

Notice of Western BCP Planning Committee

Date: Thursday, 15 January 2026 at 10.00 am

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



Membership:

Chairman:

Cllr M Le Poidevin

Vice Chairman:

Cllr J Clements

Cllr C Adams
Cllr J Challinor
Cllr A Chapmanlaw

Cllr P Cooper
Cllr B Hitchcock
Cllr G Martin

Cllr S McCormack
Cllr J 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=6144>

If you would like any further information on the items to be considered at the meeting please contact: Rebekah Rhodes on 01202 118505 on 01202 096660 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

7 January 2026

**DEBATE
NOT HATE**



Available online and
on the Mod.gov app

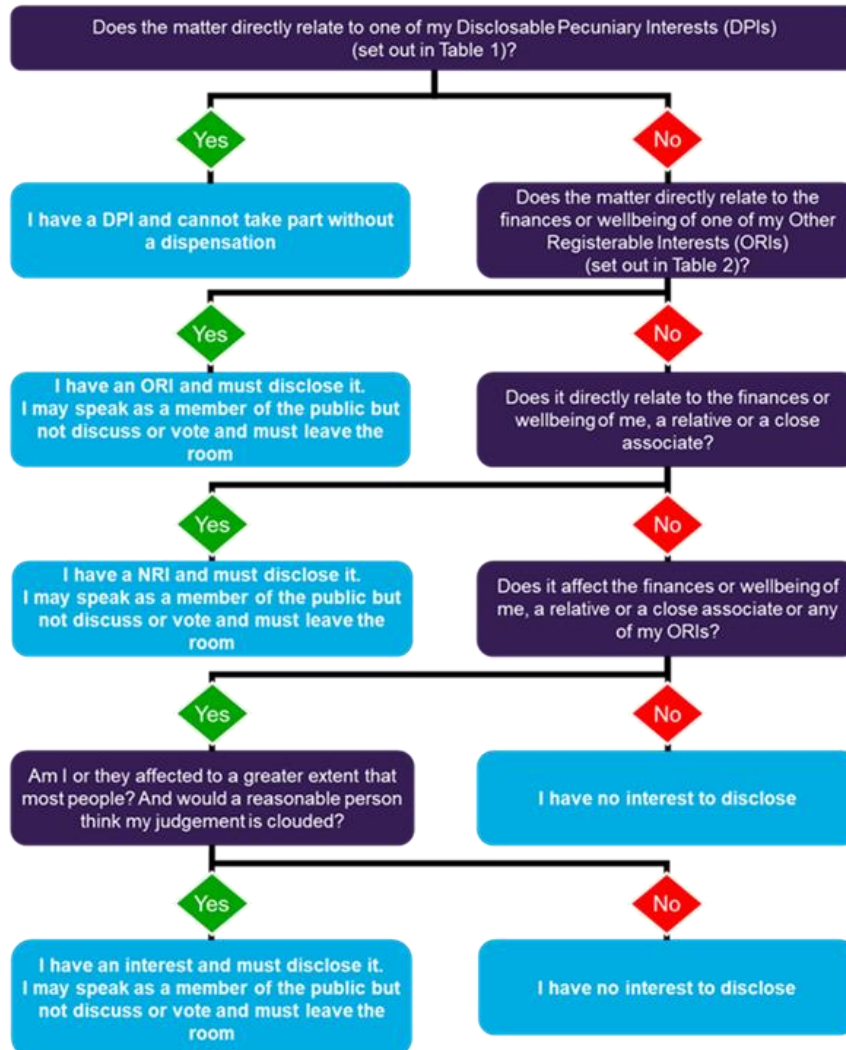


Maintaining and promoting high standards of conduct

Declaring interests at meetings

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

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



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

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

Bias Test

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

Predetermination Test

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

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

For more information or advice please contact the Monitoring Officer

Selflessness

Councillors should act solely in terms of the public interest

Integrity

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

Objectivity

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

Accountability

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

Openness

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

Honesty & Integrity

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

Leadership

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

AGENDA

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

1. Apologies

To receive any apologies for absence from Members.

2. Substitute Members

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

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

3. Declarations of Interests

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

Declarations received will be reported at the meeting.

4. Confirmation of Minutes

7 - 10

To confirm and sign as a correct record the minutes of the meeting held on 4 December 2025.

5. Public Issues

11 - 18

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

The deadline for the submission of requests to speak is 10.00am on Wednesday 14 January 2026 [10.00am of the working day before the meeting]. Requests should be submitted to Democratic Services using the contact details on the front of this agenda.

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

<https://democracy.bcpccouncil.gov.uk/mgCommitteeDetails.aspx?ID=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) | 86 Churchill Road, Poole BH12 2LU | 19 - 36 |
|----|--|---------|

Newtown and Heatherlands ward

APP/25/00143/F

Convert semi-detached property to an HMO (8 units)

- | | | |
|----|--|---------|
| b) | 88 Churchill Road, Poole BH12 2LU | 37 - 56 |
|----|--|---------|

Newtown and Heatherlands ward

APP/25/00144/F

Convert semi-detached property to an HMO (8 units)

NOTE ON AGENDA ITEMS 6A AND 6B:

Although the case officer will combine the applications for 86 and 88 Churchill Road into one presentation at the meeting, there will be the opportunity to register to speak on each application and the Committee will be required to make a decision on each application.

- | | | |
|----|--|---------|
| c) | 34 Buccleuch Road, Poole BH13 6LF | 57 - 98 |
|----|--|---------|

Canford Cliffs ward

P/25/02147/FUL

Demolish existing property and erect a block of 13 flats with associated parking, access and landscaping

ITEMS FOR INFORMATION

- | | | |
|-----------|-----------------------|----------|
| 7. | Appeals Report | 99 - 112 |
|-----------|-----------------------|----------|

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

No other items of business can be considered unless the Chairman 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 04 December 2025 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Present: Cllr C Adams, Cllr J Challinor, Cllr A Chapmanlaw, Cllr G Martin,
Cllr S McCormack, Cllr J Salmon, Cllr P Sidaway and Cllr P Canavan

66. Apologies

Apologies were received from Councillor Brian Hitchcock, Councillor Peter Cooper and Councillor Jo Clements.

67. Substitute Members

Councillor Patrick Canavan substituted for Councillor Peter Cooper.

68. Declarations of Interests

There were no declarations of interest.

69. Confirmation of Minutes

The minutes of the meeting held on 6 November 2025 were confirmed as an accurate record.

70. Public Issues

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

71. Schedule of Planning Applications

The Committee considered planning application reports, copies of which had been circulated and which appear as Appendices A – C to these minutes in the Minute Book. A Committee Addendum Sheet was published on 3 December 2025 and appears as Appendix D to these minutes.

72. The Quay Thistle Hotel, The Quay, Poole, BH15 1HD

Poole Town ward

APP/23/00011/F

Demolition of the existing hotel building and redevelopment to provide a mixed use scheme of five buildings providing flexible commercial units at ground floor with 179 residential units above and a hotel with ancillary bar/restaurant, plus basement level car parking, cycle parking, hard and soft landscaping, revised access and associated works.

Public Representations

Objectors

- ❖ Susan Stockwell
- ❖ Maureen Evans

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ None registered

Resolved to REFUSE permission in accordance with the recommendation set out in the officer's report.

Voting: Unanimous

73. Land South of A35 Upton Road, Creekmoor, Poole, BH17 7AG

Creekmoor ward

P/25/01968/CONDR

Variation of condition Nos. 1, 2 and. 3 of planning permission APP/24/00641/F as described in that description of development to amend the permission to extend the limited period to 3 years starting from the date of this Section 73 Decision Notice, amending the site, building and court layout (reducing to 6 courts in total), reducing the scale and footprint of the building and amending the parking layout and footway link to the central island pedestrian crossing point.

Public Representations

Objectors

- ❖ None registered

Applicant/Supporters

- ❖ None registered

Ward Councillors

- ❖ None registered

Resolved to DEFER the application to allow the Head of Planning Operations the opportunity to undertake further negotiations, as requested by the applicant, following the discussions relating to the

re-introduction of the green wall and additional conditions of the original scheme that are required to be amended in accordance with the recommendation updated by the Committee Addendum published on 3.12.25.

Voting: Unanimous

74. Appeal report

The Development Management Team Leader presented a report, a copy of which had been circulated to each Member and a copy of which appears as Appendix 'C' to these Minutes in the Minute Book. The report provided an update to the Western Planning Committee on the Local Planning Authorities Appeal performance over the stated period.

Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. The report provided a summary of the reasons why 2 appeals (1 Rowington Hall, 4 Dover Close, Poole and 79 Salterns Road, Poole) were allowed in June.

RESOLVED that

The planning committee notes the contents of this report.

Voting: Unanimous

The meeting ended at 10.18 am

CHAIRMAN

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PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

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

7. Questions to person speaking under this protocol

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

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

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

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

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

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

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

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

14. Provisions relating to a statement

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

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

15. Assessment of information / documentation / statement

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

16. Guidance on what amounts to a material planning consideration

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

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

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

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

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

Note

For the purpose of this protocol:

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

Adopted by the Planning Committee on 17.11.22 and updated on 20.7.23



Planning Committee

Application Address	86 Churchill Road, Poole, BH12 2LU
Proposal	Convert semi-detached property to an HMO (8 units)
Application Number	APP/25/00143/F
Applicant	67 KR Ltd
Agent	Mr Martingales – Martingales Ltd
Ward and Ward Member(s)	Newtown & Heatherlands Cllr Millie Earl Cllr Marion Le Poidevin Cllr Sandra Mackrow
Report Status	Public
Meeting Date	15 January 2026
Summary of Recommendation	Approval for the reason(s) set out below
Reason for Referral to Planning Committee	More than 20 letters against the proposal were received.
Case Officer	Babatunde Aregbesola
Is the proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought for the conversion of semi-detached property to an HMO (8 units). For clarity, the same permission is being sought to the adjacent property number 88 Churchill Road APP/25/00144/F.

Description of Site and Surroundings

2. The application site relates to a two storey semi-detached dwellinghouse with accommodation within its roof slope. It is located on east side of Churchill Road. To the front is a garden laid in hardstanding with low level brick wall as boundary treatment and pedestrian access taken from Churchill Road. To the rear is an outdoor amenity area. The application site slopes downward towards the rear of the site.
3. Vehicular access is taken from the rear of the site via Beaconsfield Road.
4. The application site falls beyond 13.8km radius out to 15km of New Forest Recreation Zone.

Relevant Planning History:

5. APP/23/00827/F: Demolition of existing single storey rear extensions; erection of extensions to east and west (front and rear) elevations; alterations and enlargement to roof, raising the ridge height to provide habitable accommodation within roofspace, including dormers to east elevation. Approved.
6. Adjacent to the site is the application at 88 Churchill Road for 'convert semi-detached property to an HMO (8 units)' – APP/25/00144/F.

Constraints

7. The application site falls within the New Forest Recreation Zone.

Public Sector Equalities Duty

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

Other relevant duties

9. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
10. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
11. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
12. For the purposes of this application, in accordance with section 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.
13. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

14. Environmental health – Has no comment.
15. Highway Officer – No highway objections subject to condition.

16. Waste Service – the plans submitted are suitable.

Representations

17. Site notice was posted outside the site on 13th March 2025 with an expiry date for 3rd April 2025.

47 representations were received against the proposal on the following grounds:

- Inappropriate development application given the already built-up area, lack of infrastructure and adequate parking.
- Highway safety
- Impact on residential amenity in terms of daylight.
- Increase in occupancy resulting to substantial increase in noise, rubbish, vehicles, and deliveries to the properties, deviating from their intended single-family usage.
- The proposed conversion would place an undue burden on local services and infrastructure, including healthcare services.
- The proposed bin storage provision is likely to be inadequate, leading to potential hygiene and vermin issues.
- Detrimental impact on residential character and community stability.
- Inadequate amenity space and overdevelopment.
- Development would set a concerning precedent for further HMOs in the area, degrading the residential character.
- Inadequate parking provisions and increased traffic congestion

Key Issue(s)

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

- Impact on character and appearance
- Impact on residential amenity of future occupant and neighbouring properties
- Highway impact
- Sustainability considerations
- Biodiversity
- Waste
- SAMM/CIL/S106

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

Policy context

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

Planning Policies

Poole Local Plan (Adopted November 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and Broad Location of Development
- PP27 Design
- PP28 Flats and Plot Severance
- PP32 Poole's Nationally, European and Internationally Important Sites
- PP33 Biodiversity and Geodiversity
- PP34 Transport strategy
- PP35 A Safe, Connected and Accessible Transport Network

- PP37 Building Sustainable Homes and Businesses
- PP38 Managing Flood Risk
- PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents:

- BCP Parking Standards SPD (adopted January 2021)
- The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
- The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)
- Nitrogen Reduction in Poole Harbour SPD
- Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)
- National Planning Policy Framework ("NPPF" / "Framework") (December 2024)

Planning Assessment

Presumption in favour of sustainable development:

21. "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.
22. 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.
23. 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.
24. 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.
25. The proposed HMO would provide 8 smaller units of residential accommodation that are likely to be a more affordable type of housing that would provide greater choice and meet the needs of those people who might otherwise be unable to afford to rent or purchase a flat or house, whilst making an efficient use of the site. This affords significant weight in the planning balance.
26. 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.

Principle of development

27. 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. 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 must be applied to the provision of additional residential accommodation which meets these policy objectives.
29. In this instance, the proposal represents a form of high-density development located within the sustainable transport corridor as identified by Policy PP2 and indicated on the Proposals Map, being located in a highly sustainable location in proximity to the local services and facilities and with access to the high frequency public transport service stops (bus stations), where the majority of housing and higher density development should be directed. As such, the principle of the proposed use of the property as a large-scale HMO (higher density development) is therefore acceptable in this sustainable location where higher density development is supported in accordance with the provisions of Policies PP2, PP34 and PP35, subject to compliance with other development plan policies.

Impact on the character and appearance of the area

30. Policy PP27 of the Poole Local Plan (2018) states that development will be permitted where it reflects or enhances local patterns of development in terms of layout, height, scale, massing, materials, landscaping and visual impact.
31. 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.
32. Policy PP27 also states that development should respond to natural features on the site and not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.
33. The proposal involves a change of use of the building from single dwelling house to House of Multiple Occupation with no changes to the external façade of the building. The character of this side of Churchill Road is presented by an array of detached, semi-detached and terrace dwellings, punctuated by the occasional flatted block. The surrounding area is a mixture of styles and types of Residential properties. The buildings are of a variety of sizes and heights. The site is currently occupied by a three-storey building.
34. The proposal relates to a single dwellinghouse to be converted to a house of multiple occupation with associated amenities within the site. There is evidence of bins been placed within front

forecourt of neighbouring properties along the street. It is also a material consideration that the attached dwelling, number 88 is applying for the same.

35. It is not considered that the intensification of the occupation of the dwelling alone or in combination with the adjacent, would in itself result in harm to the character and appearance of the area, subject to addressing issues of bin storage.
36. It is expected that given the number of occupants more refuse storage will be required. Most buildings along this side of Churchill Road have bins placed within the side and front forecourt. No details of the bin store have been submitted with this application, but it is proposed to be located to the front of the property behind the brick wall. The dwelling and its forecourt are set at a level lower than the street, with the bins being a similar height to the wall, and as such would be largely screened from street scene views. The same would be for the adjacent property. As such, on this basis it is not considered that the proposal would result in adverse harm to the character of the area.
37. The proposed cycle store would be located in the garden. The existing recreational amenity area to the rear of the building is of good size that can comfortably accommodate the cycle parking structure without any detrimental effect to the wellbeing of the future occupier.

Impact on Neighbouring Residential Amenity

38. Poole Local Plan Policy PP27 expects that all forthcoming developments are required to have a good standard of design. Sub section C of the policy requires proposals to be compatible with the surrounding uses and should not prejudice and result in a harmful impact on neighbouring residential amenity when considering levels of sunlight/daylight, privacy, noise and whether the development is overbearing or oppressive.
39. The proposal does not provide any additional windows to serve its proposed habitable rooms, and would not increase its scale, bulk and massing. As such, the proposal would not result in additional harm by way of loss of privacy, overbearing impacts or loss of daylight or sunlight.
40. Concerns were raised by residents regarding the potential for harmful noise impacts. The proposal would increase the occupancy of the dwelling; however, it would still be residential in its nature and would result in noise associated with any other residential accommodation. When considered in conjunction with the proposal for the same at number 88, it is still not considered to result in a significant enough intensification of residential noise to result in adverse harm. Any antisocial behaviour – that could occur with any residential unit – can be addressed outside of the planning system in the usual way.

Living conditions of future occupiers

41. The proposed HMO would have 8 bedrooms set over three floors, all single bedrooms. The maximum occupancy of 8 will be secured by condition. Each unit will have access to natural light. One of the units will not have a good level of outlook, but will have access to a shared living area. There is also a shared garden. Overall, the proposal would provide an acceptable standard of living condition.
42. As such, it is considered that the proposed scheme would accord with the provisions of Policy PP27 of the Poole Local Plan.

Impact on highways and parking

43. The proposal would utilise existing access and parking arrangements. There is already a dropped kerb crossing allowing vehicle access to the rear via Beaconsfield Road.

44. The retention of the existing car parking would meet Parking Standards SPD (2021) guidelines of one parking space per HMO. The site is within a sustainable location (Zone B), with access to shops, services and public transport. The proposals include provision of cycle parking, which would meet guidelines. This has been secured by condition.
45. Therefore, the scheme is considered acceptable from highway perspective and development would not compromise highway safety. The proposal, therefore, would accord with Policy PP34 & PP35 of Poole Local Plan and BCP Parking Standards.

Waste collection considerations

46. With regards to refuse and recycling provision, Policy PP27 of the Poole Local Plan states that, amongst other criteria, development must provide convenient waste and recycling arrangements in accordance with the relevant standards.
47. The Council's Waste team have been consulted and raised no objection. With regards to the quantum of occupancy, they advised that should the waste produced exceed than standard, then they will need to address this via private disposal. In the interest of the character and appearance of the area, a condition has been imposed requiring the submission of a management plan of how excess waste produced by the use will be managed. It is considered that there is sufficient space on the forecourt to accommodate additional bins, if necessary.
48. Subject to this, the proposal would comply with policy PP27 of the Poole Local Plan.

