
5. Close to the site to the north is the Lilliput Local centre, consisting of a mix of commercial uses on the ground floor with flats above.

Relevant Planning History:

The subject site.

6. 2018: General re-modelling and upgrading to 310 Sandbanks Road, Lilliput, including creation of new Loft Room and walkout balcony and fenestration/window changes. Retrospective. (APP/18/00291/F) Approved.
7. 2017: Creation of new vehicular access to property off sandbanks Road, including formation of dropped kerb. (APP/17/01888/F). Approved.
8. **308 Sandbanks Road**
2015: Subdivision and erection of a detached dwelling with integral garage and associated access and parking. (APP/15/00985/F) Approved. The property address of the new dwelling is 13 Dorset Lake Avenue.
9. **3 Dorset Lake Avenue**
2015: Erect 4 detached houses (involving demolition of the existing house). (APP/15/01548/F). Approved.
10. **304 Sandbanks Road**
2012: Demolish existing house and erect a 3/4 storey block of 3 apartments and a 2-storey detached dwelling (total 4) with integral garages, associated parking spaces and formation of access to Sandbanks Road and Dorset Lake Avenue. Refused but appeal allowed in March 2013 (APP/12/00869/F).
11. **302-304 Sandbanks Road**
2015: Demolish existing buildings and erection of 6 detached dwellings and parking. (APP/15/01491/F). Approved.

12. 314 Sandbanks Road.

2013: Demolish existing dwelling and erect 2 houses. Approved 16/08/2013
(APP/13/00472/F)

13. 9 Dorset Lake Avenue, 304a Sandbanks Road, r/o 306 Sandbanks Road.

2014: New dwelling. (APP/15/01491/F). Approved.

Constraints

14. None.

Public Sector Equalities Duty

15. 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

16. 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.

Consultations

17. BCP Highways – supports the proposal subject to conditions
18. BCP Trees – no objections subject to conditions
19. BCP Environmental Health – no objection subject to a condition for a watching brief for contamination
20. BCP Waste – no comments provided

Representations

21. Site notices were posted outside the site with an expiry date for consultation of 14 April 2025. 9 Objections have been received including from the Society of Poole and Dorset Lake Community. The reasons for the objections are summarised as follows:
- Unduly bulky and visually dominant
 - Full width built form results in insufficient gaps between buildings
 - Design and materials not in keeping
 - Cramped plot layout

- Small external amenity space
- Lack of soft landscaping
- Potential for loss of privacy through permitted development changes (windows) in the future
- Loss of privacy due to terrace at first floor level
- Drainage: Basement level could cause drainage issues
- Drainage: Full width development could direct surface water to neighbouring properties
- Flood risk
- Reduction in green space causes harm to wildlife
- Loss of on street parking in Dorset Lake Avenue
- Overdevelopment in the area

Key Issue(s)

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

- Presumption in favour of sustainable development
- Principle of development
- Impact on the character and appearance of the area
- Impact on the residential amenity
- Impact on parking and highway safety
- Drainage considerations
- Sustainability considerations
- Biodiversity considerations
- Waste collection considerations
- SAMM/CIL compliance

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

Policy context

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

The Poole Local Plan (Adopted November 2018)

PP01 Presumption in favour of sustainable development
 PP02 Amount and broad location of development
 PP08 Type and mix of housing
 PP27 Design
 PP28 Flats and plot severance
 PP32 Poole's Important Sites
 PP33 Biodiversity and geodiversity
 PP34 Transport strategy

PP35 A safe, connected and accessible transport network
PP37 Building sustainable homes and businesses
PP39 Delivering Poole's infrastructure

Supplementary Planning Documents:

SPD7 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)

18. National Planning Policy Framework ("NPPF" / "Framework") as amended (2024)

19. Including in particular the following:

20. Section 2 – Achieving Sustainable Development - Paragraph 11 – “Plans and decisions should apply a presumption in favour of sustainable development. ...For decision-taking this means: (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

Planning Assessment

Presumption in favour of sustainable development

19. 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.

20. Footnote 8 of paragraph 11 provides that in the case of applications involving the provision of housing, relevant policies are out of date if the local planning authority is (i) unable to demonstrate a five-year supply of deliverable housing sites or (ii) where the Housing Delivery Test (HDT) result is less than 75% of the housing requirement over the previous three years.
21. The NPPF (2024) paragraph 78 requires local planning authorities to identify and update a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. Paragraph 78 goes on to state that the supply should be demonstrated against either the housing requirement set out in adopted strategic policies, or against the local housing need where the strategic policies are more than five years old. Where the Housing Delivery Test indicates delivery has fallen below the local planning authority's housing requirement over the previous three years, a buffer should be included as set out in paragraph 79 of the NPPF.
22. At 1 April 2024 BCP Council had a housing land supply of 2.1 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.
23. In this instance, the scheme would provide an additional dwelling that would contribute towards the Council's housing delivery target. Overall, there is no objection to the principle of the proposed development, subject to its compliance with the adopted local policies. This is assessed below.
24. For this planning application the benefits provided from the supply of one new home is considered to afford significant weight in the planning balance.

The principle of development

25. The Poole Local Plan sets out a spatial planning framework to meet objectively assessed needs to 2033. In accordance with Policy PP1, the Council will take a positive approach when considering development proposals that reflect the presumption in favour of sustainable development contained in the NPPF.
26. 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. Policy PP2 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.
27. A sustainable transport corridor is defined by the Poole Local Plan as being 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.

28. 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. Significant weight therefore has to be applied to the provision of additional residential accommodation which meets these policy objectives.
29. The application site, however, is located outside of the areas that have been identified as the most accessible locations by Policy PP2 of the Poole Local Plan. Nevertheless, in accordance with Policy PP2 (b), there is still potential for development to come forward outside of those areas and to contribute towards meeting housing needs. In this regard, the Council encourages the redevelopment of brownfield land in these areas so long as the proposed scheme is capable of delivering sustainable patterns of development, including achieving a policy compliant level of affordable housing. The site is within an established residential area, located within walking distance of Lilliput Neighbourhood Centre. Sandbanks Road is also a primary cycle network facilitating sustainable travel. Cycle storage provision will be secured on site.
30. The principle of new dwellings in this location close to a local shopping area was considered acceptable in allowing the appeal for the erection of a 3/4 storey block of 3 apartments and a 2 storey detached dwelling with integral garages at 304 Sandbanks Road (ref: APP/Q1255/A/12/2188348). Since then, planning permission has been granted for new dwellings fronting Dorset Lake Avenue:
 - No. 308 Sandbanks Road – 1 New dwelling
 - No 302-304 Sandbanks Road - 6 new dwellings
 - No 314/316 Sandbanks Road – 2 new dwellings
31. On this basis, the proposed development is acceptable in principle subject to assessment and consideration of site-specific impacts and compliance with relevant policies of the plan and provision of the framework in that regard.

Character of the area

32. Policy PP28 states that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development, including usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
33. Policy PP28 is reinforced by Policy PP27 of the Poole Local Plan, which also seeks to ensure that development exhibits a high standard of design that will

complement or enhance Poole's character and local distinctiveness by respecting the setting and character of the site, surrounding area and adjoining buildings by virtue of function, siting, landscaping and amenity space, scale, massing, height, design details, materials and appearance.

34. The objectives of Policies PP27 and PP28 are in line with the Government's planning policy as set out in the NPPF (December 2023).
35. The application site is located within an established residential area where the principle of residential development is accepted. The key issue, therefore, is whether the proposal provides a form of development that would respect the local pattern of development and preserve or enhance the area's residential character.
36. The severance of the plot would result in two smaller plots and would increase the built form on the site. The proposed plot sizes would be similar to that approved at No 308 adjacent and those at Nos 302-304 Sandbanks Road. The proposed plot sizes would be in keeping with the pattern of development in Sandbanks Road and Dorset Lake Avenue.
37. It is proposed to demolish the single storey tandem garage and erect a two-storey detached house with a single storey basement. The proposed house would be designed in an overtly contemporary style with a flat roof and large expanses of glazing, finished in brickwork, grey render and timber. The street contains detached homes of various architectural styles and, in this respect, the proposed house would be in keeping with other nearby properties.
38. The ground floor level of the proposed house would be close to the boundary with No 13 Dorset Lake Avenue, in the same position as the existing garage, but would be set back from this side boundary at first floor level.
39. It would be set back from the side boundary with No. 312 Dorset Lake Avenue. No 312 Dorset Lake Avenue has a single storey detached garage built up against the side party boundary with the subject site. The garage, being a small subservient structure to the main house is not a building that occupies the full width of the site itself, and the sense of openness to that site is not eroded by the proposed new dwelling set back from the boundary. The proposed house would maintain the visual gap between the buildings, being no wider than the parent house. It is comparable to the gaps between the buildings at No 314 and 316 Sandbanks Road and also the 3 houses built fronting Dorset Lake Avenue at the rear of 304-306 Sandbanks Road. These are all 3 storey houses where the greater vertical scale and greater massing also makes the gap between these houses appear narrower. As such, the proposal would preserve the character and appearance of the street scene in Dorset Lake Avenue, in compliance
40. The proposal has been amended to increase the soft landscaping, including 2 trees to be planted on the front boundary; the planting will compliment and assist in softening the built form.

41. In summary, the size and layout of the proposed plots, the scale of the proposed house and its contemporary design, its location on the plot set back from the frontage, the maintenance of the visual gap between the buildings together with the soft landscaping result in a development of a type, scale, density and layout that would preserve the residential character of the area, contrary to the provisions of Policies PP27 and PP28 of the Local Plan and the NPPF insofar as it seeks for development to be visually attractive as a result of good layout and sympathetic to local character.

Residential and neighbouring amenity

42. Policy PP27 of the Poole Local Plan (2018) outlines that development should not result in a harmful impact upon amenity for the local residents or future occupiers in terms of overshadowing, loss of light, loss of privacy, and whether the development is overbearing or oppressive.
43. Policy PP28 of the Poole Local Plan (2018) states that residential proposals involving plot severances or plot sub-divisions will only be permitted where there is sufficient land to enable a type, scale and layout of development including parking and usable amenity space to be accommodated in a manner which would preserve or enhance the area's residential character.
44. The proposed dwelling would be two storey in height and located over 14 metres from the rear of the parent property, increasing to over 16 metres at first floor level. This separation distance would increase between the proposed house and Nos 308 and 312 Sandbanks Road. This distance would be greater than the established separation distance between No 308 Sandbanks Road and No 13 Dorset Lake Avenue.
45. Given the scale of the proposed building and the separation distance between these properties the proposal would not result in a harmful impact upon amenity for local residents and future occupiers considering levels of sunlight and daylight and whether the development is overbearing or oppressive.
46. The proposed house would be close to the side party boundary with No 13 Dorset Lake Avenue, but would be set in at first floor level and would also be considerably lower than that property. The windows to the side elevation of No. 13 Dorset Lake Avenue are obscure glazed with the exception of the front side window which is a secondary window (the front window to that room being clear). As such, the development would not be oppressive and overbearing to occupiers of that property.
47. The rear and side elevations of the proposed house would not contain any windows at first floor level. It is proposed to install a green sedum roof on top of the flat roof of the proposed dwelling; a condition would be imposed to ensure

that this roof together with the flat roof of the single storey rear projection shall not be used as a terrace. As such the privacy of the occupiers of neighbouring properties would be preserved.

48. In summary the proposed development would preserve the living conditions of occupants of neighbouring properties in accordance with PP27 of the Poole Local Plan.

Living conditions of future occupiers

49. Policy PP27 (Design) of the Poole Local Plan (PLP) states that development will be permitted provided that, where relevant, it:
 - (d) provides satisfactory external and internal amenity space for both new and any existing occupiers;
50. The Nationally Described Space Standards (NDSS) deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
51. Para 9.5 of the justification for this policy states that the Council encourages applicants to comply with the national prescribed space standards when preparing and submitting planning applications. Schemes that are significantly below these standards e.g. more than 20% of floor space will need to demonstrate how the development will achieve an acceptable standard of living for future occupants.
52. The proposed dwelling comprises three bedrooms (each with an en-suite) on the ground floor with an open plan living room/kitchen/diner on the first floor and a gym, media room, study and bath/shower rooms at basement level, providing over 244 square metres floor metres. This exceeds the minimum NDSS of 108 square metres.
53. The proposed dwelling would have acceptable levels of light, outlook and external amenity space which would provide a comfortable level of accommodation for future occupiers, in compliance with Policy PP27 of the Poole Local Plan.

Highways

54. Policies PP34 and PP35 of the Poole Local Plan (November 2018) gives a number of requirements that new development should achieve with regard to highway, pedestrian, other sustainable transport matters. Amongst other respects, they seek to ensure that a satisfactory means of access and

provisions for parking, servicing, and manoeuvring in accordance with the adopted standards. The policies are supported by the Parking Standards Supplementary Parking Standards SPD (Adopted 5 January 2021).

55. The Council's adopted Parking Standards SPD places the site in Zone D which requires new dwellings to provide 2 off street car parking spaces. The proposed dwelling would provide 2 off street car parking spaces. Safe and secure cycle parking would be provided within the garage. The proposal would not be harmful in terms of highway safety, subject to a condition to ensure vehicle and pedestrian visibility. Therefore the proposal is in accordance with Policy PP34 or PP35 of the Poole Local Plan November 2018 and the BCP Parking Standards SPD.

Waste

56. PP27 (g) requires that development provides adequate waste collection in accordance with the adopted standards of the Council.
57. The council's waste collection authority is content with the proposal and advises a collection vehicle would not enter the development in order to service the bins and so residents should present their bins at the kerbside on Dorset Lake Avenue and return them to their property boundaries once they have been emptied.

Flood risk/Drainage

58. Policy PP38 of the Poole Local Plan relates to managing flood risk. The site is located in Flood Zone 1 which has a very low risk of flooding from rivers and the sea and is not at risk of flooding in the future.
59. The Environment Agency also records that there is a very low risk of surface water flooding or from flooding from groundwater or reservoirs in this area. The agent has ticked on the application form that surface water will be disposed of via a soakaway. The proposed landscaping plan shows that hard surfacing is to comply with Sustainable Urban Drainage (SUDS) requirements to British Standards BS8582. A condition would be imposed requiring details of the SUDS to be submitted and approved in writing by the Council prior to completion of the development. Nonetheless, a drainage requirement would be adequately and appropriately addressed through determination of Building Regulation compliance. The scheme is considered to comply with Policy PP38 in this regard.

Sustainability

60. PP37 of the Poole Local Plan seeks to ensure that new homes contribute to tackling climate change. Para 2, a) of the policy states that, where appropriate, new development should incorporate a proportion of future energy use⁴⁹ from renewable energy sources with:

- (i) a minimum of 10% for proposals of 1-10 homes (net) or under 1,000 sq. m (net) commercial floor space.
- 61. 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. The proposal has been supported by Energy and Resources Statement which commits to the provision of renewable energy sources to meet this requirement. It is therefore appropriate to impose a condition to secure details of the measures that are to be implemented to achieve 10% of the energy needs of the proposed dwelling through renewable energy sources.

Biodiversity

- 62. Para 186 (d) of the NPPF requires local planning authorities, when considering planning application to apply the following principles:
 - d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate”.
- 63. This is reflective of the Poole Local Plan Policy PP33 regarding to “enhance biodiversity. The proposed landscaping plan shows that bird and bat boxes will be included within the construction of the dwelling. This would be secured by condition.
- 64. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. A biodiversity habitats plan and Statutory Biodiversity Metric has been submitted with the application. The metric demonstrates that -89.84% BNG would occur. No priority habitats would be impacted.
- 65. As no further gain that can be counted towards the 10% can be provided within the curtilage of the residential dwelling as set out in the Natural England BNG Guidance, it is considered that in this case the design and layout of the proposal has retained as many habitats, particularly those of moderate distinctiveness, as is possible and as such, though the 10% BNG cannot be achieved, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits.
- 66. Therefore proposal can be made acceptable and in accordance with the relevant legislation and Policy PP33 of the Poole Local Plan.

Contamination

67. The National Planning Policy Framework (NPPF) has an objective of preventing both new and existing development from contributing to or being put at risk from, or being adversely affected by unacceptable levels of soil, air or water pollution. Furthermore, the NPPF requires that potential contaminated land should be subject to adequate site investigation undertaken by a competent person and that where appropriate sites should be subject to remediation to make suitable for the proposed use.
68. Environmental Health officers have been consulted and advise that the development site involves the demolition of a domestic garage that may have been used for storage of vehicles, machinery, fuels, oils or chemicals and where spillages and leaks of fuels, oils or chemicals may have occurred, creating the potential for contamination to be present that may affect future users of the site. The installation of any new services may create preferential migration pathways for any potential contaminants present.
69. Environmental Health advise that they do not hold any current records in relation to previous contaminative uses of the above development site itself, therefore a standard contaminated land condition is not necessary. However, they recommend that a watching brief informative note be attached to any permission granted.