Sustainability considerations

49. Policy 37 of the Poole Local Plan requires new development, where appropriate, to incorporate a proportion of future energy use from renewable sources. As this proposal is for a change of use to a HMO, and does not involve any built development, it is not considered appropriate to require such provision in this instance.

Biodiversity

50. Policy PP33 of the Poole Local Plan requires, where relevant, development to incorporate ecologically sensitive design features to secure a net gain in biodiversity. As this proposal is for a change of use to a HMO, and does not involve any built development, it is not considered appropriate to require such provision in this instance.
51. The proposal is for a change of use, and aside from a bin store and cycle store, does not propose any built development. The proposal therefore falls below the threshold for the consideration of BNG, as it would not impact priority habitat and impacts less than 25dwm of on-site habitat.

52. Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	6	@ £360	@ £129
	Proposed	8		

	Net increase	2	£720	£258
Total Contributions			£720 (plus 5% admin fee, min £75)	£258 (plus 5% admin fee, min £25)
CIL	Zone B	@	£240.85sq m	

53. 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.
54. 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 Regulation.
55. The applicant has signed section 106 legal agreement and paid the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM.

Other matters

56. The site is located within the 13.8KM – 15Km buffer zone for the New Forest Zone of Influence. The Footprint Ecology Report (2023) [New-Forest-SAMM-report-Footprint-Ecology.pdf](#) in paragraph 6.7 states that large sites just beyond the 13.8km, out to 15km may also need to provide mitigation and will be assessed on a case-by-case basis. Whilst there is no definition of a 'large site' – It is considered that the current scheme is not a large scheme and therefore would not have a significant impact upon the integrity of the New Forest SAC/ SPA/ Ramsar. Therefore, no mitigation would be required. It is considered that the proposal would accord with Policies PP32 & PP33 of Poole Local Plan and Paragraph 193 of the NPPF.

Planning Balance / Conclusion

57. The Council cannot currently demonstrate a 5-year supply of deliverable sites for housing. Furthermore, the results of the latest Housing Delivery Test, published in December 2024, confirm that an insufficient number of homes have been built in the Poole area over recent years. As a result of the shortfall, policies related to the location and supply of housing are deemed to be out of date. In such circumstances, Paragraph 11d and footnote 8 of the National Planning Policy Framework (the Framework) require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

58. The proposal would not result in adverse harm to the character of the area, to residential amenity or highway safety. The proposal would accord with the policies within the development plan, and therefore is recommended for approval, subject to conditions.

Recommendation

59. Grant, subject to the following conditions:

Conditions

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

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

2. The development hereby permitted shall only be carried out in accordance with the following approved plans:
Proposed Floor Plans and Elevation; G. N0. 25/558-04A received 12/02/2025
Existing Floor Plans & Elevation; DRWG. N0. 25/558-03 received 12/02/2025
Cycle store; DRWG. N0. 25/558-05 received 12/02/2025 received 12/02/2025
Site Plan; DRWG. N0. 25/558-02 received 12/02/2025
Block and Location Plans; DRWG. N0. 25/558-01 received 12/02/2025

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

3. The use hereby permitted shall not be occupied by any more than 8 persons at one time.

Reason: In the interest of the quality of living accommodation provided.

4. Prior to the occupation of the 6th person within the development hereby approved there shall be submitted and approved in writing by the Local Planning Authority a management plan. This management plan shall detail;
 - Details of waste storage facilities to cater for 8 persons – including their location on a block plan and elevations.
 - How such waste is disposed of including its frequency

Reason: in the interest of the character and appearance of the area.

5. No part of the development hereby permitted shall be occupied unless the access, turning and parking areas shown on approved plan have first been fully constructed and laid out in accordance with [the specification as set out in that approved plan/a specification that has first been submitted to and approved in writing by the local planning authority. 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.

6. No part of the development hereby permitted shall be occupied unless the visibility splay areas as shown on approved drawing 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.

7. No part of the development hereby permitted shall be occupied unless the bicycle store has been fully provided and laid out in accordance with the approved details. The bicycle store shall thereafter at all times be retained, and shall at all times be available for use by [all the households of the development].

Reason: To secure the provision of a secure bicycle store and access which is safe to use and to help promote alternative sustainable means of transport in relation to the development.

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

2. The applicant should note and inform future residents of the approved scheme that they may be excluded by the Council from being able to purchase on-street residents parking permit or visitors parking permits in the locality of the site. This is to reduce the transport impacts from the development due to the low levels of car parking provision being proposed.
3. This grant of permission is to be read in conjunction with the Legal Agreement dated 4TH November 2025 entered into between BCP Council and 67KR Limited.

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: BAR

Date: 12/25

Agreed by: Katie Herrington

Date: 29/12/2025

Comment:

Appropriate Assessment



Applicable to development in Poole Local Plan area

Application Ref: APP/25/00143/F

Address: 86 Churchill Road, Poole, BH12 2LU

Site Proposal: Convert a semi-detached property to an HMO (8 units)

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

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

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

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
<ul style="list-style-type: none">• Dorset Heathlands SPA• Dorset Heathlands Ramsar	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

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

<ul style="list-style-type: none"> Dorset Heaths SAC Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC 			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 and the underpinning evidence base and plan level HRA work.
<ul style="list-style-type: none"> New Forest SAC New Forest SPA and Ramsar 	BCP	Yes/	The proximity of urban development and its related effects including recreational pressures, which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.
<ul style="list-style-type: none"> 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.

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?

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

Impact: An additional 2 units (HMO)

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£527 house, £360 flat	✓ A payment of £720 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, £124 per flat	✓ A payment of £258 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.
The New Forest Strategic Access and Management Plan (October 2023). The draft New Forest	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and	£300 for dwelling	✓ A payment of £0 towards strategic access management, education and monitoring.

Access Management & Monitoring (SAMM) Strategy (October 2024)			promotion; Monitoring and research; In perpetuity mitigation and funding			
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Does the development plan, applicant's evidence or the Council's advisors indicate that additional bespoke mitigation measures are necessary? **No**

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

Part 2: Bespoke Mitigation Requirements

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

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

Issue	Proposed Mitigation measures

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

Part 3: Conclusion

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

Designated site affected	Document setting out adverse effect and mitigation strategy	Compliance with mitigation requirements		Confirmation that applicant has avoided / mitigated adverse effects on integrity for all features secured through the payment of CIL/S111/S106 and where necessary legal measures, enabling adherence to the relevant mitigation strategy
		Table 1	Table 2	
Dorset Heathlands SPA, Dorset Heathlands Ramsar, Dorset Heaths SAC, Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	Dorset Heathlands Planning Framework	✓	n/a	Yes Mitigation secured via S106 Agreement
Poole Harbour SPA, Poole Harbour Ramsar	Poole Harbour Recreation	✓	n/a	Yes Mitigation secured via S106 Agreement
	Nitrogen Reduction in Poole Harbour	✓	n/a	Yes CIL
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy	✓	n/a	Yes, no mitigation required.

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

Sign off signature.....Katie Herrington

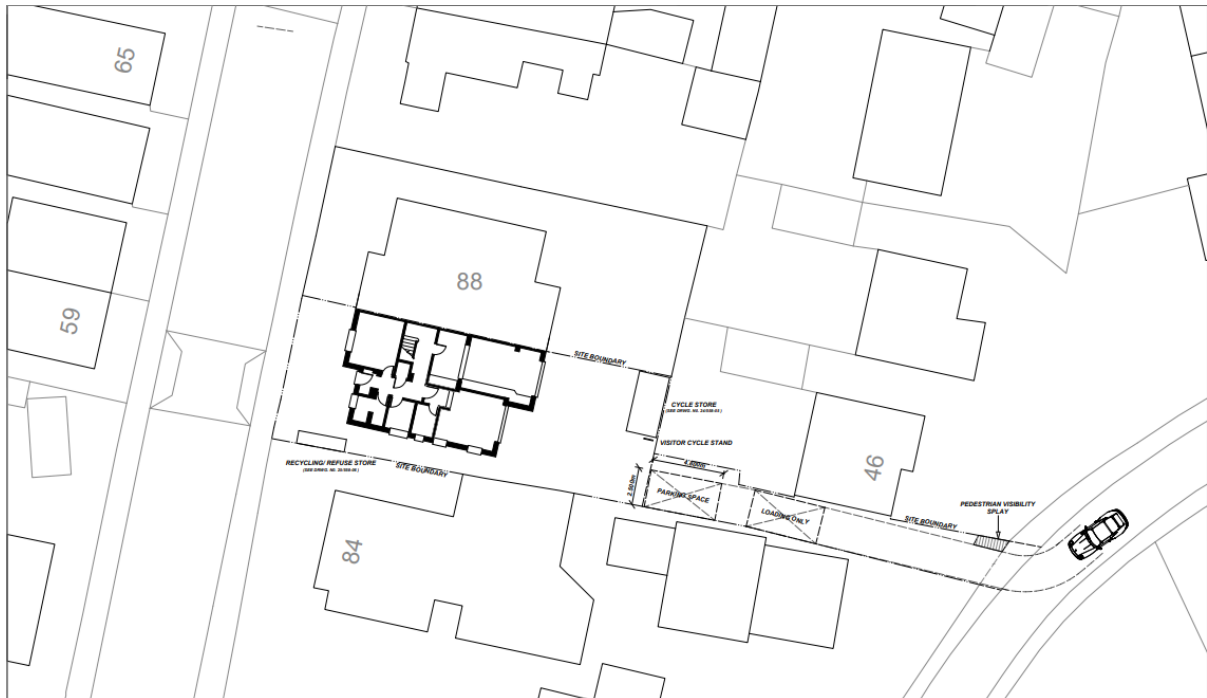
Date..... 29/12/2025



BLOCK PLAN

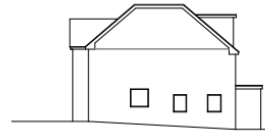


LOCATION PLAN

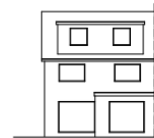




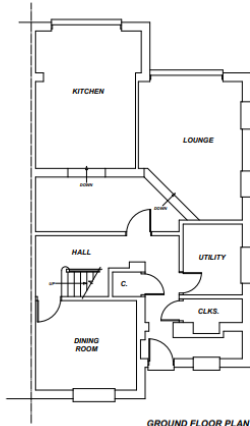
NORTH WEST ELEVATION



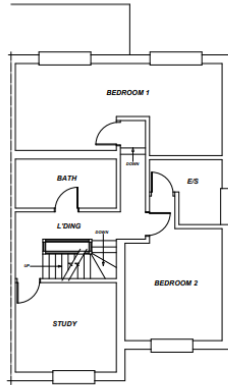
SOUTH WEST ELEVATION



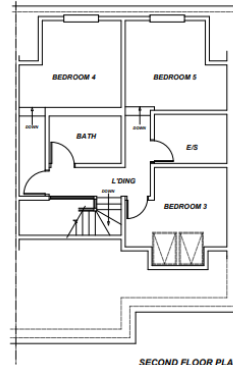
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GROUND FLOOR PLAN



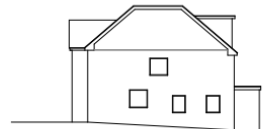
FIRST FLOOR PLAN



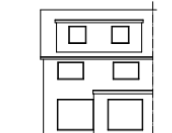
SECOND FLOOR PLAN



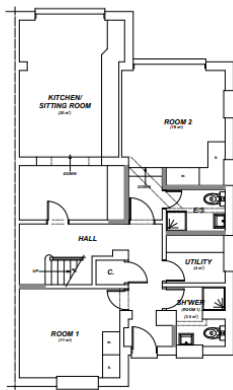
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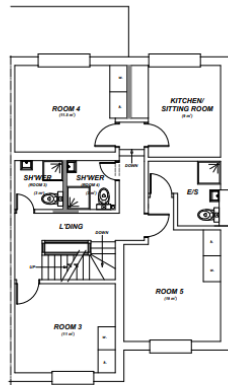
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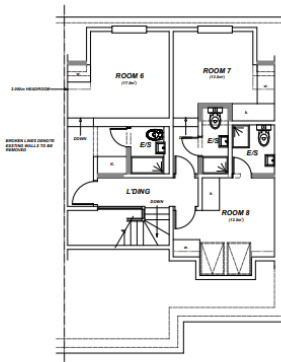
SOUTH EAST ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Planning Committee

Application Address	88 Churchill Road, Poole, BH12 2LU
Proposal	Convert semi-detached property to an HMO (8 units)
Application Number	APP/25/00144/F
Applicant	67 KR Ltd
Agent	Mr Martingales – Martingales Ltd
Ward and Ward Member(s)	Newtown & Heatherlands Cllr Millie Earl Cllr Marion Le Poidevin Cllr Sandra Mackrow
Report Status	Public
Meeting Date	15 January 2026
Summary of Recommendation	Approval for the reason(s) set out below
Reason for Referral to Planning Committee	More than 20 letters against the proposal were received.
Case Officer	Babatunde Aregbesola
Is the proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought for the conversion of semi-detached property to an HMO (8 units). For clarity, the same permission is being sought to the adjacent property number 86 Churchill Road APP/25/00143/F.

Description of Site and Surroundings

2. The application site relates to a two storey semi-detached dwellinghouse with accommodation within its roof slope. It is located on east side of Churchill Road. To the front is a front garden laid in hardstanding with access taken from Churchill Road. To the rear is an outdoor amenity area. The application site slopes downward towards the rear of the site.
3. The properties along the street vary in character and age.

Relevant Planning History:

4. APP/23/00827/F: Demolition of existing single storey rear extensions; erection of extensions to east and west (front and rear) elevations; alterations and enlargement to roof, raising the ridge height to provide habitable accommodation within roofspace, including dormers to east elevation. Approved.
5. Adjacent to the site is the application at 86 Churchill Road for 'convert semi-detached property to an HMO (8 units)' – APP/25/00143/F.

Constraints

6. The application site falls beyond 13.8km radius out to 15km of New Forest Recreation Zone.

Public Sector Equalities Duty

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

Other relevant duties

8. In accordance with 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.
9. 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.
10. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
11. 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.
12. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

13. Environmental health – Has no comment.
14. Highway Officer – No highway objections subject to condition.
15. Waste Service – the plans submitted are suitable.

Representations

16. A Site notice was posted outside the site on 13th March 2025 with an expiry date for 3rd April 2025. 50 representations were received against the proposal on the following grounds:

- Inappropriate development application given the already built-up area, lack of infrastructure and adequate parking.
- Highway safety
- Impact on residential amenity in terms of daylight.
- Increase in occupancy resulting to substantial increase in noise, rubbish, vehicles, and deliveries to the properties, deviating from their intended single-family usage.
- The proposed conversion would place an undue burden on local services and infrastructure, including: Healthcare services.
- The proposed bin storage provision is likely to be inadequate, leading to potential hygiene and vermin issues.
- Detrimental impact on residential character and community stability.
- Inadequate amenity space and overdevelopment.
- Development would set a concerning precedent for further HMOs in the area, degrading the residential character.
- Inadequate parking provisions, highway safety issues, and increased traffic congestion
- Please consider the applications together as it results in 16 HMO units and associated impacts

17. 1 letter of support was also received.

- Creates more affordable units

18. Key Issue(s)

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

- Principle of development
- Impact on character and appearance of the area
- Impact on residential amenity of future occupants and neighbouring properties
- Highway impacts
- Sustainability considerations
- Biodiversity
- Waste
- SAMM/CIL/S106

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

Policy context

21. 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...

Planning Policies

Poole Local Plan (Adopted November 2018)

- PP01 Presumption in favour of sustainable development
- PP02 Amount and Broad Location of Development
- PP27 Design
- PP28 Flats and Plot Severance
- PP32 Poole's Nationally, European and Internationally Important Sites
- PP33 Biodiversity and Geodiversity

- PP34 Transport strategy
- PP35 A Safe, Connected and Accessible Transport Network
- PP37 Building Sustainable Homes and Businesses
- PP38 Managing Flood Risk
- PP39 Delivering Poole's Infrastructure

Supplementary Planning Documents:

- BCP Parking Standards SPD (adopted January 2021)
- The Dorset Heathlands Planning Framework 2020-2025 SPD (Adopted March 2020)
- The Dorset Heathlands Interim Air Quality Strategy SPD (2020-2025)
- Nitrogen Reduction in Poole Harbour SPD
- Poole Harbour Recreation 2019-2024 Supplementary Planning Document (SPD)
- National Planning Policy Framework ("NPPF" / "Framework") (December 2024)

Planning Assessment

Presumption in favour of sustainable development:

22. 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.
23. 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.
24. 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.
25. 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.
26. The proposed development would provide 8 smaller units of residential accommodation that are likely to be a more affordable type of housing that would provide greater choice and meet the needs of those people who might otherwise be unable to afford to rent or purchase a flat or house, whilst making an efficient use of the site. This affords significant weight in the planning balance.
27. 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.

Principle of development

28. 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. 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.
29. 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 must be applied to the provision of additional residential accommodation which meets these policy objectives.
30. In this instance, the proposal represents a form of high-density development located within the sustainable transport corridor as identified by Policy PP2 and indicated on the Proposals Map, being located in a highly sustainable location in very close proximity to the local services and facilities and with access to the high frequency public transport service stops (bus stations), where the majority of housing and higher density development should be directed. As such, the principle of the proposed use of the property as a large-scale HMO (higher density development) is therefore acceptable in this sustainable location where higher density development is supported in accordance with the provisions of Policies PP2, PP34 and PP35, subject to compliance with other development plan policies.

Impact on the character and appearance of the area and conservation area

31. Policy PP27 of the Poole Local Plan (2018) states that development will be permitted where it reflects or enhances local patterns of development in terms of layout, height, scale, massing, materials, landscaping and visual impact.
32. The proposal involves a change of use of the building from single dwelling house to House of Multiple Occupation with no changes to the external façade of the building. The character of the northern side of Churchill Road is presented by an array of detached, semi-detached and terrace dwellings, punctuated by the occasional flatted block.
33. The proposal relates to a single dwellinghouse to be converted to a house of multiple occupation with associated amenities within the site. There is evidence of bins been placed within front forecourt of neighbouring properties along the street. It is also a material consideration that the attached dwelling, number 86 is applying for the same.
34. It is not considered that the intensification of the occupation of the dwelling alone or in combination with the adjacent, would in itself result in harm to the character and appearance of the area, subject to addressing issues of bin storage.

35. It is expected that given the number of occupants more refuse storage will be required. Most buildings along this side of Churchill Road have bins placed within the side and front forecourt. No details of the bin store have been submitted with this application, but it is proposed to be located to the front of the property behind the brick wall. The dwelling and its forecourt are set at a level lower than the street, with the bins being a similar height to the wall, and as such would be largely screened from street scene views. The same would be for the adjacent property. As such, on this basis it is not considered that the proposal would result in adverse harm to the character of the area.
36. The proposed cycle store would be located in the garden. The existing recreational amenity area to the rear of the building is of good size that can comfortably accommodate the cycle parking structure without any detrimental effect to the wellbeing of the future occupier.

Impact on Neighbouring Residential Amenity

37. Poole Local Plan Policy PP27 expects that all forthcoming developments are required to have a good standard of design. Sub section C of the policy requires proposals to be compatible with the surrounding uses and should not prejudice and result in a harmful impact on neighbouring residential amenity when considering levels of sunlight/daylight, privacy, noise and whether the development is overbearing or oppressive.
38. The proposal does not provide any additional windows to serve its proposed habitable rooms, and would not increase its scale, bulk and massing. As such, the proposal would not result in additional harm by way of loss of privacy, overbearing impacts or loss of daylight or sunlight.
39. Concerns were raised by residents regarding the potential for harmful noise impacts. The proposal would increase the occupancy of the dwelling; however, it would still be residential in its nature and would result in noise associated with any other residential accommodation. When considered in conjunction with the proposal for the same at number 88, it is still not considered to result in a significant enough intensification of residential noise to result in adverse harm. Any antisocial behaviour – that could occur with any residential unit – can be addressed outside of the planning system in the usual way.

Living conditions of future occupiers

40. The proposed HMO would have 8 bedrooms set over three floors, all single bedrooms. The maximum occupancy of 8 will be secured by condition. Each unit will have access to natural light. One of the units will not have a good level of outlook, but will have access to a shared living area. There is also a shared garden. Overall, the proposal would provide an acceptable standard of living condition.
41. As such, it is considered that the proposed scheme would accord with the provisions of Policy PP27 of the Poole Local Plan.
42. Impact on highways and parking
43. The proposal would utilise existing access and parking arrangements. There is already a dropped kerb crossing allowing vehicle access to the site from Churchill Road.
44. The retention of the existing car parking would meet Parking Standards SPD (2021) guidelines of one parking space per HMO. The site is within a sustainable location (Zone B), with access to shops, services and public transport. The proposals include provision of cycle parking, which would meet guidelines. This has been secured by condition.

45. Therefore, the scheme is considered acceptable from highway perspective and development would not compromise highway safety. The proposal, therefore, would accord with Policy PP34 & PP35 of Poole Local Plan and BCP Parking Standards.

Waste collection considerations

46. With regards to refuse and recycling provision, Policy PP27 of the Poole Local Plan states that, amongst other criteria, development must provide convenient waste and recycling arrangements in accordance with the relevant standards.
47. The Council's Waste team have been consulted and raised no objection. With regards to the quantum of occupancy, they advised that should the waste produced exceed than standard, then they will need to address this via private disposal. In the interest of the character and appearance of the area, a condition has been imposed requiring the submission of a management plan of how excess waste produced by the use will be managed. It is considered that there is sufficient space on the forecourt to accommodate additional bins, if necessary.
48. Subject to this, the proposal would comply with policy PP27 of the Poole Local Plan.

Sustainability considerations

49. Policy 37 of the Poole Local Plan requires new development, where appropriate, to incorporate a proportion of future energy use from renewable sources. As this proposal is for a change of use to a HMO, and does not involve any built development, it is not considered appropriate to require such provision in this instance.

Biodiversity conservation

50. Policy PP33 of the Poole Local Plan requires, where relevant, development to incorporate ecologically sensitive design features to secure a net gain in biodiversity. As this proposal is for a change of use to a HMO, and does not involve any built development, it is not considered appropriate to require such provision in this instance.
51. The proposal is for a change of use, and aside from a bin store and cycle store, does not propose any built development. The proposal therefore falls below the threshold for the consideration of BNG, as it would not impact priority habitat and impacts less than 25dwm of on-site habitat.

Section 106 Agreement/CIL compliance

Contributions Required			Dorset Heathland SAMM	Poole Harbour Recreation SAMM
Flats	Existing	6	@ £360	@ £129
	Proposed	2		
	Net increase		£720	£258

Total Contributions		£720 (plus 5% admin fee, min £75)	£258 (plus 5% admin fee, min £25)	
CIL	Zone B	@£240.85sq m		

52. 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.

53. 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

54. The applicant has signed section 106 legal agreement and paid the relevant contributions towards Dorset Heathlands and Poole Harbour Recreation SAMM.

Other matters

55. The site is located within the 13.8KM – 15KM buffer zone for the New Forest Zone of Influence. The Footprint Ecology Report (2023) [New-Forest-SAMM-report-Footprint-Ecology.pdf](#) in paragraph 6.7 states that large sites just beyond the 13.8km, out to 15km may also need to provide mitigation and will be assessed on a case-by-case basis. Whilst there is no definition of a 'large site' – It is considered that the current scheme is not a large scheme and therefore would not have a significant impact upon the integrity of the New Forest SAC/ SPA/ Ramsar. Therefore, no mitigation would be required. It is considered that the proposal would accord with Policies PP32 & PP33 of Poole Local Plan and Paragraph 193 of the NPPF.

Planning Balance / Conclusion

56. The Council cannot currently demonstrate a 5-year supply of deliverable sites for housing. Furthermore, the results of the latest Housing Delivery Test, published in December 2024, confirm that an insufficient number of homes have been built in the Poole area over recent years. As a result of the shortfall, policies related to the location and supply of housing are deemed to be out of date. In such circumstances, Paragraph 11d and footnote 8 of the National Planning Policy Framework (the Framework) require that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.

57. The proposal would not result in adverse harm to the character of the area, to residential amenity or highway safety. The proposal would accord with the policies within the development plan, and therefore is recommended for approval, subject to conditions.

Recommendation

58. Grant, subject to the following conditions:

Conditions

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

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

2. The development hereby permitted shall only be carried out in accordance with the following approved plans:
Proposed Floor Plans and Elevation; G. N0. 25/559-04A received 12/02/2025
Existing Floor Plans & Elevation; DRWG. N0. 25/559-03 received 12/02/2025
Cycle store; DRWG. N0. 25/559-05 received 12/02/2025 received 12/02/2025
Site Plan; DRWG. N0. 25/559-02 received 12/02/2025
Block and Location Plans; DRWG. N0. 25/559-01 received 12/02/2025

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

3. The use hereby permitted shall not be occupied by any more than 8 persons at one time.

Reason: In the interest of the quality of living accommodation provided.

4. Prior to the occupation of the 6th person within the development hereby approved there shall be submitted and approved in writing by the Local Planning Authority a management plan. This management plan shall detail;
 - Details of waste storage facilities to cater for 8 persons – including their location on a block plan and elevations.
 - How such waste is disposed of including its frequency

Reason: in the interest of the character and appearance of the area.

5. No part of the development hereby permitted shall be occupied unless the access, turning and parking areas shown on approved plan have first been fully constructed and laid out in accordance with [the specification as set out in that approved plan/a specification that has first been submitted to and approved in writing by the local planning authority. 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.

6. No part of the development hereby permitted shall be occupied unless the visibility splay areas as shown on approved drawing 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.

7. No part of the development hereby permitted shall be occupied unless the bicycle store has been fully provided and laid out in accordance with the approved details. The bicycle store shall thereafter at all times be retained, and shall at all times be available for use by [all the households of the development].

Reason: To secure the provision of a secure bicycle store and access which is safe to use and to help promote alternative sustainable means of transport in relation to the development.

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

2. The applicant should note and inform future residents of the approved scheme that they may be excluded by the Council from being able to purchase on-street residents parking permit or visitors parking permits in the locality of the site. This is to reduce the transport impacts from the development due to the low levels of car parking provision being proposed.
3. This grant of permission is to be read in conjunction with the Legal Agreement dated 4TH November 2025 entered into between BCP Council and 67KR Limited.

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: BAR

Date: 12/25

Agreed by: Katie Herrington

Date: 29/12/2025

Comment:

Appropriate Assessment



Applicable to development in Poole Local Plan area

Application Ref: APP/25/00144/F

Address: 88 Churchill Road, Poole, BH12 2LU

Site Proposal: Convert a semi-detached property to an HMO (8 units)

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

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

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

Designated site	Applicable plan area	Likely Significant Effect?	Adverse effects caused by:
<ul style="list-style-type: none">• Dorset Heathlands SPA• Dorset Heathlands Ramsar	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

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

<ul style="list-style-type: none"> Dorset Heaths SAC Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC 			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 and the underpinning evidence base and plan level HRA work.
<ul style="list-style-type: none"> New Forest SAC New Forest SPA and Ramsar 	BCP	Yes/	The proximity of urban development and its related effects including recreational pressures, which arise from this development, requires measures to avoid and mitigate the effects. The impact of residential development on these sites and the suitability and robustness of avoidance and mitigation measures has already been considered as set out in the New Forest National Park Revised Habitat Mitigation Scheme SPD (July 2020). Footprint Ecology - New Forest Strategic Access Management and Monitoring Strategy (2023), New Forest Strategic Access Management and Monitoring Strategy (2023); and the draft New Forest Access Management & Monitoring (SAMM) Strategy and the underpinning evidence base and plan level HRA work.
<ul style="list-style-type: none"> 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.

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?

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

Impact: An additional 2 units (HMO)

Mitigation Strategy	Applicable plan area	Scheme	Specific Project	Cost per home	This application is mitigated by
Dorset Heathlands Planning Framework	BCP	SAMM	SAMMs measures undertaken by the Council and the Urban Heaths Partnership	£527 house, £360 flat	✓ A payment of £720 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, £124 per flat	✓ A payment of £258 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.
The New Forest Strategic Access and Management Plan (October 2023). The draft New Forest	BCP	SAMM	Access management within the designated sites; Alternative recreational greenspace sites and routes outside the designated sites; Education, awareness and	£300 for dwelling	✓ A payment of £0 towards strategic access management, education and monitoring.

Access Management & Monitoring (SAMM) Strategy (October 2024)			promotion; Monitoring and research; In perpetuity mitigation and funding			
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Does the development plan, applicant's evidence or the Council's advisors indicate that additional bespoke mitigation measures are necessary? **No**

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

Part 2: Bespoke Mitigation Requirements

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

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

Issue	Proposed Mitigation measures

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

Part 3: Conclusion

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

Designated site affected	Document setting out adverse effect and mitigation strategy	Compliance with mitigation requirements		Confirmation that applicant has avoided / mitigated adverse effects on integrity for all features secured through the payment of CIL/S111/S106 and where necessary legal measures, enabling adherence to the relevant mitigation strategy
		Table 1	Table 2	
Dorset Heathlands SPA, Dorset Heathlands Ramsar, Dorset Heaths SAC, Dorset Heaths (Purbeck & Wareham) & Studland Dunes SAC	Dorset Heathlands Planning Framework	✓	n/a	Yes Mitigation secured via S106 Agreement
Poole Harbour SPA, Poole Harbour Ramsar	Poole Harbour Recreation	✓	n/a	Yes Mitigation secured via S106 Agreement
	Nitrogen Reduction in Poole Harbour	✓	n/a	Yes CIL
New Forest SAC, New Forest SPA and New Forest Ramsar site	The draft New Forest Access Management & Monitoring (SAMM) Strategy	✓	n/a	Yes, no mitigation required.

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

Sign off signature.....Katie Herrington

Date..... 29/12/2025

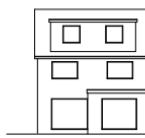


BLOCK PLAN

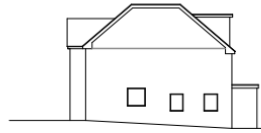


LOCATION PLAN





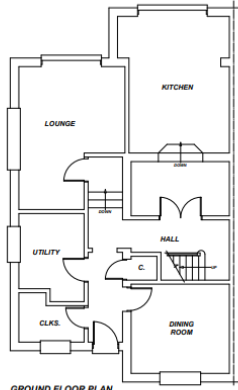
SOUTH EAST ELEVATION



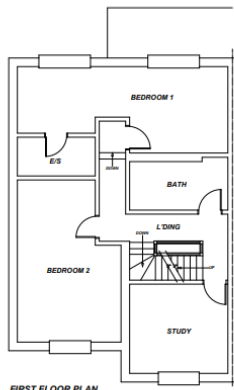
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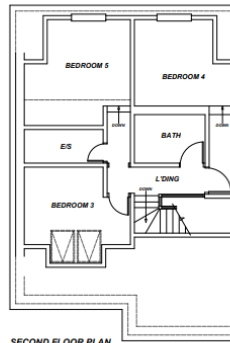
NORTH WEST ELEVATION



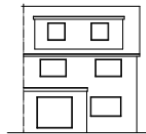
GROUND FLOOR PLAN



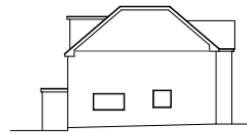
FIRST FLOOR PLAN



SECOND FLOOR PLAN



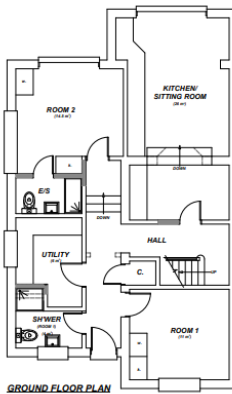
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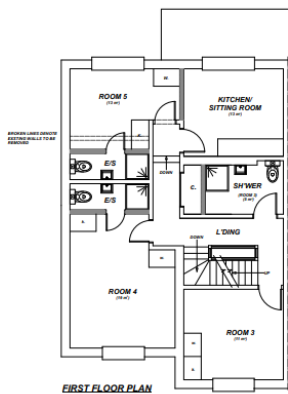
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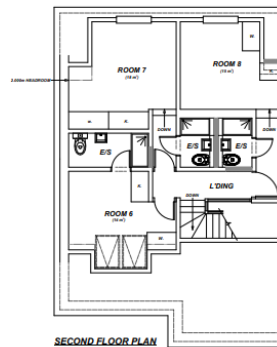
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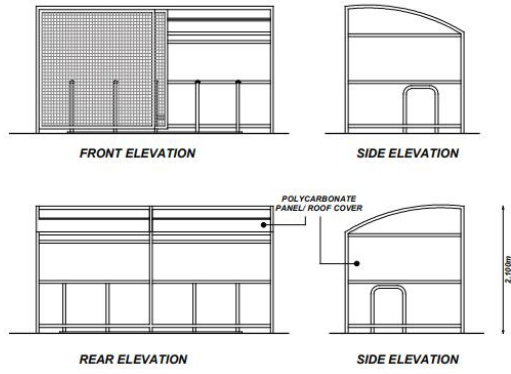
GROUND FLOOR PLAN



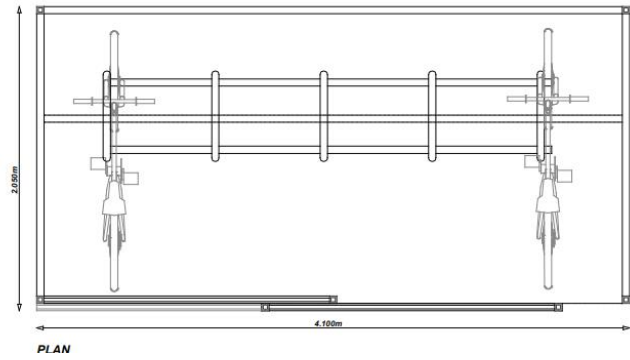
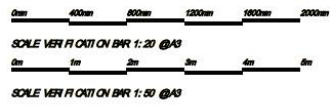
FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPICAL OXFORD CYCLE SHELTER



PLAN

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Planning Committee

Application Address	34 Buccleuch Road, Poole, BH13 6LF
Proposal	Demolish existing property and erect a block of 13 flats with associated parking, access and landscaping
Application Number	P/25/02147/FUL
Applicant	MSA Developments (Buccleuch) Ltd
Agent	Miss Clare Bolton, Chapman Lily Panning Ltd
Ward and Ward Member(s)	Canford Cliffs Cllr John Challinor Cllr Gavin Wright
Report Status	Public
Meeting Date	15 January 2026
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	In excess of 20 letters received contrary to the recommendation to approve
Case Officer	Caroline Palmer
Is the proposal EIA Development?	No

Description of Proposal

1. Planning permission is sought to demolish the existing detached house on the application site and to erect a block of 13 flats with associated parking, access and landscaping.

Description of Site and Surroundings

2. The site is located on the southern side of Buccleuch Road, at its junction with The Avenue and is occupied by a large, detached house with an attached garage, that is orientated to front Buccleuch Road. The area is wholly residential in character and comprises large, detached houses set within spacious plots along Buccleuch Road and large detached houses and purpose-built blocks of flats that are also set in large plots along the Avenue, resulting in a spacious appearance and low density of development.

3. There are large, mature, preserved trees on and around the site and the dominance of landscaping over built form is a strong characteristic of the area. There are a variety of trees and large shrubs around the boundaries of the site, including hedges along the highway verge to The Avenue.
4. There are two vehicular accesses to the site, both from Buccleuch Road, providing an 'in-and-out' access arrangement, as well as a pedestrian access in the southeast corner of the garden to the boundary with The Avenue.
5. Whilst the site is located in close proximity to Branksome Chine and the beach, due to the topography of the land it is significantly raised above the shore and is located outside of any tidal flood zones. Ground levels continue to rise to the north along The Avenue, and gradually along Buccleuch Road to the west. The application site is located within the Coastal Zone and Shoreline character area.

Relevant Planning History

6. There are two previous applications on the application site that are pertinent to the current proposal:
 - **APP/23/00343/P:** Outline planning permission to demolish existing dwelling and erect a single block of 10 flats with basement parking and access from The Avenue with matters of access, appearance, layout and scale to be agreed. Same design scheme as approved under planning application ref: APP/20/00052/F albeit with additional cycle parking. **Permission granted 21/08/2023.**

This consent has not been implemented but remains extant.