Section 106 Agreement/CIL compliance

70. 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.
71. 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.
72. 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.

73. The applicant has paid the SAMMS contributions. The proposal therefore accords with the provisions of Poole Local Plan Policies PP32 and PP39 and the Dorset Heathlands SPD. (
74. This scheme is also liable for CIL contributions which will become due upon commencement of development.

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Houses	Existing		@ £527	@ £187
	Proposed			
	Net increase			
Total Contributions			(plus admin fee)	(plus admin fee)
	Zone A		@ £282.20sq m	

Planning Balance / Conclusion

75. Given the shortfall of number of homes delivered in the Poole area, the balance is tilted in favour of sustainable development to grant planning permission except where the benefits are significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal.
76. The proposed plot severance to create two smaller plots each comprising a detached house is acceptable in principle and follows the established pattern of development in the immediate locality. In the context of design and landscaping, residential amenity, highways, sustainability considerations, drainage and biodiversity, the proposals are acceptable subject to conditions.

As such, the proposal is in accordance with the provisions of Policies PP27 and PP28 of the Poole Local Plan and relevant paragraphs of the NPPF.

77. The Council cannot demonstrate a 5-year housing supply and it is noted the contribution of the additional home would make a moderate contribution to the housing supply; although not considered significant to address this shortfall, the proposed dwelling would, however, also provide economic benefits through construction; plus additional spending from the additional population; and social benefits from the provision of new home with suitable amenity and living conditions for future occupiers would outweigh any potential harm.
78. On this basis, the proposal is in accordance with the Local plan and NPPF and accordingly the development is recommended for an approval.

Recommendation

79. Grant subject to conditions.

Conditions

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

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

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

2427 01 Location & Block Plan
2427 02 Proposed Site Plan
2427 03 Proposed Site Plan showing Ground Floor
2427 04 Proposed Basement & Ground Floor Plan
2427 05 Proposed First Floor & Roof Plan
2427 06 Proposed Front Elevation
2427 07 Proposed Side Elevation - South East
2427 08 Proposed Rear Elevation A-A & B-B
2427 09 Proposed Side Elevation - North West all received 10 March 2025,

727 1 R2 Landscape Plan - 310 Sandbanks Road received 13 June 2025

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

3. No part of the development hereby permitted shall be occupied unless the initial 5 (five) metres of the vehicle access measured from the edge of the adjacent

highway, excluding the highway crossing, have first been constructed and laid out in accordance with details that shall be first submitted to and approved in writing by the local planning authority.

Reason: To ensure that a suitably surfaced and constructed access to the site is provided in the interests of highway safety.

4. No part of the development hereby permitted shall be occupied unless the access, garage and parking area shown on the approved plans have first been fully constructed and laid out in accordance with the specification as set out in that approved plan. Thereafter, these areas shall at all times be retained, kept free from obstruction, be available for use for the purposes specified and maintained in a manner such that the areas remain so available.

Reason: In the interests of highway safety.

5. Notwithstanding the approved plans, the first 1.5m into the site across the whole frontage, measured from the back edge of the Dorset Lake Avenue footway line, shall be cleared of all obstructions over 1 metre above the level of the adjoining highway, and nothing over that height shall be permitted to remain, be placed, built, planted or grown on the land so designated at any time.

Reason: In the interests of highway safety.

6. The development and landscaping shall only be carried out in accordance with the Approved Landscape Plan, Drawing No. 727 -1 – R2, dated 12.6.2025 and thereafter all the approved soft landscaping shall be retained. All planting shall be carried out in accordance with BS4428:1989 Code of practice for general landscape operations.

Reason: In the interests of the visual amenities of the area.

7. The development hereby permitted shall only be constructed of materials the details of which are set out in the application form and in approved plans reference: 2427 06, 2427 07, 2427 08, 2427 09.

Reason: To safeguard the visual amenities of the locality.

8. Notwithstanding any 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 at no time shall the flat roof areas of the dwelling hereby permitted be used as a balcony, roof garden or similar amenity area.

Reason: To protect the amenity and privacy of adjoining residential properties.

9. Prior to completion of the development hereby submitted, a detailed surface water management scheme for the site, based on sustainable drainage principles, complying with the current Defra Non-statutory technical standards for

sustainable drainage system based upon the hydrological & hydrogeological context of the development, available capacity of receiving systems and providing clarification of how drainage is to be managed during construction, shall be submitted to, and approved in writing by the local planning authority. The surface water scheme shall be implemented in accordance with the submitted details before the development is completed.

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

10. The bat and bird box as indicated on approved plan reference 727-1-R2 shall be installed prior to occupation of the development and thereafter maintained.

Reason: to secure biodiversity enhancements in line with Policy PP33 of the Poole Local Plan.1.

Reason: to secure biodiversity enhancements in line with Policy PP33 of the Poole Local Plan.

Informatives

1. In the event that unexpected contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority and further development ceased. An investigation and risk assessment must be undertaken in accordance with the Environment Agency "Land contamination risk management (LCRM)" procedures and where remediation is necessary a remediation scheme must be prepared and approved in writing by the Local Planning Authority in advance of the scheme recommencing.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority prior to development commencing other than that required to be carried out as part of an approved scheme of remediation.

Reason

To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.
3. The applicant is informed that the Local Highway Authority will require the footway and kerb to be lowered and reconstructed in the position(s) corresponding to the vehicular means of access to the site. This requirement is imposed in order to service the means of access; in order to prevent danger and inconvenience to other road users and to pedestrians; and in order to prevent possible damage to highway surfaces. The work shall conform to a specification to be provided by the Highway Authority (BCP Council), or it may be required to be undertaken by the Authority itself. In either event, the work will be required to be undertaken at the applicant's expense. With regards to such works the applicant should contact BCP Council on Tel: 01202 261700, by email at droppedcrossings@bcpcouncil.gov.uk, or in writing to BCP Council, Environmental Services, Hatchpond Road Depot, Hatchpond Road, Poole, Dorset, BH17 7LQ. Contact should be made before the commencement of any works on or adjacent to the public highway.
4. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is

required in respect of this permission would be Bournemouth, Christchurch and Poole Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

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

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 was provided with the opportunity to address issues identified by the case officer and permission was granted.

Background Documents:

APP/25/01183/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: Carolyn Goddard

Date: 05/08/2025

Agreed by: Katie Herrington

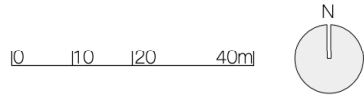
Date: 01/09/2025

Comment:

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LOCATION PLAN
Scale 1:1250 @ A3



EXISTING GARAGE TO BE DEMOLISHED
NOTE, EXISTING GARAGE IS IN POOR REPAIR WITH A STRUCTURALLY UN-SOUND FLAT ROOF WITH NO POSSIBILITY TO ACCOMMODATE WILDLIFE OR BATS AS THERE IS NO AVAILABLE ROOF SPACE, NO HABITABLE ACCOMMODATION AND NO EAVES.