- **APP/20/00052/F:** Demolish existing dwelling and erect a single block of 10 flats with basement parking. **Permission granted 10/07/2020.**

Constraints

7. The application site is covered by Tree Preservation Orders (TPOs).
8. The site is located within the Coastal Zone and Shoreline Character Area.
9. The site is also located within the Poole Harbour Nutrient Catchment Zone.

Public Sector Equalities Duty

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

Other relevant duties

11. In accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) ("the Habitat Regulations), for the purposes of this application, appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
12. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or geological or physiographical features by reason of which the site is of special scientific interest.
13. For the purposes of section 40 Natural Environment and Rural Communities Act 2006, in assessing this application, consideration has been given as to any appropriate action to further the "general biodiversity objective".
14. For the purposes of this application, in accordance with section 2 Self-build and Custom Housebuilding Act 2015, regard has been had to the register that the Council maintains of individuals and associations of individuals who are seeking to acquire serviced plots in the Council's area for their own self-build and custom housebuilding.
15. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
16. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

17. The following consultation responses have been received in relation to the latest set of amended plans submitted:
18. **BCP Highway Authority** - No objection subject to conditions and informatives (see highways section below for further detail).
19. **BCP Tree Team** – No objection to the scheme subject to the imposition of conditions.
20. **BCP Ecology** – No objection to the scheme, subject to conditions requiring the implementation of the measures within the Ecology Survey.
21. **BCP Lead Local Flood Risk Authority**- No objection to the scheme, subject to conditions (see drainage section below for further details).
22. **BCP BNG Officer** – No objection to the scheme subject to conditions and a section106 securing the BNG monitoring fee.

23. **BCP Urban Design Officer** – Objects to the scheme due to the height, massing, design and lack of disabled access.
24. **BCP Waste and Recycling** – No objection to the scheme.
25. **BCP Environmental Health** – No objection subject to a condition requiring the submission of an Air Quality Assessment.
26. **Dorset Police** – No objection, provides advice regarding security standards and measures.
27. **Dorset and Wiltshire Fire and Rescue Service** – No objection subject to the proposals being built in line with the relevant building regulations legislation.
28. **Natural England** – Statutory response given. No objection subject to Appropriate Assessment.
29. **The Society for Poole** – Objection due to the impact on the character of the area, the failure to demonstrate the required BNG, the impact on infrastructure and services, the lack of sustainability, the impact on highway safety, and the overdevelopment of the site.

Representations

30. Site notices were erected around the site on 7th July 2025 with an expiry date of 28th July 2025.
31. 35 letters of objection have been received raising concerns including:
 - The impact on the character of the area
 - The impact on highway safety and car parking
 - The relocation of the access to the site to Buccleuch Road (previously approved scheme fronted The Avenue)
 - The height, scale, design and density of the proposal
 - The overdevelopment of the site
 - The impact on local infrastructure and services
 - The setting of a precedent
 - The loss of privacy and outlook to neighbours
 - Noise, air and light pollution
 - The impact on house prices in the area
 - Inaccuracies in the Planning Statement in relation to vegetation, description of the site etc
 - The potential for the use of flats as Air B n Bs or similar
 - Drainage issues
 - The impact on wildlife
 - The impact on trees
 - The impact on the nearby Conservation Area and Listed Buildings
 - The fact that there are covenants on properties in Buccleuch Road
 - The behaviour of the applicant in terms of the submission of a number of applications on sites with incremental increases in the quantum and scale of developments
 - Inappropriate comparisons by the applicant

Key Issues

32. The key issues involved with this proposal are:

- Presumption in favour of sustainable development
- Principle of development
- Impact on the character of the area
- Impact on the amenities of neighbouring homes
- Impact on highway safety and car parking
- Impact on trees
- Sustainability issues
- Waste management issues
- Drainage issues
- Ecology issues
- Biodiversity issues
- Affordable housing
- Section 106/contributions
- Miscellaneous issues

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

Policy Context

34. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that planning applications must be determined in accordance with the development plan for an area, except where material considerations indicate otherwise. The development plan in this case comprises the Poole Local Plan (Adopted 2018). The relevant policies are as follows:

35. 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
- PP11: Affordable 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

36. Supplementary Planning Documents

- Dorset Heathlands Planning Framework (2020-2025)
- Poole Harbour Recreation SPD (2019-2024)
- Nitrogen Reduction in Poole Harbour (Adopted Feb 2017)
- Parking Standards SPD (adopted January 2021)
- Affordable Housing SPD (2011)

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

Including in particular the following:

Section 2 – Achieving Sustainable Development

Paragraph 11 –

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

.....

For decision-taking this means:

(c) approving development proposals that accord with an up-to-date development plan without delay; or

(d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

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

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment

Planning Assessment

Presumption in favour of sustainable development

39. 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.
40. 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.
41. 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.

42. 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. As such, the tilted balance is engaged.
43. In this instance, the scheme would provide 12 additional dwellings 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.
44. For this planning application the benefits provided from the supply of 12 new homes is considered to carry significant weight in the planning balance.

Principle of development

45. 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.
46. 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. 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.
47. 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.
48. The proposed development site is located outside the sustainable transport corridor as identified by Policy PP2 of the Poole Local Plan and as indicated on the Proposals Map. As such, the principle of the residential development on site would only be acceptable on balance, if it complies with all other adopted policies.

Impact on the character of the area

49. The application site is a corner plot, located at the junction of Buccleuch Road and The Avenue. The area is residential in character, with Buccleuch Road being characterised by detached dwellings set within generous plots, many dominated by vegetation and soft

landscaping. The Avenue is characterised by larger buildings, with flats forming part of the character.

50. It is noted that BCP's Urban Design Officer has some objections to the proposed scheme in relation to the height, massing, design and lack of disabled access. However, whilst these issues are noted, consideration must be given to the planning history on the site, and what the fall-back position is. This will be discussed below. The issue of disabled access will be considered further through the building regulations legislation.
51. There is an extant planning consent for 10 flats on the application site (APP/23/00343/P), with the access for that scheme being taken from The Avenue. This scheme forms part of the material planning considerations in this case as it represents a material fall-back position.
52. The plot rhythm along Buccleuch Road changes at the west boundary with No.32, to a finer grain and regular rhythm, which is not apparent from The Avenue. The proposals would not sever the plot or break up the frontage lengths on either road frontage, thereby preserving the contribution of the plot size to the character of both Buccleuch Road and The Avenue.
53. The current application is for 13 flats within a building of a different scale and design to that previously approved – adding a further three units, thus intensifying the use of the site. The extant scheme was a four-storey building, with the entirety of the basement floor below ground. The building therefore read as a three-storey building in the street scene. The design of the block also had a horizontal emphasis that is largely derived from fenestration arrangement and horizontal banding of the external walls between the floor levels.
54. The currently proposed building is also four-storeys high, but with all four of these storeys visible above ground. There is some soft landscaping proposed to the Buccleuch Road elevation, although this would take some time to become established and would also be unlikely to screen the bottom floor of the proposed building entirely. The design of the proposed building also has more vertical emphasis. It is therefore acknowledged that the proposed building would be overtly four storeys in height within a street scene which is predominantly characterised by two and three storey houses.
55. However, the proposed height would be very similar to that of the previously approved block and would not be significantly higher than the houses leading down Buccleuch Road. Given the fact that the application site is a corner plot and also read within The Avenue, the visible fourth floor would not be so significant as to warrant the refusal of the scheme and the overall scale and massing of the proposed block of flats could be absorbed within the site.
56. Revised plans submitted during the application process have amended the design of the proposed building to incorporate curved terraces on the north-east corner. This has the effect of softening the impact of the larger building when viewed on entering Buccleuch Road. The proposed fourth floor would also be slightly recessed, which also assists with the integration of the impact of the proposed block on the street scene of Buccleuch Road.
57. The proposed relocation of the vehicular access to Buccleuch Road (since the previously approved scheme) is a positive change, as it reduces disruption to the established boundary treatment along The Avenue. However, this does necessitate the removal of a portion of the front boundary wall in Buccleuch Road. The existing wall and vegetation are attractive, well-established features that contribute to the character of the frontage. The proposed landscape scheme submitted as part of the application shows the planting of soft landscaping along this boundary, which would assist in preserving the character of the street scene. The

implementation of the landscaping scheme can be secured by the imposition of a condition. This would again assist the integration of the proposed flats into the street scene.

58. The scheme also proposes a pedestrian access into the site from The Avenue, which is supported.
59. The balance between built form and soft landscape, which is a key characteristic of the area, would clearly be altered by the proposed scheme. However, the retained trees and landscaping, as well as the replacement trees and proposed soft landscaping, would ensure that the impact of the development would be softened and that landscape would form part of the character of the site with an acceptable balance between the built form and soft landscape being retained.
60. In conclusion, the scale, height, design and site coverage of the proposed building, subject to conditions, would preserve the character of this corner plot and the block would serve as a transition site from the larger blocks that are characteristic of The Avenue, to the more domestic scale houses that are evident along Buccleuch Road. As such, the proposed scheme would comply with the relevant provisions of Policies PP27 and PP28 of the Poole Local Plan (2018).
61. Given the location of the site and the scale of the proposed building, the proposed scheme would not have a significant impact upon the Coastal Zone and Shoreline Character Area.

Impact on the amenities of neighbouring homes

62. Due to the corner location, design, layout and separation distance to No.32 Buccleuch Road and No.21 Buccleuch Road, the amenity; outlook; daylight; and privacy of the neighbours would be preserved.
63. The separation distance between the proposed building and the neighbouring building at No.32 Buccleuch Road, would be in excess of approximately 19 metres, which is considered to be a sufficient distance within an urban context so as not to give rise to a material loss of privacy to the occupiers of that dwelling. It is also similar to the separation distance approved by the previous scheme, albeit with the building being of a different design.
64. The distance between the proposed block of flats and the neighbouring home at No.32 Buccleuch Road would also be sufficient so as not to result in any material loss of sunlight/daylight or outlook from that property, especially given that the proposed flats would share a boundary with the side of that neighbouring property.
65. The separation distance between the flats at No.56 The Avenue and the proposed block of flats would be significantly less than the distance from the neighbouring plot at No.32 Buccleuch Road. The side to side distance between the proposed development and the existing block of flats at No.56 The Avenue would be only approximately 7 metres. The proposed scheme includes a number of windows on the south elevation, as well as terraced areas at the front of the building at first, second and third floor levels. However, the side (north) elevation of the building at No.56 The Avenue has been designed with minimal windows, which would limit any loss of privacy caused to the flats in that building by the proposed windows on the south elevation.
66. Nevertheless, the proposed terraces/balconies to the front of the proposed development would be sited in a position which could give rise to some degree of oblique overlooking towards the neighbouring flats. As such, a condition requiring the erection of 1.8

metre obscure glazed screen to the southern side of those terraces/balconies should be imposed, thereby overcoming any issues of loss of privacy to the neighbouring flats and between the proposed flats themselves. Such a condition can be reasonably imposed.

67. Given its design and siting, as well as the siting of the neighbouring properties and the retained landscaping, when viewed from the public realm and nearby private gardens, the proposed building would not appear to be overbearing or highly prominent.
68. Due to the space around the site and the orientation of the site, the proposal would not give rise to significant levels of overshadowing to the neighbouring properties.
69. All of the proposed flats would be of a size in excess of the national space standards; have access to the shared garden and/or to private terraces or balconies.
70. Adequate amenity and privacy would therefore be achieved for all residents.
71. The proposal is therefore considered to comply with the amenity and privacy requirements as set out in Policies PP27 and PP28 of the Poole Local Plan (2018).

Impact on highway safety and car parking

72. The application site currently benefits two vehicular accesses, both from Buccleuch Road, providing an 'in-and-out' access arrangement. One of these existing vehicular accesses would be utilised and widened to provide access to the site, whilst the other would be closed up which will require the reinstatement of the kerbs and footway across the closed access. The new access arrangements to the site would require the repositioning of a streetlight that would need to be approved by the Council's Street Lighting team as a separate process to this planning application. All works associated with the footway works, including the repositioning of the streetlight, would have to be undertaken at the applicant's expense.
73. The proposed vehicular access to the site would be wide enough at the entrance to allow for vehicle passing that would prevent the need for vehicles having to wait on the highway when entering the site whilst a vehicle is exiting the site. Pedestrian visibility splays are also provided on either side of the access, which are acceptable and would ensure pedestrian safety.
74. The gradient of the vehicle access is shown on the plans and although there is a relatively steep section at 1:6, this is within the acceptance levels set out within the 'Design Recommendations for Multi-Storey and Underground Car Parks' (June 2002), for a straight ramp where the fall is less than 1.5m and with provision of transition slopes at the top and bottom of the ramp.
75. A scheme of lighting along the access road and within the car parking area and along the pedestrian route to the cycle store to further enhance pedestrian safety would be required and this can be secured by condition.
76. There are sufficient car parking spaces proposed for the residential units, based on the size of the proposed units, that would accord with the Council's adopted parking standards as set out in the BCP Parking Standards SPD (January 2021).
77. There is also an adequate turning aisle between the sets of car parking spaces that would enable vehicles to turn within the site and exit the site in a forward gear.

78. A secure and covered cycle store is proposed for the provision of 32 bikes using Sheffield stands, which is considered acceptable. An internal door to the cycle store has been included in the amended plans. This would enable residents to access the cycle store without the need to navigate the exterior pathway to the main building entrance and would likely further encourage the use of cycles. The gradient of the pathway leading to the cycle store is shown as 1:14 on the site plan, which would be acceptable.
79. Electric gates are proposed at the vehicular access to the site, and these are set back into the site, so that vehicles can wait off the highway whilst they are operated. However, the operation of the gates would need to allow for visitors to access the visitor car parking within the site, whether this was through automatic gates that open for any vehicle approaching, an entrance system that would allow for visitors to contact residents within the flats to open the gates or a keypad system where the entrance code could be given to visitors. These details should be secured by condition.
80. The Local Highway Authority therefore supports the scheme, subject to the imposition of the relevant conditions and informatives.

Impact on Trees

81. BCP's Arboricultural Officer has been consulted on the application and has worked with the applicant's arboriculturalist throughout the application process in order to address any issues relating to the impact of the proposed development on those trees that are to be retained.
82. The amended arboricultural information submitted during the course of the application is considered to be acceptable. That information shows that level changes, retaining wall construction and the driveway/parking construction method within the root protection area (RPA) of trees has been adjusted and demonstrates that the proposal can be undertaken in a manner that would not be materially harmful to those trees that are to be retained within, and adjacent to, the application site, subject to adherence to the implementation of the tree protection measures set out in the Arboricultural Method Statement (AMS) and as shown on the Tree Protection Plan (TPP).
83. The amended Landscape Plan (revision F) has been submitted and shows the details of the species, size and location of replacement tree and landscape planting. The submitted landscape scheme is considered to be acceptable.
84. As such, the Council's Arboricultural Officer has no objection to the proposal subject to the imposition of conditions requiring the implementation of the tree protection details set out in the Arboricultural Method Statement and Tree Protection Plan; the provision of arboricultural supervision; the submission of details relating to the final and temporary services, Cellular Confinement System and soil retention system adjacent to and within the RPA of trees for approval by the LPA, and the implementation of the landscape scheme.

Sustainability Issues

85. Being a new build, it would be readily possible to deliver an energy efficient and sustainable development in accordance with the Building Regulations. In accordance with the provisions of Policy PP37, a condition should be imposed to ensure that 20% of the scheme's energy needs are secured from on-site sources of renewable energy

Waste Management Issues

86. The BCP Waste and Recycling Officer has been consulted on the proposed development.
87. For a development of 13no flats, as proposed by this current application, provision should be made for 3 x 1100L recycling bins and 2 x 1100L and refuse bins collected fortnightly on alternate weeks, and 2 x 140L food waste bins (collected weekly once this service is introduced).
88. The proposed bin store is of a suitable size to accommodate the number of containers required. The bin store would be positioned within a suitable distance of the public highway to facilitate collections. The most recent Site Plan shows a suitably sized bin store door, pathway and access to the highway.
89. The plans are therefore suitable from a Waste Collection Authority perspective.

Drainage Issues

90. The Council's Inland Flood Risk Management (iFRM) team, as relevant Lead Local Flood Authority (LLFA) has assessed the submitted Flood Risk Assessment and Drainage Strategy and has advised that ideally another catchpit would be provided for pollution mitigation, and finished floor levels as well as cover and invert levels for inspection chambers should also have been shown on the submitted plan.
91. Notwithstanding these comments, the LLFA has no in-principle objection to the proposed conceptual scheme on flood risk or surface water management grounds, subject to the imposition of conditions relating to the requirement for the submission and approval of detailed proposals for the management of surface water (including provision of final and substantiated drainage designs), to strictly accord with the approved flood risk assessment and drainage strategy, and a scheme for the maintenance and management of the approved Surface Water Management scheme.
92. These conditions can reasonably be secured.

Ecology Issues

93. The submitted 'Ecological Impact Assessment 34 Buccleuch Road, Poole' by Abbas Ecology has included the provision of two bird boxes as biodiversity enhancement. However, the installation of bat box/tubes would be more appropriate in this location.
94. Should the application be granted permission, a condition requiring the implementation of the biodiversity recommendations as given in section 6 of 'Ecological Impact Assessment 34 Buccleuch Road, Poole' by Abbas Ecology should be imposed.
95. In addition, a condition requiring the installation of at least two bat bricks/tubes should also be imposed.
96. Furthermore, a further condition prohibiting the clearance of vegetation to be undertaken outside of the bird breeding season (1st March to 31st August inclusive). The above conditions can be reasonably imposed.

Biodiversity Issues

97. 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.
98. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 and paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ensures that approved permissions is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan.
99. A Biodiversity Metric has been submitted with the application. The metric demonstrates that 10% BNG cannot be achieved on site.
100. As no further gain that can be counted towards the 10% can be provided within the curtilage of the development as set out in the Natural England BNG Guidance, it is considered that in this case the design and layout of the proposal has retained as many habitats, particularly those of moderate distinctiveness, as is possible and as such, though the 10% BNG cannot be achieved, it is accepted and the remainder of the 10% target can be achieved when the statutory condition is discharged prior to commencement, by way of purchasing other biodiversity units, or if this is not possible, biodiversity credits.
101. A condition should be imposed to require the submission of a Habitat Management and Monitoring Plan (HMMP) and the S106 relating to this application should secure BNG monitoring fees of £3,679.00 to cover statutory 30-year period.
102. Therefore, the proposal can be made acceptable and in accordance with the relevant legislation and Policy PP33 of the Poole Local Plan by way of a mixture of retention and enhancement and purchasing units or credits.
103. In terms of species enhancements, Paragraph 193 of the NPPF requires significant harm to biodiversity as a result of development to be avoided. Where it cannot be avoided it should be adequately mitigated or as a last resort, compensated for. In addition, improvements to biodiversity in and around the site should be integrated into the design to secure measurable net gains for biodiversity.