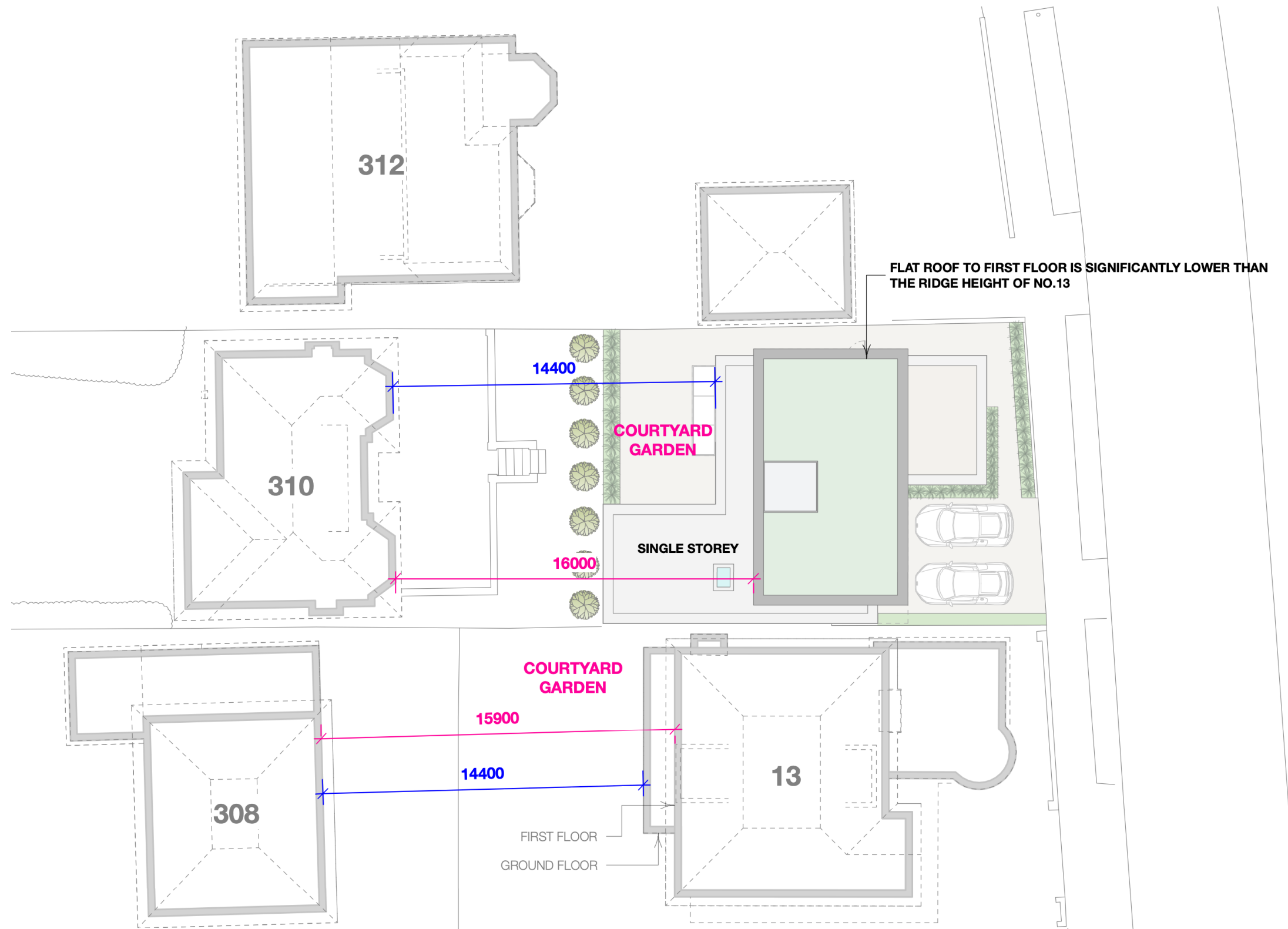


BLOCK PLAN
Scale 1:500 @ A3



0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200m

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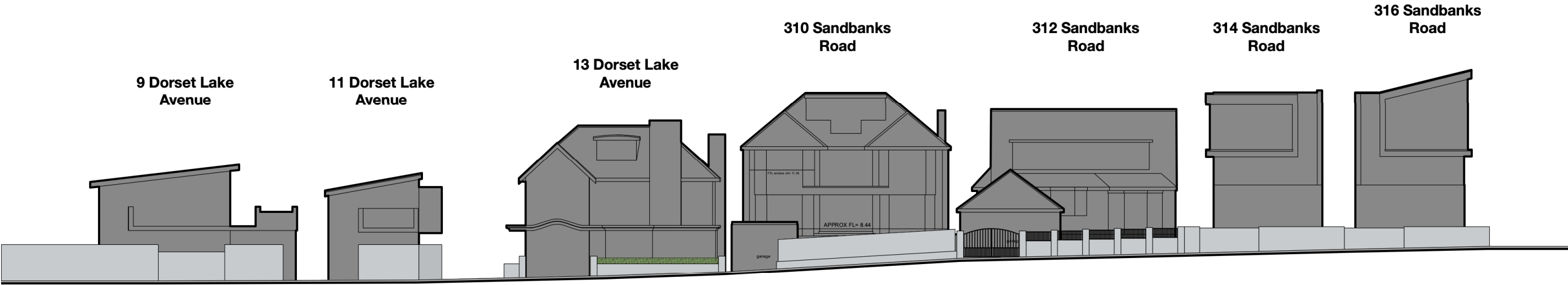
THE PROXIMITY / RELATIONSHIP BETWEEN 308 SANDBANKS ROAD AND 13 DORSET LAKE AVENUE HAS BEEN ESTABLISHED AND APPROVED BY BCP COUNCIL, AND IS CONSTRUCTED.

AS SHOWN IN THE DRAWING ABOVE, THE DISTANCE BETWEEN THE RESPECTIVE FIRST FLOORS OF 308 SANDBANKS ROAD AND 13 DORSET LAKE AVENUE IS 15.9m. THE DISTANCE BETWEEN THE FIRST FLOORS OF 310 SANDBANKS ROAD AND THE PROPOSAL IS 16m. THE PROPOSED GROUND FLOOR EXTENDS BACK FURTHER THAN NO. 13 GROUND FLOOR, ALTHOUGH THIS IS SINGLE STOREY ONLY AND WILL NOT HAVE ANY MATERIAL OVERBEARING IMPACT ON ANY SURROUNDING PROPERTY.

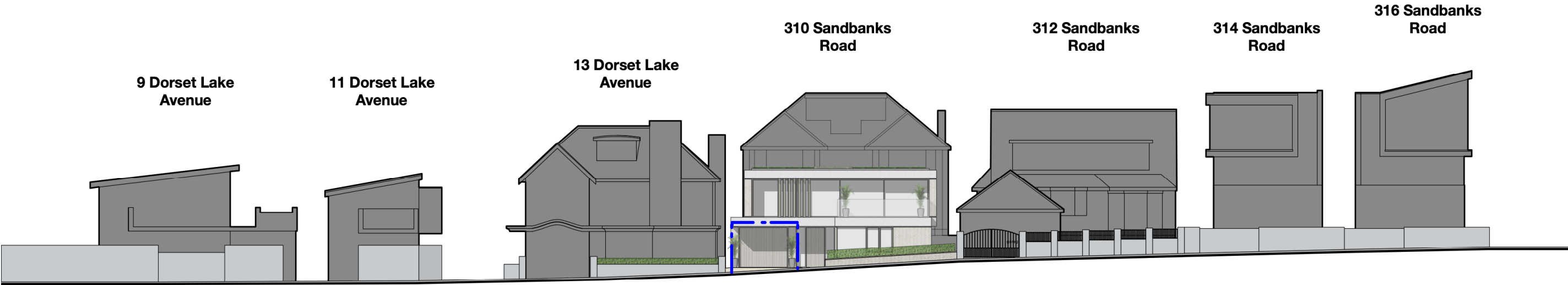
THE PROPOSAL IS THEREFORE CONSISTENT WITH PROXIMITIES AND RELATIONSHIPS BETWEEN BUILDINGS ALREADY ESTABLISHED IN THE IMMEDIATE LOCATION.

0 1 2 3 4 5 10m

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INDICATIVE STREETSCENE | EXISTING



INDICATIVE STREETSCENE | PROPOSED

 OUTLINE OF EXISTING GARAGE

0 1 2 3 4 5 10m

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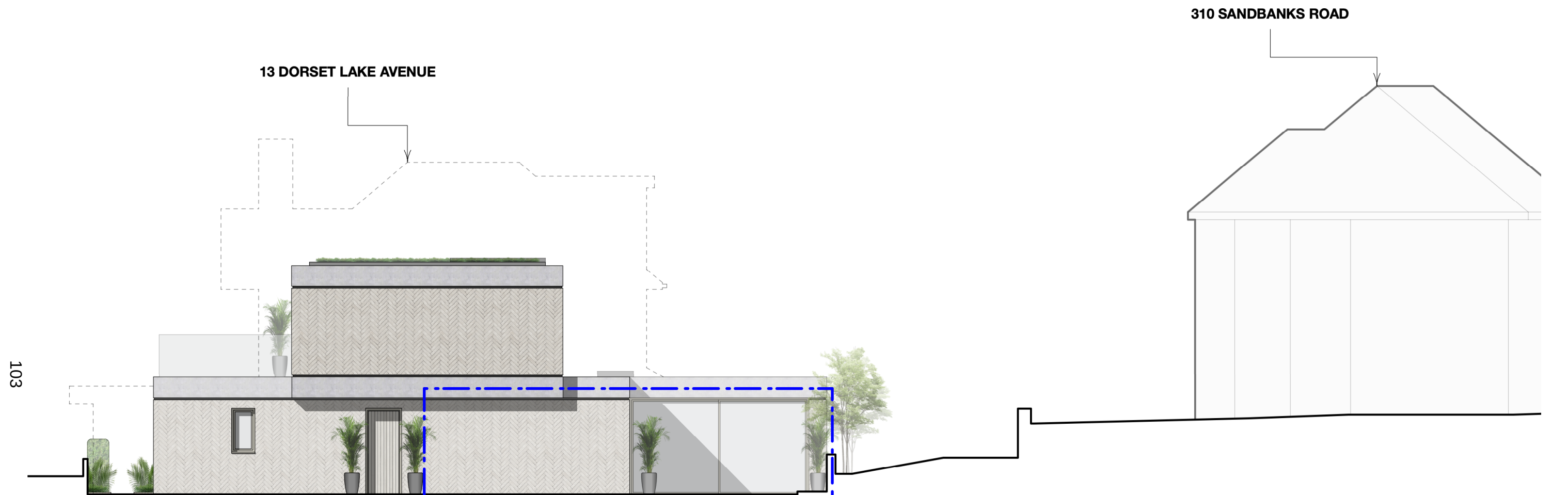


FRONT ELEVATION | SOUTH - WEST

 OUTLINE OF EXISTING GARAGE

0 1 2 3 4 5 10m

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SIDE ELEVATION | SOUTH - EAST

 OUTLINE OF EXISTING GARAGE

0 1 2 3 4 5 10m

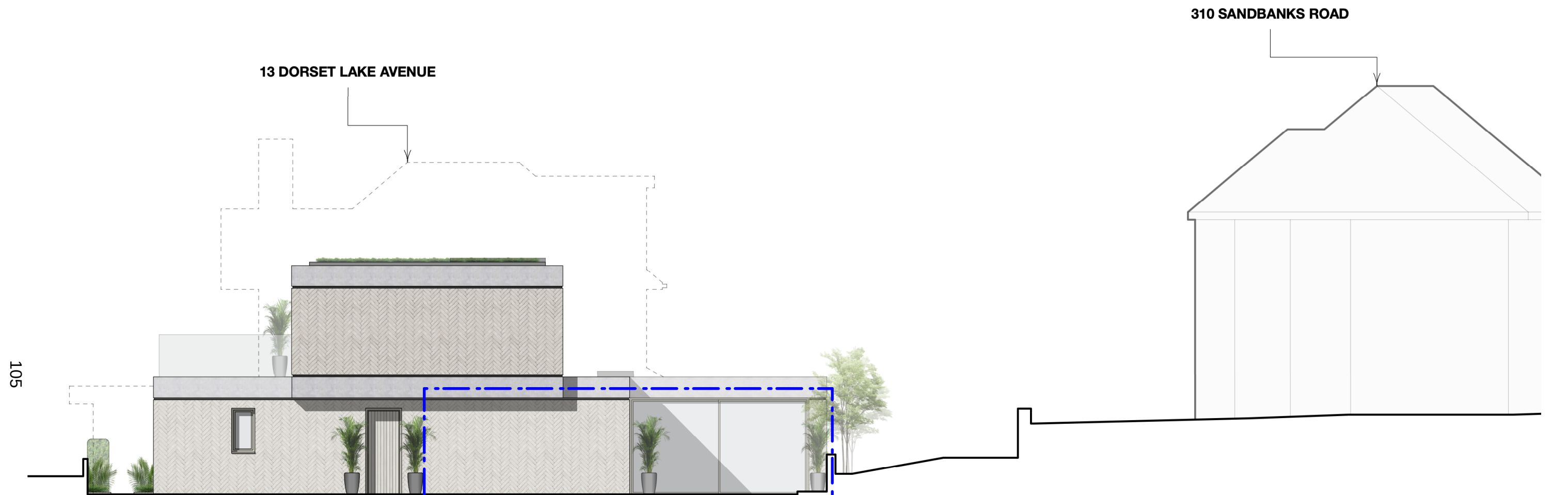
MARLOW ARCHITECTS

PROPOSED ELEVATIONS | 1:100 @ A3 | **2427 07** | **REAR OF 310 SANDBANKS ROAD, POOLE**

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

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SIDE ELEVATION | SOUTH - EAST

 OUTLINE OF EXISTING GARAGE

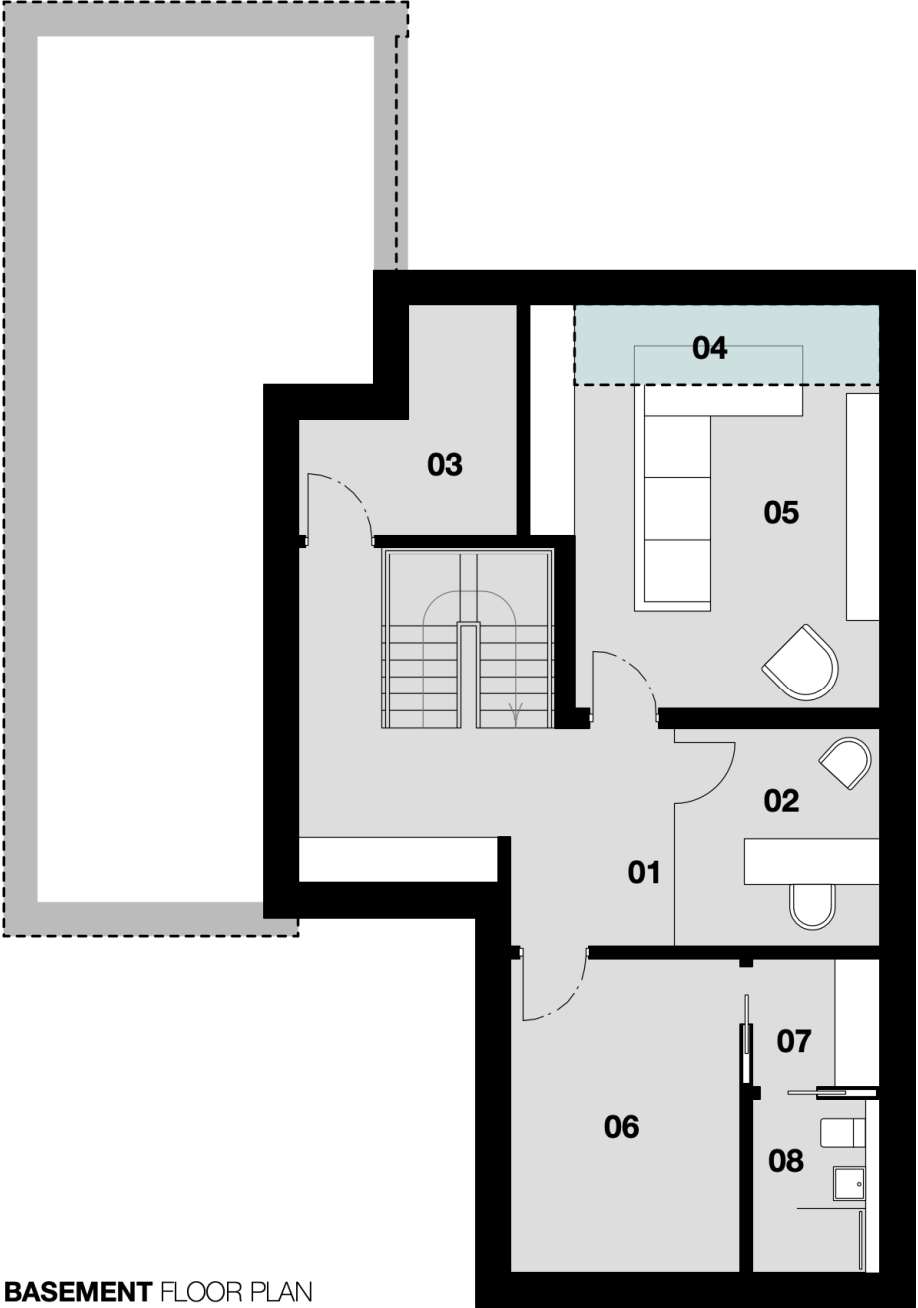
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GROUND FLOOR PLAN

PLAN KEY:

- 01: GARAGE (BICYCLE STORAGE)
- 02: ENTRANCE HALL
- 03: MASTER BEDROOM
- 04: ENSUITE BATHROOM
- 05: DRESSING ROOM
- 06: BEDROOM
- 07: UTILITY ROOM
- 08: COATS / STORE
- 09: WALK ON GLASS ROOF LIGHT