Affordable Housing

104. Given that the proposal is for 13 units, the proposed scheme qualifies for assessment of its ability to deliver a contribution towards affordable housing. An independent review of the scheme's viability (carried out by the District Valuer) has concluded that given that actual specifications are unknown and build costs may significantly affect viability, the Council could agree to a surplus contribution of £87,467 at this stage, subject to a late-stage review mechanism. This review would take place once actual build costs are confirmed, allowing the viability of the proposed development to be reassessed at that point.
105. This requirement will be secured through a Section 106 Agreement.

Section 106/Contributions

106. 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.
107. 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.
108. 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.
109. The applicant will be entering into a Section 106 Agreement in order to secure the required SAMMS contributions and affordable housing contribution. The proposal will accord with the provisions of Policies PP32 and PP39 of the Poole Local Plan and the Dorset Heathlands SPD once the s106 has been signed and sealed.
110. 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	1	@ £527	@ £187
	Proposed	0		
	Net increase	0	- £527	- £187
Flats	Existing	01	@ £357.45	@ £129
	Proposed	12		

	Net increase	13	£4,680	£1,677
Total Contributions			£4,320 (plus admin fee)	£1,490 (plus admin fee)
CIL	Zone A		@ £282.80sq m	

Miscellaneous Issues

111. The other issues raised by the letters of representation will now be addressed:

- a. **Impact on local infrastructure:** this is addressed through the CIL contributions required in the event that planning consent is granted.
- b. **The setting of a precedent:** each planning application is considered on its own merits and in relation to the context of the site and surroundings.
- c. **The impact on house prices:** this is not a material planning consideration and cannot therefore constitute a reason for refusal.
- d. **The use of the flats as Air BnBs:** the planning application can only be assessed based on the plans submitted and in line with the relevant policies and legislation.
- e. **Covenants:** the existence of covenants is not a material planning consideration, but a legal matter.
- f. **Pattern of planning behaviour (incremental increase in number of flats through the submission of numerous application);** there is no limit on the number of applications that an applicant can submit. Each application is considered on its own merits.

Planning Balance / Conclusion

112. Given the shortfall of the number of homes delivered, the balance is tilted in favour of sustainable development and granting planning permission except where the benefits are significantly and demonstrably outweighed by the adverse impacts or where specific policies in the NPPF provide a clear reason for refusal.
113. It is recognised that as the site is not designated and does not engage any of the policies relating to protected areas and assets as set out in footnote 7 of paragraph 11 of the NPPF that provide a clear reason for the refusal of this application, the presumption in favour of sustainable development is engaged and the 'tilted balance' needs to be applied.
114. The tilted balance approach therefore forms a material consideration in this case. In this instance, the Council is unable to demonstrate a five-year supply of deliverable housing sites in accordance with paragraph 74 of the National Planning Policy Framework (NPPF). As such, relevant policies for the supply of housing would not be considered up-to-date and paragraph 11d(ii) should therefore be applied.
115. The provision of new housing in an accessible and existing residential area, would make a positive and significant contribution towards boosting housing supply in line with the framework. The provision of 13no flats (net gain of 12 units) would also contribute towards the housing choice in the local area.

116. This would, in turn, provide employment during construction, albeit this would be time limited. There would also be other social and economic benefits to the wider area, as well as potential environmental benefits, which also would be limited by the scale of the development. In view of limited scale of the proposed development, the Council will attribute this significant weight.
117. The proposal would preserve the character and appearance of the area and the amenities of neighbouring homes. Subject to the imposition of relevant conditions and for the reasons given in the above report, the proposal is acceptable in relation to highways, trees, ecology, waste and drainage. The proposal would therefore comply with the relevant policies of the Poole Local Plan.

Recommendation

118. GRANT permission for the reasons as set out in this report subject to:

- the following conditions with power delegated to the Head of Planning Operations (including any officer exercising their powers if absent and/or the post is vacant, and any other officer nominated by them for such a purpose) to alter and/or add to any such conditions provided any alteration/addition in the opinion of the Head of Planning (or other relevant nominated officer) does not go to the core of the decision; together with
- a deed pursuant to section 106 Town and Country Planning Act 1990 (as amended) securing the terms below with power delegated to the Head of Planning (including any officer exercising their powers if absent and/or the post is vacant and any other officer nominated by them for such a purpose) to agree specific wording provided such wording in the opinion of the Head of Planning (or other relevant officer) does not result in a reduction in the terms identified in this report.

Section 106 terms:

- a. The required Heathland (£4,320 + admin) and Harbour (£1,490 + admin) SAMMs contributions
- b. A contribution of £87,467 towards off-site affordable housing, with a late-stage review mechanism.
- c. BNG monitoring fees of £3,679.00 to cover the statutory 30 year period.

Conditions and Informatives

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 and documents:

Drawing number 9881/100 revision F (site plan) received 13.11.2025

Drawing number 9881/101 revision D (floor plans 1 of 2) received 25.09.2025

Drawing number 9881/102 revision D (floor plans 2 of 2) received 25.09.2025

Drawing number 9881/103 revision C (elevations 1 of 2) received 25.09.2025

Drawing number 9881/104 revision E (elevations 2 of 2) received 10.12.2025

Drawing number 9881/105 revision C (street scene & 3d view 1 of 2) received 25.09.2025

Drawing number 9881/106 revision C (street scene & 3d view 2 of 2) received 25.09.2025
 Drawing number 9881/107 revision E (indicative drainage plan) received 13.11.2025
 Drawing number 9881/110 revision F (landscape plan) received 09.12.2025
 Drawing number DS/35325/AC Tree Protection Plan and AMS received 28.11.2025
 Environmental Impact Assessment by Abbas Ecology dated 05.12.2025 (Reference Number: AE 6117 WM) received 09.12.2025
 BNG Post Intervention Plan by Abbas Ecology received 09.12.2025.

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

3. The development hereby permitted shall only be constructed of materials the details of which are set out on the application form and on the approved plans.

Reason: To safeguard the visual amenities of the locality.

4. a) No part of the development hereby permitted shall be commenced, including any demolition and site clearance for the purposes of the development, unless a Habitat Management and Monitoring Plan ("HMMP") has first been submitted to and approved in writing by the local planning authority.
- b) The HMMP shall accord with the Biodiversity Gain Plan approved for the purposes of the development hereby permitted all landscaping and biodiversity related plans and documents required to be implemented or approved in the other conditions forming part of this permission
- c) The HMMP shall in particular include:
 - a) a background section; including:
 - i. a high level summary of all relevant matters identified in the HMMP;
 - ii. details of the person(s) who have written the HMMP and who will be responsible for delivery and maintenance of all Habitat Provision; and
 - iii. the metric used for the purposes of the HMMP; and
 - b) a section setting out all planned habitat activities, including:
 - i. overarching aims and objectives;
 - ii. design principles informed by all relevant baseline information;
 - iii. full details of the Habitat Provision;
 - iv. a Condition Target for each habitat forming part of the Habitat Provision together with targets required to meet every Condition Target including timelines against which progress against those targets can be assessed;
 - v. details of all protective, management and maintenance measures in relation to the Habitat Provision to cover a period of at least thirty years from the Completion of Development; and
 - vi. details of any identifiable risk relating to the Habitat Provision and also the meeting of any Condition Target together with initial identified remedial measures relating to any such risk; and
- d) a monitoring schedule section including:
 - a) a monitoring strategy;
 - b) details of monitoring methods to be used for a Monitoring Report together with intervals for the provision of every Monitoring Report to the local planning authority; and
 - c) details of how Adaptive Management will be incorporated into meeting every Condition Target; and
 - d) plans and details reasonably necessary for each section.
 - e) No [part of the development shall be occupied or otherwise brought into use] unless the local planning authority has approved in writing the Completion of Initial Habitat Report.
 - f) The approved HMMP shall at all times be accorded with. If at any time it is identified that any Condition Target specified in the approved HMMP may not be, or is no longer

being, met then Adaptive Management shall be implemented without unreasonable delay sufficient to ensure that the Condition Target will be met or continues to be met (as the case may be) in accordance with the approved HMMP.

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

Definitions within HMMP

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

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

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

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

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

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

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

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

related plans and documents required to be approved in the other conditions forming part of this permission. The LEMP shall in particular include:

1. details of all ecological matters (including species enhancements) and landscaping associated with the development not otherwise identified in the agreed HMMP including identification of what is to be retained as well as all proposed creation and enhancement;
2. details of all proposed works relating to such ecological matters and landscaping together with any relating to on-site habitat not otherwise identified in the agreed HMMP [including any proposed hard landscaping and all boundary treatments];
3. a timetable for the provision of all such ecological matters, landscaping and works; and
4. details and arrangements as to future on-going retention, management and maintenance of all such ecological matters, landscaping and works [including provision for the replacement of any plant or tree found damaged, removed, dead or dying].

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

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

6. No part of the development hereby permitted shall be occupied until obscure glazed screens of no less than 1.8 metres in height and conforming with or exceeding Pilkington Texture Glass Level 3 (or an equivalent level in any replacement standard) have been erected along the south elevations of the proposed terraces/balconies on the east elevation of flats 9, 10, 12 and 13 at second and third floor. These shall thereafter be retained.

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

7. No part of the development hereby permitted shall be occupied unless all of the biodiversity measures identified in approved document by Abbas Ecology (Reference Number: AE 6117 WM) dated 05.12.2025 have first been fully provided as approved and thereafter those measures shall at all times be retained [and also managed and maintained in accordance with the details in the approved document].

Reason: In order to ensure the required biodiversity measures are provided.

8. No development (including demolition) shall take place until detailed proposals for the management of surface water (including provision of final and substantiated drainage designs), which strictly accord with the approved flood risk assessment and drainage strategy (25507-GAP-ZZ-XX-RP-C-9000-B), has been submitted to and approved in writing by the local planning authority. The surface water scheme must be completed in accordance with the approved details and fully functional, prior to occupation of the development.

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

9. Prior to occupation, maintenance and management of the Surface Water Management scheme required via condition 7 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.

10. At least two bat bricks/tubes must be installed prior to the occupation of any of the dwellings hereby approved in compliance with http://www.bats.org.uk/pages/bat_boxes.html). -

Reason: In compliance with National Planning Policy Framework (2024) paragraph 187 "Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity" and the provisions of Poole Local Plan Policy PP33 "Enhance Biodiversity".

11. Vegetation clearance on this site should be carried out outside the bird breeding season of 1st March to 31st August inclusive. Unless it can be sufficiently checked by an ecologist to show that nesting birds are not present.

Reason: Prevention of disturbance to birds' nests as protected under Wildlife and Countryside Act 1981 (as amended).

12. Unless otherwise agreed in writing, prior to the commencement of development, the developer must provide an Air Quality Assessment (AQA). The AQA must be undertaken by a suitably qualified professional(s) in accordance with relevant legislation and appropriate methodology and comply with any BCP Council recommendations regarding the scope of the AQA.

The AQA must consider the impact of the development (demolition, construction and operational phases, as applicable) on local air quality and all relevant sensitive receptors (human health/ecological), the impact of existing local air quality on the development and relevant sensitive receptors and any necessary mitigation.

Additionally, the cumulative impact of all locally committed developments (small scale and large scale major sites i.e. >10 properties) on existing local air quality must be considered to assess if further mitigation measures, other than those recommended as part of the above, are required.

The details of all required mitigation measures identified as part of the above must be agreed with the Local Planning Authority.

All required mitigation measures must be carried out in accordance with the details agreed by the Local Planning Authority prior to the operation/occupation of the development.

Reason: To assess the potential health risks to relevant sensitive receptors from local air quality and identify required mitigation measures.

The following paragraphs from the National Planning Policy Framework are relevant for air quality:

NPPF Paragraph 199 states: "Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas."

NPPF Paragraphs 187e states:

"Planning policies and decisions should contribute to and enhance the natural and local environment by: preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans.

13. The development hereby permitted shall only be carried out in accordance with the supervision schedule contained in the approved arboricultural method statement by Treecall dated 14 November 2025. A written site note that details the name and contact details of the person undertaking the site supervision visit and includes the outcomes of each such visit and any identified remedial works including a timetable for their implementation shall be produced following each such visit and arrangements made to ensure that a copy is received by the local planning authority no later than 48 hours after the supervision visit has been undertaken. In the event of the local planning authority giving notice to the person who undertook a site supervision visit or to any person on the application site (whichever is the sooner) as to any issue relating to any written site note that has been produced then all work on the application site shall immediately cease upon receipt of such a notice (unless an alternative time is specified in the notice) and no further work shall be recommenced without the prior agreement of the local planning authority (or as otherwise may be specified by the local planning authority).

Reason: To ensure that the trees retained on 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.

14. The development hereby permitted shall only be carried out in accordance with the supervision schedule contained in the approved arboricultural method statement by Treecall dated 14 November 2025. A written site note that details the name and contact details of the person undertaking the site supervision visit and includes the outcomes of each such visit and any identified remedial works including a timetable for their implementation shall be produced following each such visit and arrangements made to ensure that a copy is received by the local planning authority no later than 48 hours after the supervision visit has been undertaken. In the event of the local planning authority giving notice to the person who undertook a site supervision visit or to any person on the application site (whichever is the sooner) as to any issue relating to any written site note that has been produced then all work on the application site shall immediately cease upon receipt of such a notice (unless an alternative time is specified in the notice) and no further work shall be recommenced without the prior agreement of the local planning authority (or as otherwise may be specified by the local planning authority).

Reason: To ensure that the trees retained on 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.

15. No part of the development hereby permitted shall be commenced unless the details relating to the final and temporary services, Cellular Confinement System, and soil retention system adjacent within the RPA of trees, have first been submitted to and approved in writing by the local planning authority. These must include accurate locations of installation, including cross sections, detailing levels of existing/proposed finished levels and Construction Method Statements for each specific operation and be undertaken by a person with relevant experience.

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

16. The details shown in the approved landscaping plan (drawing number 9881/110 revision F received 09.12.2025) shall be implemented and carried out in the first planting season following substantial completion of the development or the first occupation of any part of it, whichever is the sooner. Any tree or plants found damaged, removed, dead or dying in the first 5 years following its planting shall be replaced with a tree/plant of the same species and similar size or such other species and size as has otherwise been submitted to and approved in writing by the local planning authority.

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

17. No part of the development hereby permitted shall be constructed above base course level unless a scheme of hard landscaping, including:

- (a) All earthworks;
- (b) Means of enclosure and retaining structures;
- (c) Boundary treatments;
- (d) Vehicle parking layouts;
- (e) Accesses and circulation areas;
- (f) Hard surfacing materials; and
- (g) Lighting; has first been submitted to and approved in writing by the local planning authority.

No part of the development hereby permitted shall be occupied unless the approved hard landscaping scheme has been fully carried out and thereafter the hard landscaping shall at all times be retained.

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

18. Prior to first occupation of the building hereby permitted, details of measures to provide 20% of the predicted future energy use of each new dwelling from on-site renewable sources, shall be submitted to and approved in writing by the local planning authority. These measures must then be implemented before any residential occupation is brought into use and maintained thereafter. Documents required by the Local Authority include:

- The 'as built' Standard Assessment Procedure (SAP) calculations documents. These should be the same documents issued to Building Control to address the Building Regulations Part L, and
- The corresponding Energy Performance Certificate (EPC), and
- A statement, summary or covering letter outlining how the data specified in the above documents demonstrates that a minimum of 20% of energy use is provided by the renewable energy technology.

Reason: In the interests of delivering a sustainable scheme, reducing carbon emissions and reducing reliance on centralised energy supply.

19. 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.

20. 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. 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.

Reason: In the interests of highway safety

21. No part of the development hereby permitted shall be occupied unless the bicycle parking facilities shown on approved plans have first been fully constructed and laid out in accordance with the specification as set out in the approved plan. 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.

22. No part of the development hereby permitted shall be occupied unless the visibility splay areas 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.

23. Prior to first occupation of any new residential unit hereby approved, details of a proposed scheme of lighting along the access road, car parking area and pedestrian routes through the site, to include details and specification of the type of lighting proposed, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to first occupation of any new residential unit hereby approved and thereafter retained and maintained to ensure the lighting remains in working order.

Reason: In the interests of highway safety.

24. Prior to first occupation of any new residential unit hereby approved, details of a proposed scheme for an access-controlled system at the gated access to the car parking area, to allow visitor access to the visitor car parking spaces, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to first occupation of any new residential unit hereby approved and thereafter retained and maintained to ensure the approved system remains in working order.

Reason: In the interests of highway safety.

25. 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.

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

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

Drainage maintenance and management information may typically include:

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

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

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

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

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

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

- do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
 - in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.
5. The applicant should note and inform future residents that residents may be excluded from being able to purchase permits associated with existing or future parking permit schemes controlled by the Council in the area. This is to encourage the use of sustainable modes of travel amongst future residents in line with Council aims to promote sustainable travel.
 6. 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.
 7. 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 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.

8. Provision of the approved access may require a street light to be relocated and the applicant is therefore advised to contact the Council's street lighting section responsible for the street light and the Council's dropped crossing team, for further guidance on the process and feasibility of repositioning the street light. All works associated with the dropped crossing work, including relocating the street light, will be at the applicants expense."
9. The applicant needs to be aware that the Community Infrastructure Levy (CIL) will be applied to this development. The Council will shortly be issuing a CIL Liability Notice following the grant of this permission which will provide information on the applicant's obligations.
10. This grant of permission is to be read in conjunction with the Legal Agreement dated (...TO ADD...) entered into between BCP Council and (...TO ADD...).
11. This application is subject to a project level Appropriate Assessment in accordance with the Conservation of Habitats and Species Regulations 2017, concluding that the likely significant effects arising from the development can be mitigated and have been mitigated ensuring there would not be an adverse effect on the identified designated sites of Nature Conservation Interest.
TO BE COMPLETED WHEN S106 IS COMPLETED
12. The necessary contributions towards SAMM arising from the proposed development have been secured by a S.106 agreement.

Background Documents:

APP/23/00343/P

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: CPA

Date: 15/12/2025

Agreed by: Katie Herrington

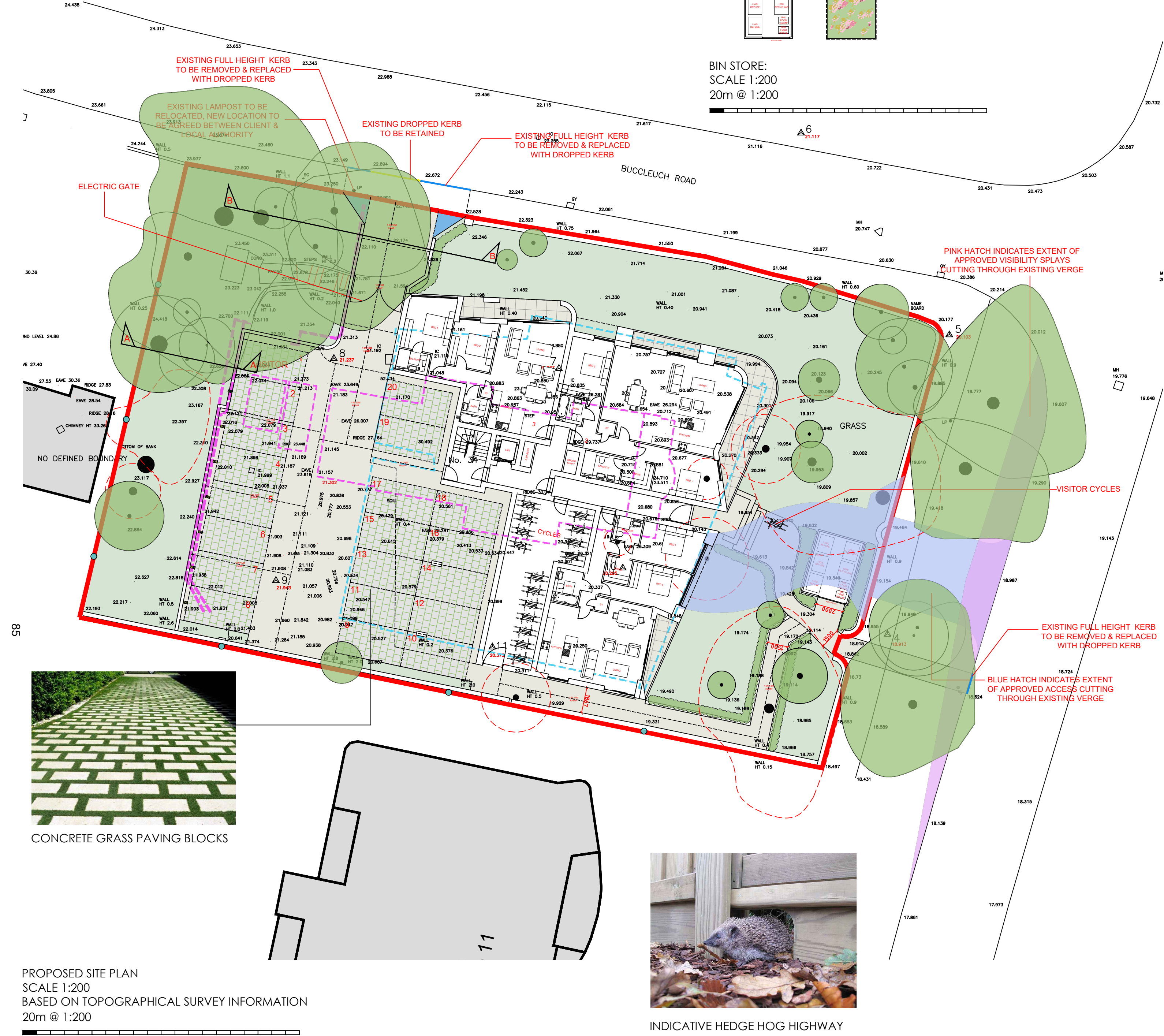
Date: 29/12/2025

Comment:

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

MECHANICAL SMOKE EXTRACTION
Mechanical smoke extraction to fire lobbies may be required and should be designed by a specialist - client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.



CONCRETE GRASS PAVING BLOCKS



INDICATIVE HEDGE HOG HIGHWAY

PROPOSED SITE PLAN
SCALE 1:200
BASED ON TOPOGRAPHICAL SURVEY INFORMATION
20m @ 1:200

DESIGNERS RISK ASSESSMENT

Building Products and Construction Execution Hazards

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

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

For significant hazards specific to this project see the following:

GENERAL NOTES:

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

INFORMATION

PRE-CONSTRUCTION INFO FROM CLIENT

Information received from client:
1) Topographical Survey
Outstanding information remains as residual risk, please request ARC appendix C for full list requested...

DESIGN INFO

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

CONSTRUCTION RISKS

- Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.
- Safe construction method to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site, in conjunction with structural engineer
- Large / heavy glazing units
- Maintaining structural support to boundaries where levels differ within adjacent ownership / public land / highways

MAINTENANCE RISKS

- Maintenance to be undertaken by specialist using specialist equipment, e.g. permanent guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.
- Solar panels
- Plant / service areas
- Access to AOV's

CHANGING LIGHT BULBS

No lighting or electrical fixtures or fittings to be positioned above or close to double height space, or lighting or electrical fixture above double height space to be maintained by specialist contractor using safe method e.g. scaffolding or lowering light fitting.

CLEANING WINDOWS

Windows and balcony glass above ground floor level to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems. Sliding glazing to balcony's can be cleaned from balcony. Interior of window above front porch and ledge should be cleaned using a long reach and clean system, and the ledge is not under any circumstances to be used to gain access to the window.

CLEANING GUTTERS

Gutters to be cleaned from ground level by specialist using specialist equipment, e.g. long reach and clean systems where possible. Parapets and valleys to be accessed when required by scaffolding - to be assembled by a specialist. Flat roof access Roof access for maintenance to be undertaken by specialist using specialist equipment, e.g. permanent guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

ROOF LIGHT POSITIONING

Client request for oversized roof light over stair. Should not be used for access to roof. Roof light glass must be toughened. Measures should be taken to avoid any foot traffic on rooflight. Anyone on the roof should be briefed by the building owner to the risk.

FLAT ROOF ACCESS

Plant or apparatus on the roof to be kept to a minimum and positioned away from edges/potential falls. Roof access for maintenance to be undertaken by specialist using specialist equipment, e.g. permanent guarding / scaffolding / appropriately designed and installed man safe system by specialist designer.

PLACEMENT OF SUDS EXPECTATIONS - FIRE RISK

Principal Contractor during the construction phase plan specialist equipment, e.g. scaffolding, appropriately designed and installed man safe system by specialist designer where balustrades are not feasible.

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

Positioning of roof features to be as remote from edge of building as possible. Flat roof access Roof access for construction to be undertaken by specialist using specialist equipment, e.g. scaffolding, appropriately designed and installed man safe system by specialist designer.

GLAZING IN CLOSE PROXIMITY TO BOUNDARY

Self cleaning glass to be specified where possible. Proximity to overhead services Mitigation / Diversion to be considered by Principal Contractor within Construction Phase Plan, pre-construction works starting on site.

TEMPORARY GUARDING

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

MINIMUM FIRE & EMERGENCY EXPECTATIONS - FIRE RISK

HSG158 Fire Safety in construction and undertake a fire risk assessment for the duration of the works including (but not limited to): Lighting, Escalate, Alarm, Temporary protection, Remote area access

COMBUSTIBLE MATERIALS - FIRE RISK

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

SOLAR PANELS

Solar panels to be positioned as far from edges of flat roof as feasible possible. Manual handling Use of machinery Dust pollution Loud or extended periods of high noise levels

ARBORICULTURAL METHOD STATEMENT

There is an approved arboricultural method statement for this project that must be followed. Glass behind louvers The specification of glass behind louvers should be self cleaning glass

ROOFLIGHT SPECIFICATION

To be designed by specialist supplier to be structurally sound (where roof access is required), and to incorporate self cleaning glass

DEEP GROUND EXCAVATIONS

STRUCTURAL STABILITY OF INCOMPLETE WORKS

BURNS - HEAT AND CHEMICAL

ESCAPE FROM AREAS BEFORE AS BUILT COMPARTMENTATION IS IN PLACE

For construction work involving areas with a single point of exit from a large void, the contractor must implement temporary fire stopping to create safe, compartmented working spaces during construction (e.g., an enclosed basement with a single exit that will later be divided into fireproof compartments). Alternatively, temporary secondary escape routes should be provided during high-risk construction phases (e.g., a void in the floor with temporary fixed access above that will be filled at a later date).

ARCHITECTURAL ORNAMENTATION FEATURES

To be adequately supported & fixed during construction so as to not be a falling hazard

PRIOR TO CONSTRUCTION

Planning conditions #, #, # and # relating to the interest of on-site safety, must be actioned off before commencement of works.

UNKNOWN UNDERGROUND SERVICES

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

REFURBISHMENT AND DEMOLITION SURVEY

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

TREE REMOVAL

Tree removal/trimming works to undertaken prior to any on building works commencing by approved arboricultural surgeon. Waste to be removed from site responsibly.

UNKNOWN OR UNIDENTIFIED SERVICES

MANUAL HANDLING

USE OF MACHINERY

DUST POLLUTION

LOUD OR EXTENDED PERIODS OF HIGH NOISE LEVELS

EXISTING BASEMENT

BLOCK PLAN: BASED ON ORDNANCE SURVEY EXTRACT

SCALE: 1:500
(OS LICENCE NUMBER: 100007080)

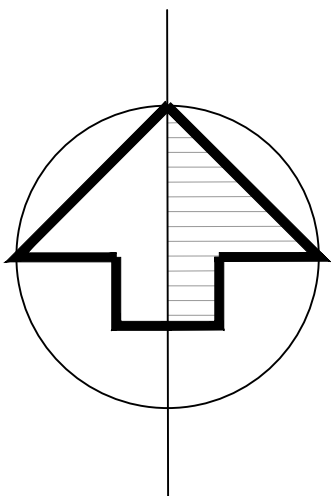
20m @ 1:500

LOCATION PLAN: BASED ON ORDNANCE SURVEY EXTRACT

SCALE: 1:1250
(OS LICENCE NUMBER: 100007080)

20m @ 1:250

SITE AREA: 0.18 HECTARES / 0.46 ACRES
32 CYCLE SPACES
20 x PARKING SPACES
PROPOSED GIA = 1,720.8 SQM
EXISTING GIA = 319.3 SQM



NOTES - PLANNING

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- Do not scale. Figured dimensions only to be used.
- Contractor must verify all dimensions and report any discrepancies before putting work in hand or making any shop drawings.
- All flat roofs to be filled with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
- Slab design to be independently checked by slab fabricator for reg. compliance and slabs, prior to construction/ ordering. Dimensions to be checked before fabrication.
- Wadsworth waterproofing specialists (or similar company with relevant P1 insurance) to be instructed on detail of basement waterproofing designs. - ARC carry no responsibility or P1 cover for basement designs in terms of waterproofing or structure in any way.
- A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
- We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or areas of control for planning purposes.
- We do not take responsibility for meeting minimum space as set out in Government technical housing standards - nationally described space standards document.
- All Cladding & building attachments externally to be at A1 fire rated.
- We do NOT take any responsibility and do not carry any P1 cover in relation to any matter relating to the safety, Part L building regulations, BS 9997 for fire or EWS1 and drawings in no way form a fire strategy/ report. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
- EWS1: on independent and an appropriately qualified and insured fire consultant/engineer should be appointed by the client/contractor to ensure the finished project is compliant. Some mortgage companies require EWS1's on buildings outside of the EWS1 standard criteria.
- Part 8 & Fire Safety: An independent and appropriately qualified fire consultant should be instructed by the client/contractor at the earliest possible point in the design process to ensure compliance with Part 8 & Fire Safety. Please note that subject to a fire consultants confirmation/input the following points may be required: fire alarm or all areas of the building 1) sprinkler systems (domestic or commercial) 2) Mechanical smoke extraction 3) fixed shut fire safety glass 4) some sprinkler systems require large holding tanks 5) plan changes in relation to fire safety could result in loss of suitable floor area and potential requirement for additional planning applications. (this list is not exhaustive)

LEGEND

- SITE BOUNDARY
- EXISTING TO BE DEMOLISHED
- OUTLINE OF APPROVED
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- INDICATIVE PLANTING
- PART R CONNECTION POINT
- ELECTRIC CHARGING POINTS
- HEDGE HOG HIGHWAYS

F.	Level amendments to parking area	13.11.25	WD
E.	Sections added	03.10.25	WD
D.	<ul style="list-style-type: none">Building height reducedParking amendedNorthern building facade amended to be parallel with boundary	23.09.25	WD
C.	<ul style="list-style-type: none">Pedestrian access to building facing The Avenue pulled forward 1mElectric sliding gate added to vehicular accessRamp amended & gradient specified on bike accessRamp gradient for vehicular access specified on rear north west elevation & site planBalconies & roof amended to reduce bulkBin store access width amendedUnit 3 patio area added to site planInternal access to cycle store added	19.08.25	WD
B.	Amendments following highways comments, 11.07.2025	18.07.25	WD
A.	Preliminary removed.	25.06.25	WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT

34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

SITE, BLOCK & LOCATION PLANS

scale	AS SHOWN @ A1	checked	//
date	APRIL 2025	drawn	WD
9881 / 100		A B C D E F	

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
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E-mail: enquiries@arcarchitecture.uk
Web: www.arcarchitecture.uk



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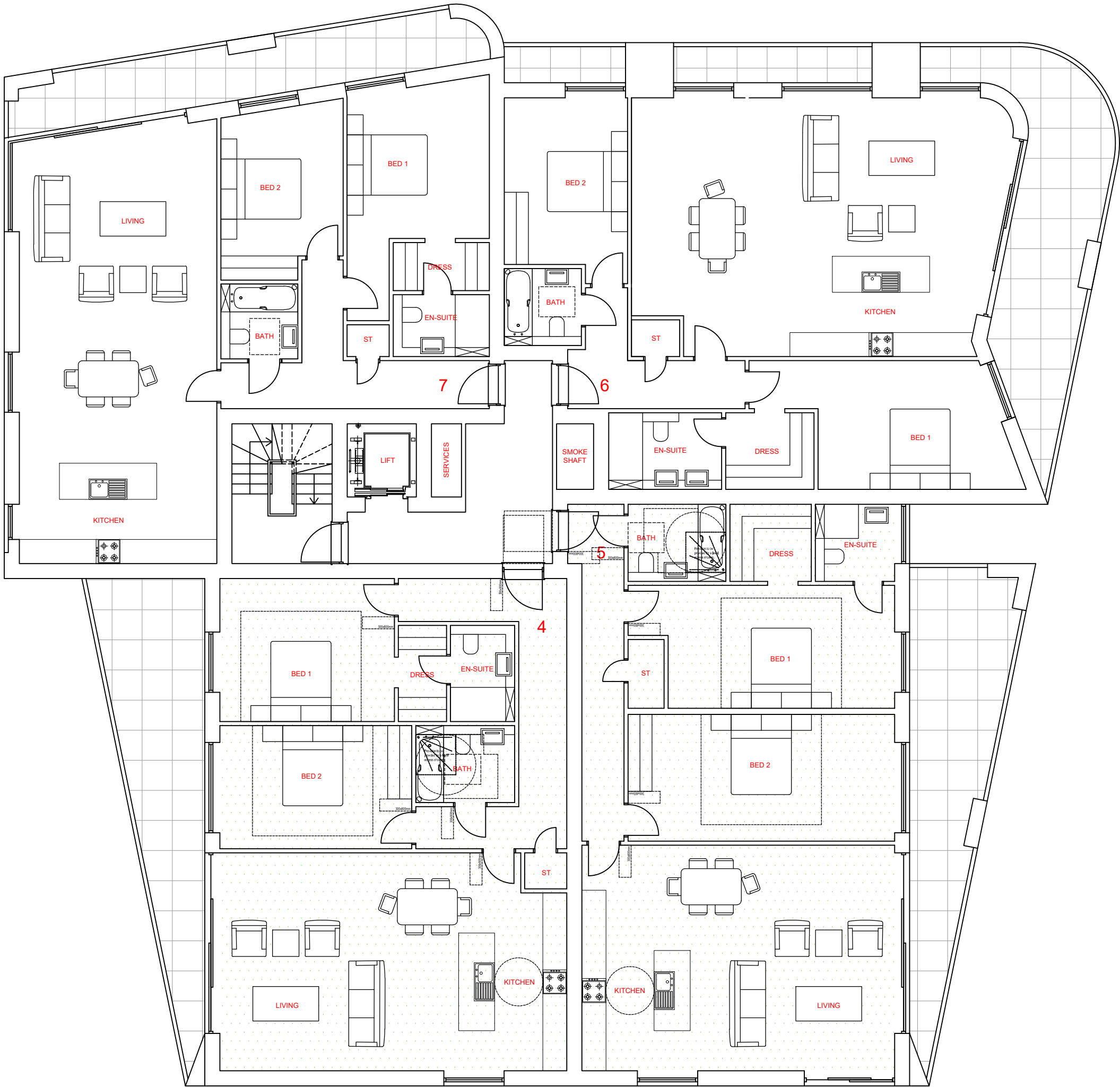
COMMERCIAL SPRINKLERS
A commercial sprinkler system may be required to the entire building subject to fire consultants confirmation. Commercial sprinklers require substantial holding tanks that need to be designed into the scheme (in some situations these can be subterranean tanks).
- client should appoint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

MECHANICAL SMOKE EXTRACTION
Mechanical smoke extraction to fire lobbies may be required and should be designed by a specialist - client should appoint a qualified Fire Consultant as soon as possible to confirm requirements, spec and constraints.