BASEMENT FLOOR PLAN

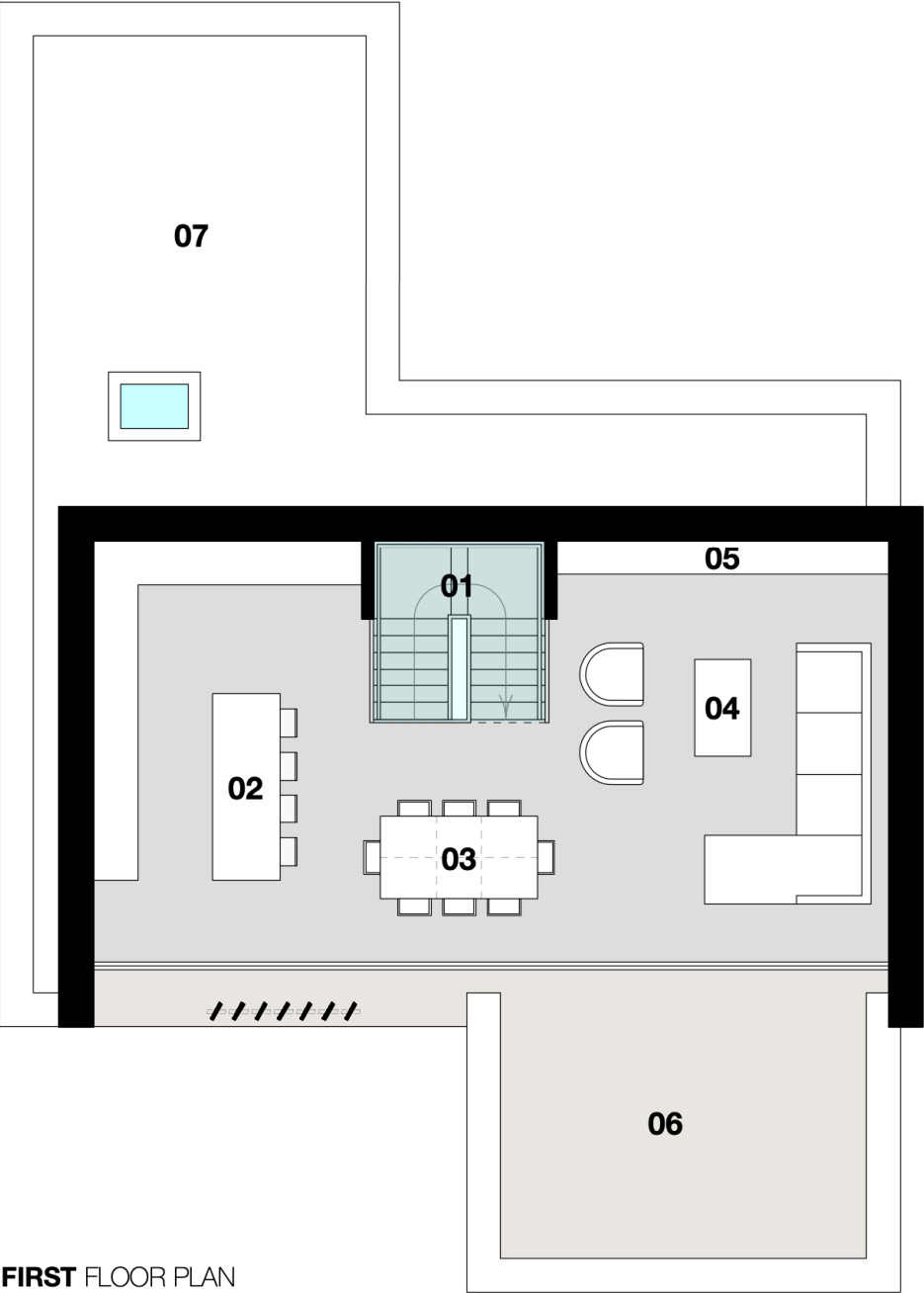
PLAN KEY:

- 01: GLASS WALL TO STUDY
- 02: STUDY
- 03: STORE ROOM
- 04: ROOF LIGHTS ABOVE
- 05: MEDIA ROOM
- 06: GYM
- 07: CHANGING ROOM
- 08: SHOWER ROOM

HOUSE: 2632 sqft
GARAGE: 166 sqft

0 1 2 3 4 5 10m

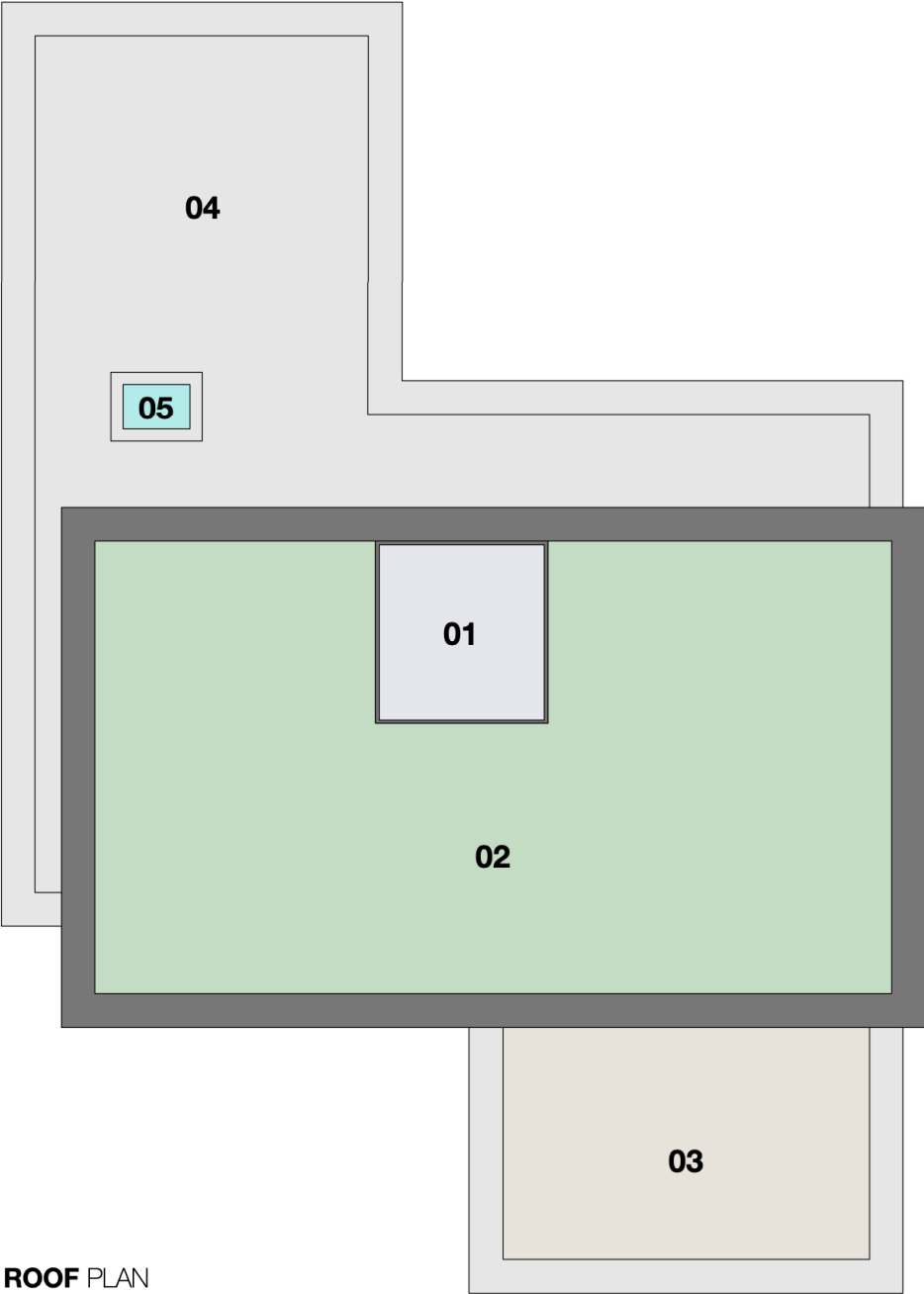
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FIRST FLOOR PLAN

PLAN KEY:

- 01: STAIRCASE WITH ROOF LIGHT OVER
- 02: KITCHEN
- 03: DINING
- 04: LIVING
- 05: MEDIA WALL
- 06: TERRACE
- 07: FLAT ROOF (MAINTENANCE ONLY)



ROOF PLAN

PLAN KEY:

- 01: ROOF LIGHT TO STAIRCASE
- 02: GREEN ROOF
- 03: FIRST FLOOR TERRACE
- 04: FLAT ROOF
- 05: ROOF LIGHT TO MASTER ENSUITE

0 1 2 3 4 5 10m

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**BCP EASTERN PLANNING COMMITTEE 28th
AUGUST 2025 / WESTERN PLANNING
COMMITTEE 15th SEPTEMBER 2025**



Report subject	Appeal report
Meeting date	28th August 2025
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's' Appeal performance over the stated period
Recommendations	It is RECOMMENDED that: The planning committee notes the contents of this report.
Reason for recommendations	The content of this report is for information only.

Portfolio Holder(s):	Councillor Millie Earl, Leader of the Council and Chair of Cabinet.
Corporate Director	Glynn Barton, Chief Operations Officer
Report Authors	Katie Herrington and Simon Gould, Development Management Managers
Wards	Not applicable
Classification	For Information

Background

1. The purpose of this report is to feedback to members on planning appeal decisions determined by the Planning Inspectorate for the last 2 years. This includes a reflection and highlight of any key decisions or learnings arising from such decisions.
2. The fundamental purpose of this report is to provide transparency in the appeal performance of the planning service and to improve the quality of decision making where necessary.

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising 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. Note that the dataset has not been updated since June.

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 (% overturned at appeal)
Total District Matters ⁴ (PS2)	210	4	1.9	2.8
Total County Matters ⁵ (SPS2)	0	0	0	0.4

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

Assessment period July 2022-June 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,933	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 35% of appeals are allowed.

Year: 2025 (Jan to July)	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
January	19	9	28	32%	0
February	13	7	20	35%	0
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
total	82	44	126	35%	0

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

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.

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
3363551	1 The Capstans, 25 Lagoon Road, Poole BH14 8JT	• character and appearance of the area; • The living conditions of the occupants of 2 The Capstans	Inspector did not consider it would have a harmful effect on the character and appearance of the area. Not result in a harmful loss of daylight/ sunlight due to distance separation and dual aspect windows enabling sufficient light. Existing experience of overlooking not harmfully alter this situation.

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 majority of the dismissed appeals are 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 an interim approach to address 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'⁶ if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating

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

to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour include⁷;

- a. 'preventing or delaying development which should clearly be permitted, having regard to its accordance with the development plan, national policy and any other material considerations'
- b. not determining similar cases in a consistent manner
- c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.
- d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

Summary of legal implications

- 13. None in directly relation to the content of this report.
- 14. However, it should be reminded that the Council can be subject to Judicial Review. A Judicial Review is a mechanism for challenging the process of a decision, rather than the decision itself. An example of this is acting contrary to procedure. However such procedure can come with financial penalties.

Summary of human resources implications

- 15. 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

- 16. There are no sustainability issues arising from this report.

Summary of public health implications

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

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

Live Planning Statistics tables - [Live tables on planning application statistics - GOV.UK](#)

⁷ [Appeals - GOV.UK](#)

Appendices

Appendix 1 – list of outstanding appeals.

Appeal types

REF = refusal of a planning application
 ENF = Appeal against an enforcement notice
 NON = Non Determination Appeal
 RTP = Refusal of works to a TPO
 RCL = Refusal of a Certificate of Lawfulness
 TRF = Tree Fast Track Appeal Process

Appeal Method

WR= Written Representations
 HH - Householder Fast Track Appeal

Reference	appeal type	appeal received	proposal	location	appeal method
P/25/00395/HOU	REF	31/07/2025	Two storey rear extension with modifications to existing roof and existing dormers, an additional front dormer and rear Juliet balconies	109 East Avenue BOURNEMOUTH BH3 7BX	HH
P/25/00585/FUL	REF	30/07/2025	Change of use of C3 dwelling to Sui Generis HMO (11 beds) for a maximum of 11 occupants, with outbuilding removal, cycle store, single storey rear extension and roof extension, dropped kerb and access and parking.	1 Wolseley Road Poole BH12 2DP	WR
C/2023/1437	ENF	30/07/2025	1. Means of enclosure; 2. Repairs to listed building; 3. the siting of a portable cabin.	Throop Mill Throop Road Bournemouth BH8 0DL	WR
TP/24/00278/X	RTP	28/07/2025	T1- Maritime Pine- Fell- Tree is a poor specimen that is leaning over boundary. Tree has recently had a branch failure. Due to lack of suitable pruning points tree should be removed. T2- Scots Pine- Fell- Tree is a poor specimen which is leaning into neighbouring cypress tree. Tree is causing damage to surrounding tree. T2 has a low future retention. T3- Monterey Pine- Reduce selected branches by 4m. With the removal of T1 over extended branches could fail due to less protection from the wind. Work will not be detrimental to the health of the tree.	21A Bury Road Poole BH13 7DE	TRF
P/25/00608/FUL	REF	28/07/2025	Extend and alter the existing building and sever the plot to create two houses with associated access and parking	9 Mountbatten Road Poole BH13 6JE	WR
P/25/00635/HOU	REF	23/07/2025	Demolition of garage and construction of replacement garage in the same location on the site. Erection of new timber fencing to adjacent rear gardens footpath. (Retrospective application)	1 York Close Christchurch BH23 2DB	HH
8/24/0861/IP	REF	23/07/2025	Development of the site to provide 9 residential properties	Land at Jesmond Avenue Jesmond Avenue Christchurch BH23 5AY	WR

Reference	appeal type	appeal received	proposal	location	appeal method
P/25/00885/HOU	REF	21/07/2025	Proposed demolishing of existing garage to side and the two storey projection to the rear aspect. Build single storey extension to side to form Granny annexe living accommodation integrated with main house and two storey extension to rear and new raised walkway / steps to the front entrance of the property. Convert existing hip roof to gables with the fitting of solar panels to all elevations.	29 Lascelles Road Bournemouth BH7 6NF	HH
ENF/25/0107	ENF	17/07/2025	The unauthorised erection of a boundary wall more than 1 metre in height adjacent to the highway, as shown in the approximate position outlined in red on the attached site location plan.	7 Leven Avenue Bournemouth BH4 9LH	WR
P/25/01129/HOU	REF	11/07/2025	Loft conversion extension by adding a new section of rear dormer to the rear, south-facing roof pitch.	79 Salterns Road Poole BH14 8BL	HH
P/25/00033/HOU	REF	11/07/2025	Rear & side extension and new roof incorporating loft conversion.	28 Ricardo Crescent Christchurch BH23 4BX	HH
P/25/00010/FUL	REF	11/07/2025	Installation of replacement UPVC windows to first, second and third floors of the front elevation (retrospective)	Caspian House 111 Old Christchurch Road Bournemouth BH1 1EP	WR
APP/24/01040/P	REF	02/07/2025	Outline application to erect semi-detached dwelling and block of 5no. flats with associated vehicular access and car parking.	39 Danecourt Road Poole BH14 0PG	WR
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
7-2025-4531-AB	REF	30/06/2025	Retrospective consent sought for timber pergola and external seating	Funky Griller 58-61 Westover Road Bournemouth BH1 2BZ	WR
C/2024/2025	ENF	27/06/2025	Without planning permission, the erection of an extension to house an outdoor kitchen area with structures, the construction of a raised platform with balustrade and steps to the rear of the dwelling.	3 Ashford Road Bournemouth BH6 5QB	WR
P/25/00862/TTPO	RTP	27/06/2025	T2- Monterey Pine: fell to ground level. T5- Monterey Cypress: fell to ground level. T6- Monterey Cypress: reduce height to 10m and crown spread to 9m leaving a balanced crown. T7- Pine: fell to ground level. All reasons for this work and site map showing location of the trees are on the MWA Arboricultural Appraisal Report attached to this planning application.	Mudehaven Court 64 Mudeford Christchurch BH23 3NN	TRF

Reference	appeal type	appeal received	proposal	location	appeal method
P/25/00867/CLP	RCL	26/06/2025	Certificate of lawfulness to Lower the south side wall of the house by up to 525mm. The house is 3 storey (basement, ground and 1st) with living areas on the top (1st) floor. The wall forms the boundary to a balcony on the 1st floor level. The top of the existing wall is 1625mm above the finished floor level of the balcony. The proposal is to lower the wall so the top is at a height of at least 1100mm above the balcony finished floor level. The existing wall is zinc clad for the full height. The proposed reduced height wall would have identical finishes to that of the existing wall.	8B Partridge Walk Poole BH14 8HL	WR
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
8/24/0677/FUL	REF	13/06/2025	Demolish existing dwelling and replace with two dwellings	4 Knightwood Close Christchurch BH23 4NE	WR
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
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
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
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
P/25/00187/HOU	NON	08/06/2025	Convert loft to habitable space including a side dormer	44 Windsor Road Christchurch BH23 2EE	HH
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
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
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
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