GROUND FLOOR PLAN:
SCALE 1:100

10m @ 1:100



FIRST FLOOR PLAN:
SCALE 1:100

10m @ 1:100

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 6. All flat roofs to be fitted with a man safe system to satisfy CDM 2015 regulations unless written confirmation from Principle Designer/ Principle Contractor is provided to show alternative compliance has been sought and approved.
 7. Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
 8. Modernman waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing design - ARC carry no responsibility or PI cover for basement design in terms of waterproofing or structure in any way.
 9. A design and risk assessment should form part of our drawing package. If you have not received this from us by post, email or collection please contact us for a copy before moving forward with the project.
 10. We take no responsibility for the depicted site ownership boundary. Clients must notify us if they feel the our plans do not accurately depict their ownership or area of control for planning purposes.
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 12. All Cladding & building attachments externally to be all A1 fire rated.
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LEGEND

PART M4(2) UNITS

SCHEDULE OF ACCOMMODATION.

UNIT	BEDS	SQM	SQFT
1	2	92.6	996
2	2	111.9	1,204
3	2	76.9	827
4	2	106.1	1,142
5	2	110.5	1,189
6	2	111.9	1,204
7	2	103.5	1,114
8	2	106.1	1,142
9	2	110.5	1,189
10	3	111.9	1,204
11	2	103.5	1,114
12	3	143.8	1,547
13	3	144.6	1,556

- D. Building height reduced 23.09.25 WD
Parking amended
Northern building facade amended to be parallel with boundary
- C. Pedestrian access to building facing The Avenue pulled forward 1m 19.08.25 WD
Electric sliding gate added to vehicular access
Ramp amended & gradient specified on bike access
Ramp gradient for vehicular access specified on rear north west elevation & site plan
Balconies & roof amended to reduce bulk
Bin store access width amended
Unit 3 patio area added to site plan
Internal access to cycle store added
- B. Amendments following highways comments. 11.07.2025 18.07.25 WD
- A. Preliminary removed. 25.06.25 WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

PROPOSED FLOOR PLANS 1 OF 2

scale	AS SHOWN @ A1	checked	//
date	APRIL 2025	drawn	WD
		A. B. C. D.	

9881 / 101

ARC Architecture Ltd.

Chapel Studios, 14 Purewell,
Christchurch, Dorset, BH23 1EP

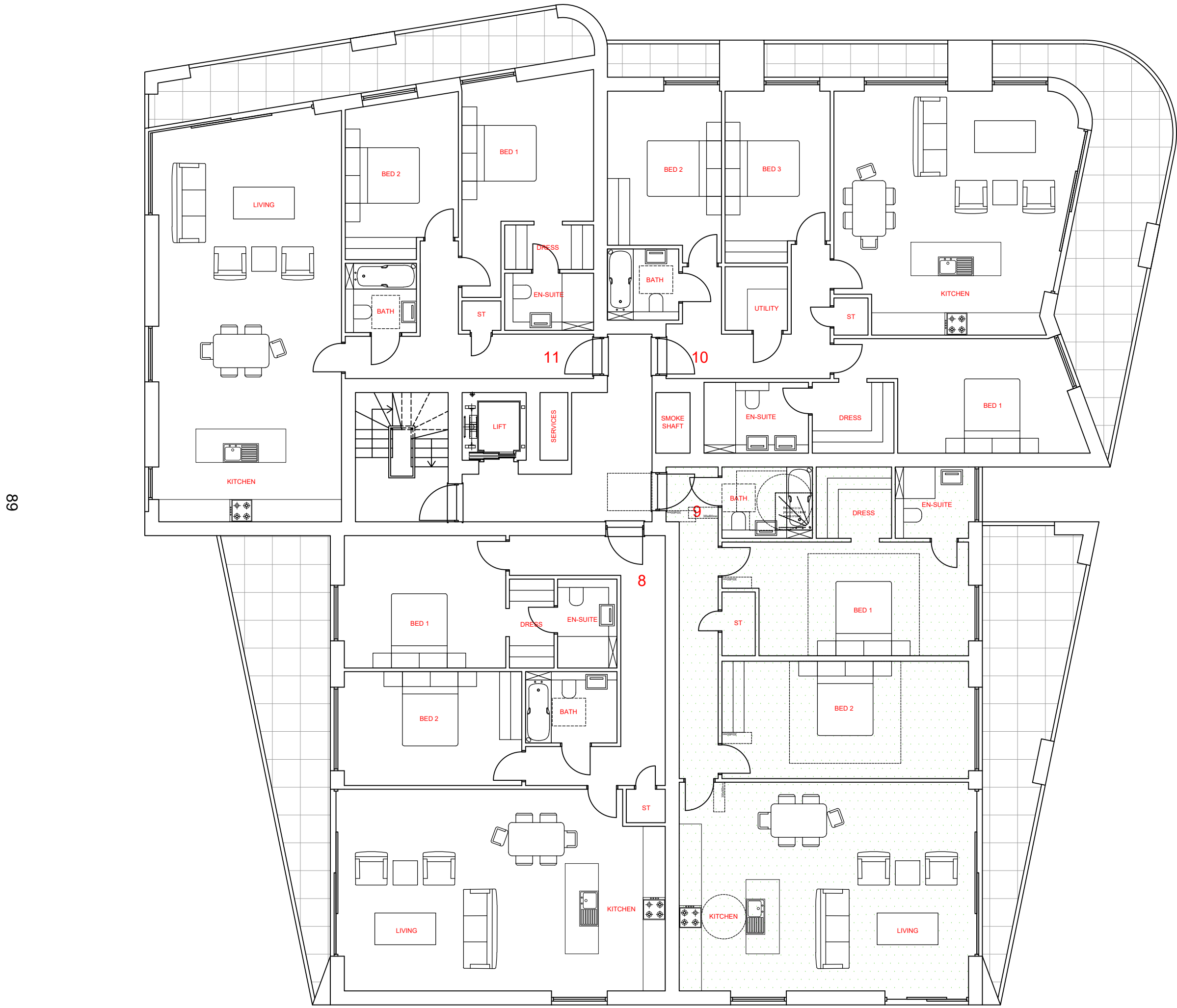
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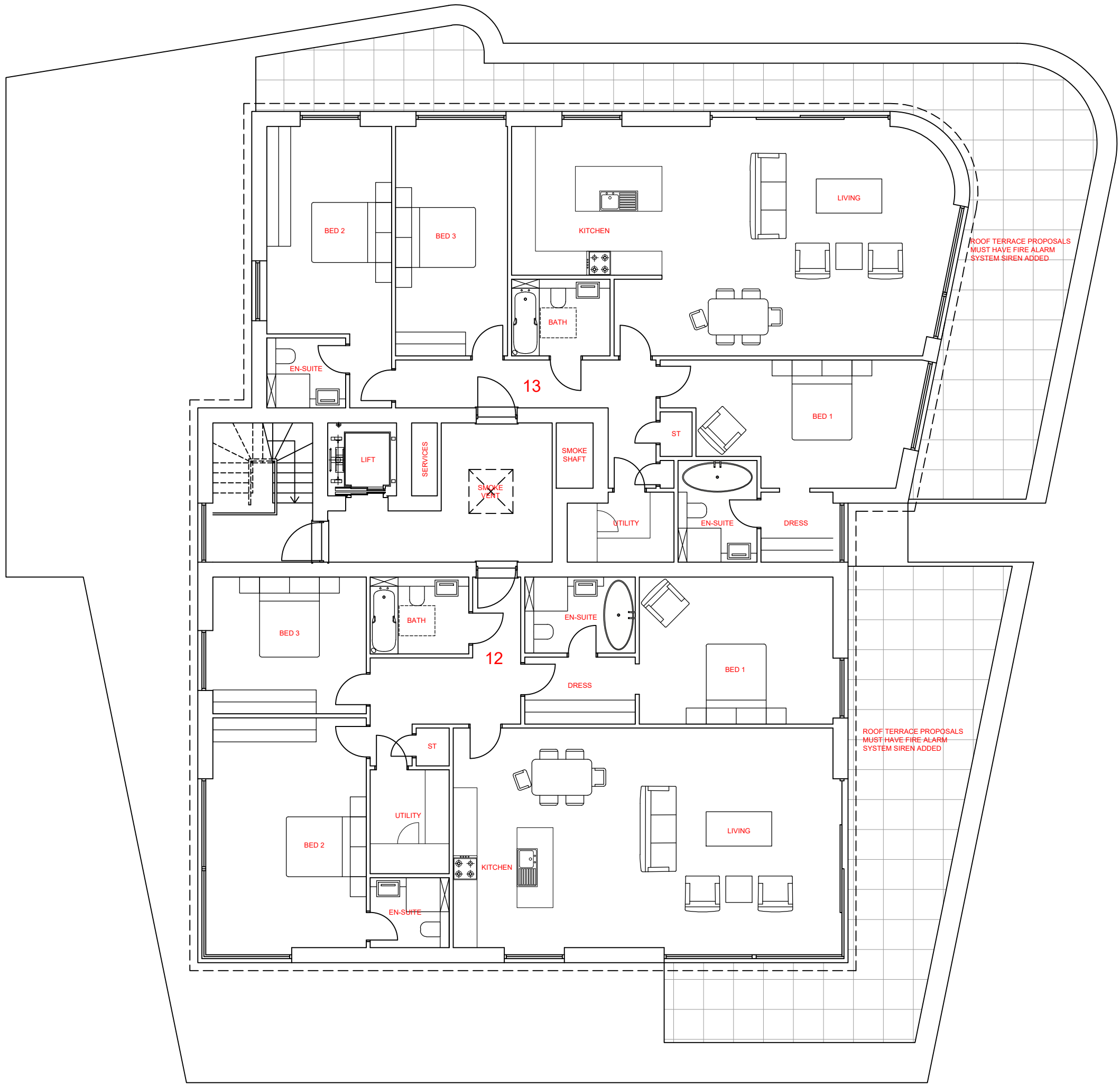
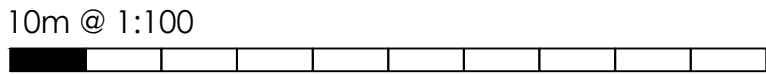
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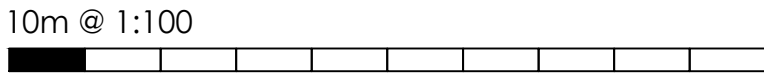
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SECOND FLOOR PLAN:
SCALE 1:100



UPPER FLOOR PLAN:
SCALE 1:100



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8. Maclean waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail all basement waterproofing designs. - ARC carry no responsibility or PI cover for basement design in terms of waterproofing or structure in any way.
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LEGEND



SCHEDULE OF ACCOMMODATION.			
UNIT	BEDS	SQM	SQFT
1	2	92.6	996
2	2	111.9	1,204
3	2	76.9	827
4	2	106.1	1,142
5	2	110.5	1,189
6	2	111.9	1,204
7	2	103.5	1,114
8	2	106.1	1,142
9	2	110.5	1,189
10	3	111.9	1,204
11	2	103.5	1,114
12	3	143.8	1,547
13	3	144.6	1,556

- C.
 - Pedestrian access to building facing 19.08.25 WD
 - The Avenue pulled forward 1m
 - Electric sliding gate added to vehicular access
 - Ramp amended & gradient specified on bike access
 - Ramp gradient for vehicular access specified on rear north west elevation & site plan
 - Balconies & roof amended to reduce bulk
 - Bin store access width amended
 - Unit 3 patio area added to site plan
 - Internal access to cycle store added
- B. Amendments following highways comments. 11.07.2025 18.07.25 WD
- A. Preliminary removed. 25.06.25 WD

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

PROPOSED FLOOR PLANS 2 OF 2

scale	AS SHOWN @ A1	checked	//
date	APRIL 2025	drawn	WD
		A.	B.
		C.	

9881 / 102

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SOUTH EAST ELEVATION:
SCALE 1:100
10m @ 1:100



NORTH EAST ELEVATION:
SCALE 1:100
10m @ 1:100

NOTES - PLANNING

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8. Macdermott waterproofing specialists (or similar company with relevant PI insurance) to be instructed and detail of basement waterproofing designs. - ARC carry no responsibility or PI cover for basement designs in terms of waterproofing or structure in any way.
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LEGEND

- EXISTING GROUND LINE
PROPOSED GROUND LINE
OUTLINE OF PREVIOUS SCHEME

MATERIAL SCHEDULE (A1 FIRE RATED):-	
EXTERNAL WALLS:-	LIGHT GREY/BUFF BRICKWORK BRONZE EFFECT CLADDING TIMBER EFFECT CLADDING
BALCONIES:-	BRONZE EFFECT POWDER COATED ALUMINIUM
WINDOWS & DOORS:-	BRONZE CASEMENT
ROOF:-	SINGLE PLY MEMBRANE WITH ALUMINIUM FASCIA AND UNDER EAVES

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

C.	• Building height reduced	23.09.25	WD
	• Parking amended		
B.	• Northern building facade amended to be parallel with boundary		
	• Pedestrian access to building facing The Avenue pulled forward 1m	19.08.25	WD
A.	• Electric sliding gate added to vehicular access		
	• Ramp amended & gradient specified on bike access		
	• Ramp gradient for vehicular access specified on rear north west elevation & site plan		
	• Balconies & roof amended to reduce bulk		
	• Bin store access width amended		
	• Unit 3 patio area added to site plan		
	• Internal access to cycle store added		
	Preliminary removed.	25.06.25	WD

No.	Revision.	date	by

PROPOSED DEVELOPMENT
34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

PROPOSED ELEVATIONS 1 OF 2

scale	AS SHOWN @ A1	checked	//
date	APRIL 2025	drawn	WD
9881 / 103		A.	B.
		C.	

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arc
ARCHITECTURE

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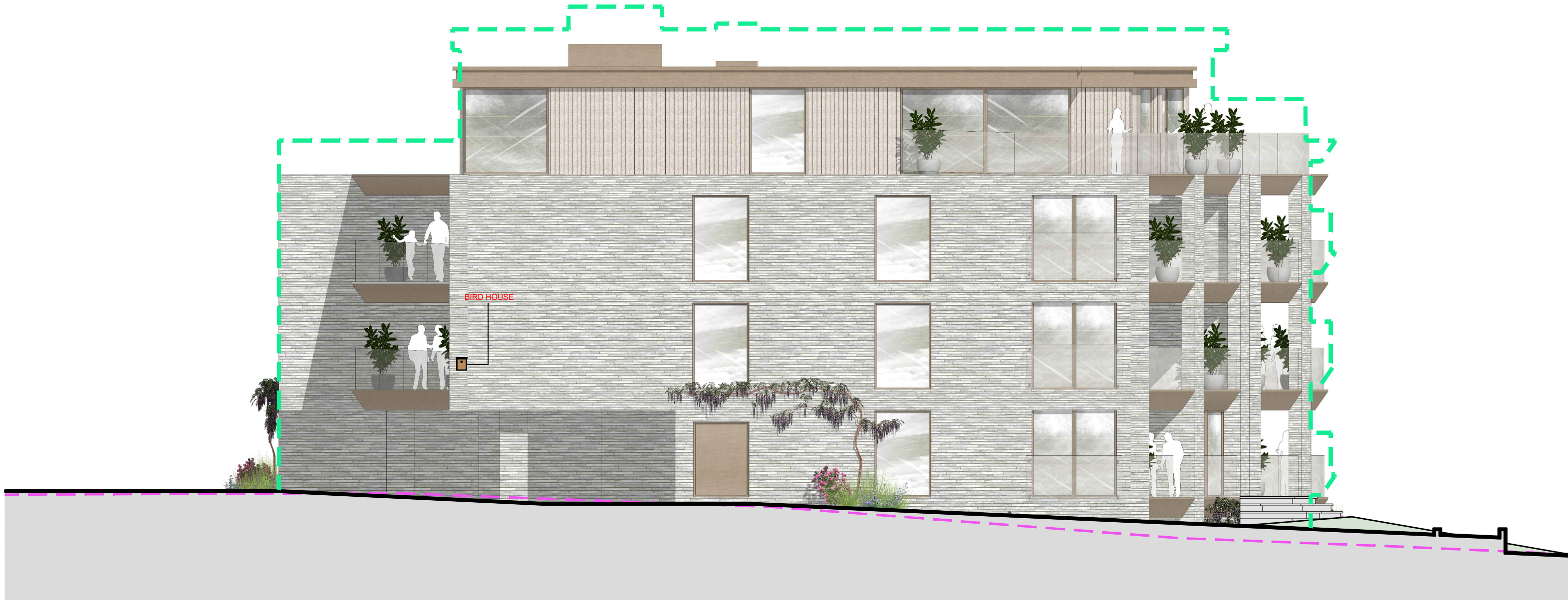
COMMERCIAL SPRINKLERS
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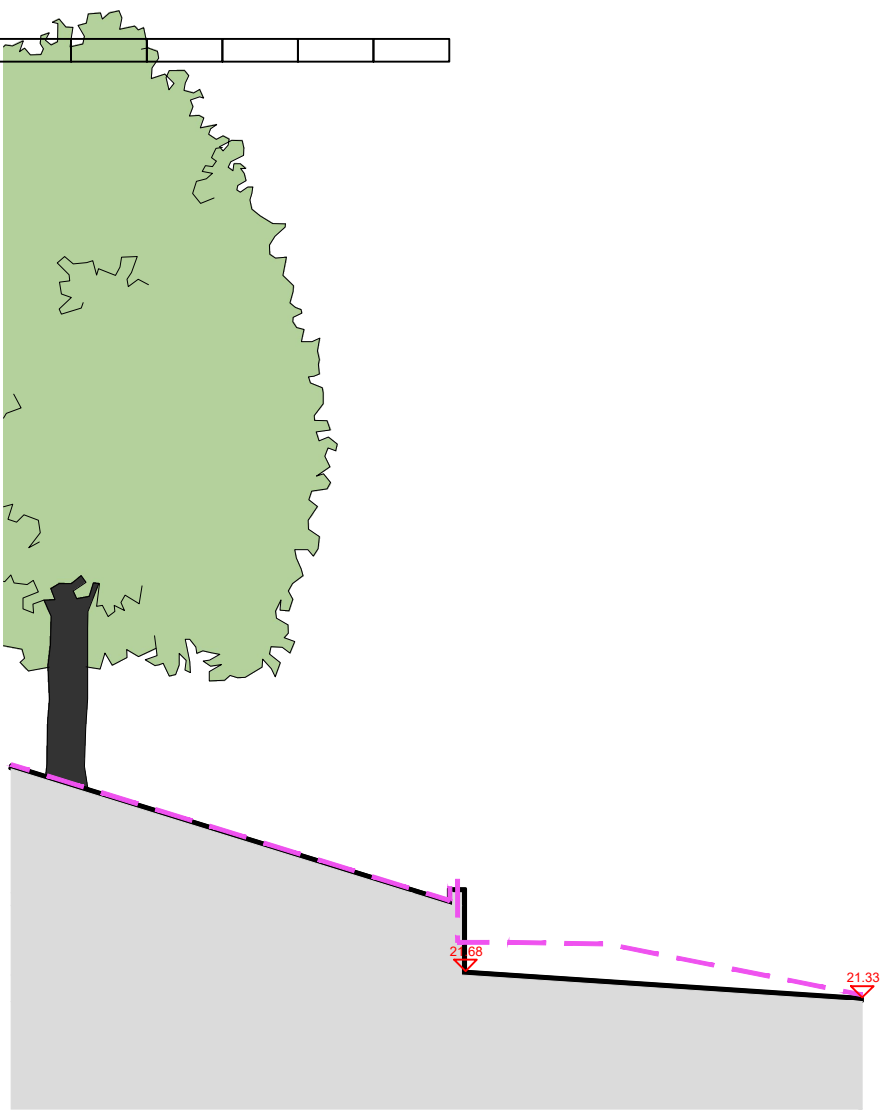
NORTH WEST ELEVATION:
SCALE 1:100