Reference	appeal type	appeal_receive	proposal	location	appeal method
APP/24/00860/F	REF	25/05/2025	Site severance and erection of new dwelling	5 Cobham Way Poole Wimborne BH21 1SJ	WR
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
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
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
8/24/0700/FUL	REF	09/05/2025	Retrospective application for a separate self-contained dwelling.	44 Portfield Road Christchurch BH23 2AG	WR
P/25/00201/TTPO	RTP	02/05/2025	T1 Lime - Fell to ground level and replant with Fastigate Hornbeam.	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
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
7-2024-28401-E	REF	23/04/2025	Erection of two-storey dwellinghouse	100 Boscombe Grove Road Bournemouth BH1 4PG	WR
7-2025-4582-AA	RTP	22/04/2025	T1 - Holm oak - Cut back branches which grow above the garden of Tattersalls back by 4m to the edge of the lawn. T2 -Sycamore - Prune back branches to provide a 2m separation from the summer-house.	East Cliff Manor 45 Christchurch Road Bournemouth BH1 3PH	TRF

Reference	appeal type	appeal received	proposal	location	appeal method
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
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
APP/24/008 15/F	REF	09/04/2025	Use of outbuilding as self-contained unit of accommodation. Retrospective application.	12 Dalkeith Road, Poole, BH13 6LQ	WR
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
ENF/25/001 2	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
APP/24/008 07/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
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
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
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
APP/24/007 78/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
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
C/2024/195 2	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

Reference	appeal type	appeal received	proposal	location	appeal method
8/24/0752/FUL	REF	27/02/2025	Division of existing garden and construction of new dwelling	Glenlyn Bramble Lane Christchurch BH23 5NB	WR
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
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
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
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
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
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 Seafield Road Bournemouth BH6 3JE	WR
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
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
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
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
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
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
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
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

Reference	appeal type	appeal received	proposal	location	appeal method
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
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
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
APP/23/00327/F	REF	15/10/2024	Full demolition of the existing dwelling and erection of replacement dwelling.	1 Avalon, Poole, BH14 8HT	WR
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
S78/2024/7582	REF	08/10/2024	Alterations, extension and conversion of existing dwelling to form 10 apartments. Erection of a coach house with associated bin/bike stores, parking and access. Demolition of existing extension and carport.	34 West Overcliff Drive Bournemouth BH4 8AB	WR
TP/24/00452/X	RTP	04/10/2024	T1 - Monterey Cypress - Fell tree to ground level	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
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
APP/23/01383/F	REF	20/08/2024	Single storey rear extension; single storey side extension; first floor dormer; Juliet balcony to rear, car port; demolition of garage and associated works.	Conifers, Merley Park Road, Wimborne, BH21 3DD	HH
8/24/0197/TPO	RTP	12/08/2024	T1-Lime-Fell and replace with Cherry tree or similar.	25 Hynesbury Road Christchurch BH23 4ER	TRF
8/24/0221/FUL	REF	01/07/2024	Demolition of the existing building and erection of 2 detached dwellings with associated access and parking arrangements (revised scheme)	Beech Lawn 51 Hinton Wood Avenue Christchurch BH23 5AE	WR
APP/23/01228/F	NON	25/04/2024	Partial demolition of the garage, erect new side elevation walling, sever land and erect 2 detached houses with associated car parking (revised scheme)	4 Burton Road, Poole, BH13 6DU	WR
APP/22/01570/F	REF	23/04/2024	Proposed change of use from annex to guesthouse (C1)	Annexe, 40 Sterte Esplanade, Poole, BH15 2BA	WR

Reference	appeal type	appeal received	proposal	location	appeal method
APP/23/01318/F	REF	17/04/2024	Erection of 2 storey front and side extension, new porch and chimney stack to side. Amend finishing materials and replace windows.	10 Felton Road, Poole, BH14 0QS	HH
APP/23/01397/P	NON	16/04/2024	Outline application to demolish existing bungalow and garage. Construct 3 houses.	6 Pinewood Road, Poole, BH13 6JS	WR
APP/23/00154/F	NON	09/04/2024	Use of the buildings and land for commercial activities falling within Sui Generis restaurant/takeaway, erection of toilet facilities.	Unit 3 Sharp Road, Poole, BH12 4BG	WR
8/23/0279/TPO	RTP	26/03/2024	T1 - Oak - Fell.	8 Redwood Drive Winkton Christchurch BH23 7BP	TRF
APP/23/00466/F	REF	22/03/2024	Replacement dwelling	49 Cliff Drive, Poole, BH13 7JF	WR
TP/22/00810/X	TRF	13/03/2024	T1 Oak in group 2, reduce crown radius from 10m to 5m to stop it overhanging garage and greenhouse, also reduce height to 5m to maintain overall shape. The base of the trunk is 7.9m from the garage and 6.3m from the greenhouse, but the tree is leaning so that the centre of the crown is 1m closer than the base of the tree.	5 Sharlands Close, Broadstone, BH18 8NB	TRF
TP/23/00360/X	RTP	13/02/2024	T7: Silver Birch - Fell to ground level. Replacement planting: One container grown lime to be planted in the rear garden within 5m of tree.	23 Widworthy Drive, Broadstone, BH18 9BD	TRF
APP/23/01163/K	REF	09/02/2024	Certificate of Lawfulness for Proposed use or operation for the erection a rear extension to the dwelling, insertion of velux windows and the erection of a detached garage.	98A Ashington Lane, Wimborne, BH21 3DG	WR
8/21/0331/C ONDR	REF	31/01/2024	Demolition of existing dwelling and erection of 14 apartments with underground parking. Variation of Condition 2 (approved plans) of Planning Application 8/20/0752/OUT to make revisions to the design of the building. - Application to discharge conditions 10, 11 and 14 Does the	20 Chewton Farm Road Christchurch Dorset BH23 5QN	WR
S78/2024/7515	REF	30/01/2024	Demolition of existing buildings and erection a 3/4 storey block of 10 flats with basement bin and cycle stores	9-11 Upper Norwich Road Bournemouth BH2 5RA	WR
ENF/23/0222	ENF	24/01/2024	Unauthorised marquees	The Boathouse 9 Quay Road Christchurch BH23 1BU	WR
S78/2024/7507	REF	11/01/2024	Extension to roof to form an additional flat with associated access, bin and cycle storage, and car parking	The Willows 27 Grosvenor Road Bournemouth BH4 8BQ	WR

Reference	appeal type	appeal_receive	proposal	location	appeal method
APP/23/01064/F	REF	20/12/2023	Demolish existing garage and erect a replacement 2 storey detached garage with first floor recreational area (to be used by the occupiers of no. 1B Mount Grace Drive, Poole)	1B Mount Grace Drive, Poole, BH14 8NB	HH
APP/22/01691/F	REF	29/11/2023	Change of use application to erect extensions including a new roof with raised ridge height; convert the resultant building from a C3 dwellinghouse to 10 bedroom HMO, 'sui generis' use	227 Bournemouth Road, Poole, BH14 9HU	WR
APP/23/00019/P	REF	28/11/2023	Demolish existing chalet bungalow and erect a pair of chalet bungalows.	7 Hilda Road, Poole, BH12 2HW	WR
APP/23/00067/P	REF	02/10/2023	Outline permission for a dwelling	Land to the rear of 22 Bond Road, Poole, BH15 3RT	WR
S78/2023/7461	REF	14/07/2023	Subdivision of the existing 2 x flats into 4 x flats, replacement of the aluminium framed windows with UPVC glazing units, and internal alterations	106-108 Poole Road Bournemouth BH4 9EQ	WR
S78/2023/7423	REF	14/03/2023	Replacement of windows on front elevation to aluminium and upvc and the windows on rear elevation to upvc	24-26 Westover Road Bournemouth BH1 2BZ	WR
S78/2022/7384	REF	14/09/2022	Change of use from visitors' accommodation hostel to a 15 bedroom HMO.	Wessex House 10 Fir Vale Road Bournemouth BH1 2JG	WR
TPO/2022/7379	RTP	12/08/2022	Maidenhair tree (T1; T1 on TPO) Fell.	21 Malvern Road Bournemouth BH9 3AE	WR
S78/2022/7352	REF	01/03/2022	Alterations, extension and conversion of retail storage area and flat into 4 flats, relocation of external staircase, formation of balcony at 1st floor level and erection of bin and cycle stores	573 Christchurch Road Bournemouth BH1 4AH	WR

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