10m @ 1:100



SOUTH WEST ELEVATION:
SCALE 1:100

10m @ 1:100



SECTION A-A:
SCALE 1:100

10m @ 1:100



SECTION B-B:
SCALE 1:100

10m @ 1:100

MATERIAL SCHEDULE (A1 FIRE RATED):-	
EXTERNAL WALLS:-	. LIGHT GREY/BUFF BRICKWORK . BRONZE EFFECT CLADDING . TIMBER EFFECT CLADDING
BALCONIES:-	. BRONZE EFFECT POWDER COATED ALUMINIUM
WINDOWS & DOORS:-	. BRONZE CASEMENT
ROOF:-	. SINGLE PLY MEMBRANE WITH ALUMINIUM FASCIA AND UNDER EAVES
Note: All materials to be confirmed by fire consultant prior to construction. The above material choices are for planning/aesthetic purposes only and confirmation of fire performance should agreed with specialist. (fixing system behind cladding should also be non combustible A1 or A2 rated and agreed with fire consultant)	

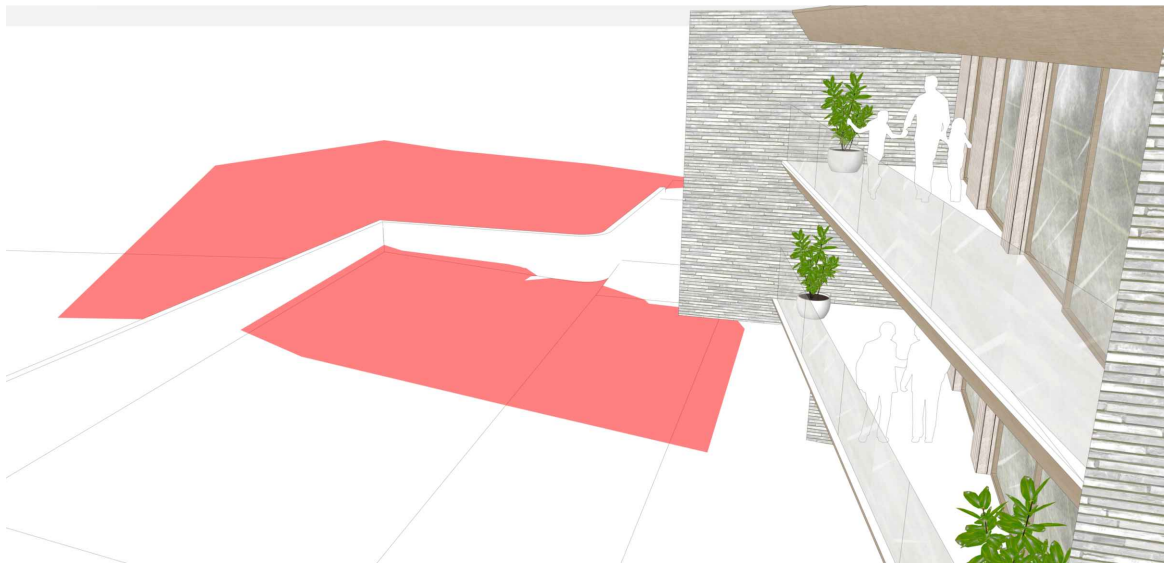
NOTES - PLANNING

rev-30-07-24

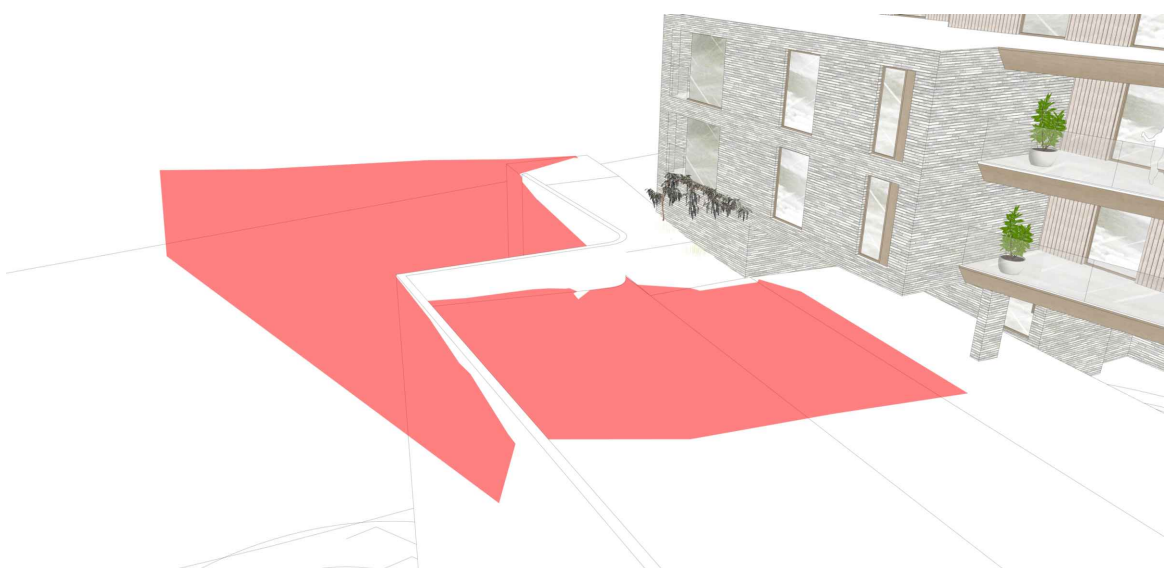
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- Star design to be independently checked by star fabricator for reg. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
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- PRF: We do NOT take any responsibility and do not carry any PI cover in relation to any matters relating to the safety, part 8 building regulations, BS 5791 for fire or DWS1 and drawings in no way form a fire strategy aspect. All design details relating to Fire Safety are shown for indicative purposes only and should be read in conjunction with the latest version of the Appointed Fire Consultant Fire Strategy Document/ Report - all information contained in such a report supersedes ARC drawings in all aspects. No assumption of any responsibility is accepted. If you are unaware who the appointed fire consultant is or don't have a copy of the latest version of the report please contact arc in writing immediately.
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LEGEND

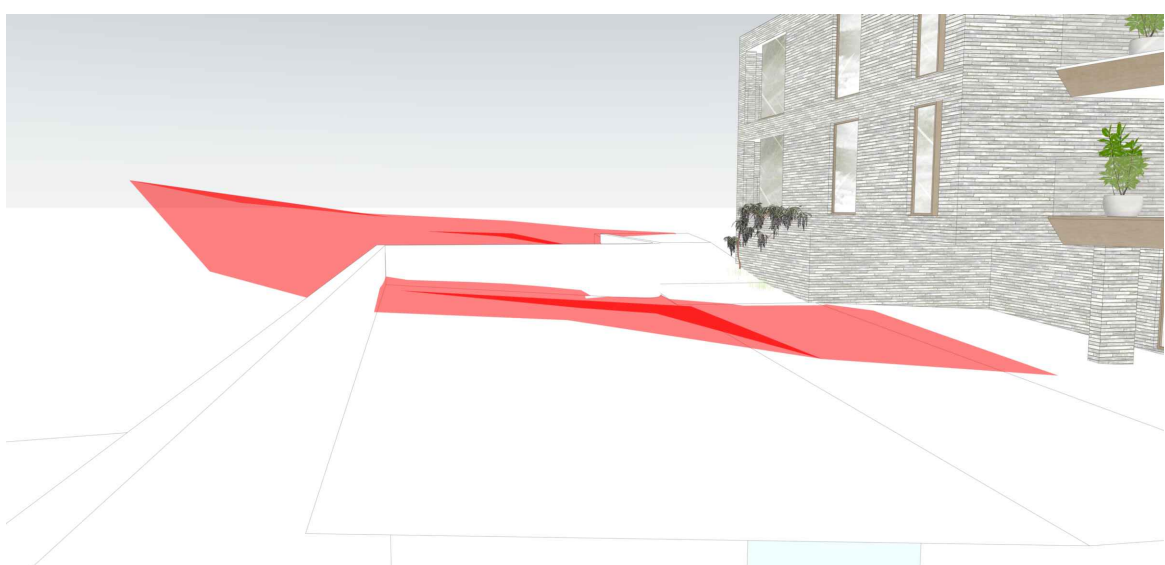
- EXISTING GROUND LINE
- PROPOSED GROUND LINE
- OUTLINE OF PREVIOUS SCHEME
- PROPOSED LEVELS
- EXISTING GROUND



INDICATIVE IMAGE:
SCALE NTS



INDICATIVE IMAGE:
SCALE NTS



INDICATIVE IMAGE:
SCALE NTS

E.	Level amendments to parking area	13.11.25	WD
D.	Sections added	03.10.25	WD
C.	<ul style="list-style-type: none">Building height reducedParking amendedNorthern building facade amended to be parallel with boundary	23.09.25	WD
B.	<ul style="list-style-type: none">Pedestrian access to building facing The Avenue pulled forward 1mElectric sliding gate added to vehicular accessRamp amended & gradient specified on bike accessRamp gradient for vehicular access specified on rear north west elevation & site planBalconies & roof amended to reduce bulkBin store access width amendedUnit 3 patio area added to site planInternal access to cycle store added	19.08.25	WD
A.	Preliminary removed.	25.06.25	WD

No.	Revision.	date	by

PROPOSED DEVELOPMENT
34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

PROPOSED ELEVATIONS 2 OF 2

scale	AS SHOWN @ A1	checked	//
date	APRIL 2025	drawn	WD
9881 / 104		A.	B.
		C.	D.
		E.	

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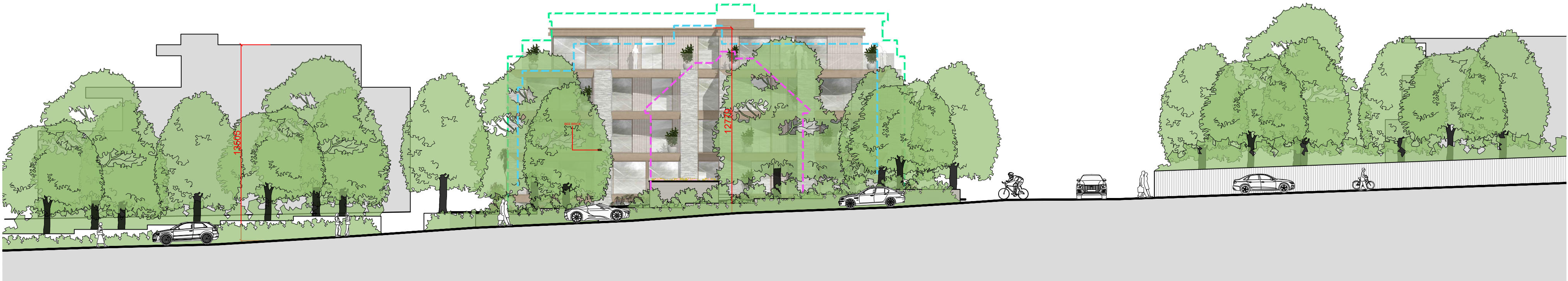
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3D VIEW 1
SCALE NTS



AVENUE ROAD STREET SCENE (FOR INDICATIVE PURPOSES ONLY):
SCALE 1:200

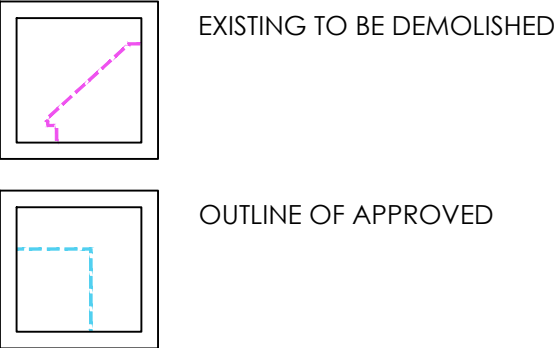
20m @ 1:200

NOTES - PLANNING

rev-30-07-24

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- Stair design to be independently checked by stair fabricator for regs. compliance and sizing, prior to construction/ ordering. Dimensions to be checked before fabrication.
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LEGEND



- | | | | |
|----|---|----------|----|
| C. | <ul style="list-style-type: none">Building height reducedParking amendedNorthern building facade amended to be parallel with boundary | 23.09.25 | WD |
| B. | <ul style="list-style-type: none">Pedestrian access to building facingThe Avenue pulled forward 1mElectric sliding gate added to vehicular accessRamp amended & gradient specified on bike accessRamp gradient for vehicular access specified on rear north west elevation & site planBalconies & roof amended to reduce bulkBin store access width amendedUnit 3 patio area added to site planInternal access to cycle store added | 19.08.25 | WD |
| A. | Preliminary removed. | 25.06.25 | WD |

No.	Revision.	date	by
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PROPOSED DEVELOPMENT
34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

PROPOSED STREET SCENE & INDICATIVE 3D VIEW 1 OF 2

scale	AS SHOWN @ A1	checked	//
date	APRIL 2025	drawn	WD
A. B. C.			

9881 / 105

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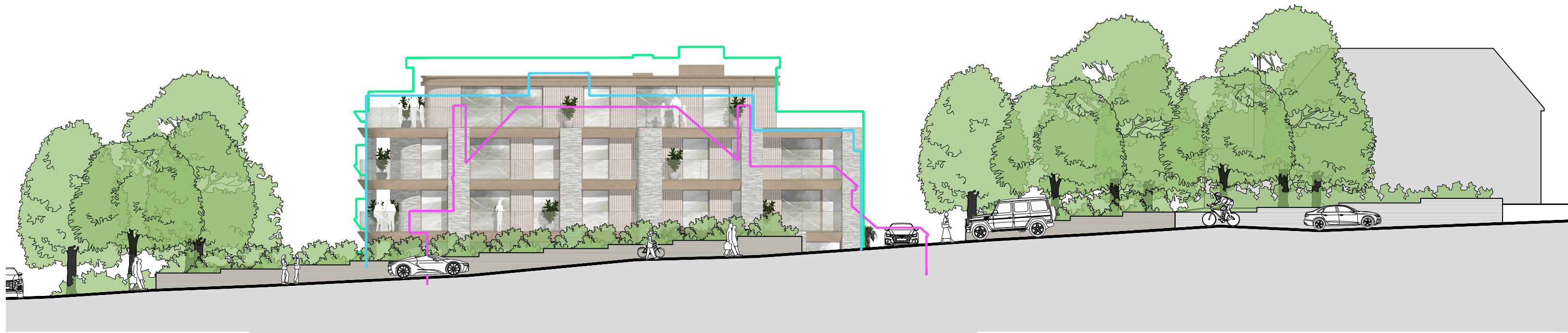


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3D VIEW 2
SCALE NTS



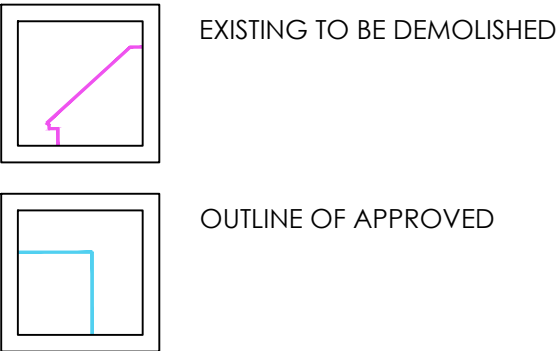
BUCCLEUCH ROAD STREET SCENE (FOR INDICATIVE PURPOSES ONLY);
SCALE 1:200

20m @ 1:200

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LEGEND



- C. Building height reduced 23.09.25 WD
Parking amended
Northern building facade amended to be parallel with boundary
- B. Pedestrian access to building facing The Avenue pulled forward 1m 19.08.25 WD
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Bin store access width amended
Unit 3 patio area added to site plan
Internal access to cycle store added
- A. Preliminary removed. 25.06.25 WD

No.	Revision.	date	by
-----	-----------	------	----

PROPOSED DEVELOPMENT
34 BUCCLEUCH ROAD,
POOLE,
DORSET,
BH13 6LF

PROPOSED STREET SCENE & INDICATIVE
3D VIEW 2 OF 2

scale	AS SHOWN @ A1	checked	//
date	APRIL 2025	drawn	WD
9881 / 106		A.	B.
		C.	

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**WESTERN BCP PLANNING
COMMITTEEWESTERN PLANNING
COMMITTEE 15 JANURARY 2025 / EASTERN
PLANNING COMMITTEE 22 JANURARY 2026**



Report subject	Appeals Report
Meeting dates	15 January 2026
Status	Public Report
Executive summary	This report updates members of the planning committee on the Local Planning authority's Appeal performance over the stated period
Recommendations	<p>It is RECOMMENDED that:</p> <p>The planning committee notes the contents of this report.</p>
Reason for recommendations	The content of this report is for information only.

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

Background

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

Appeals Performance

3. National Government monitors the 'quality' of decision making in planning through appeal performance. It is measured by the percentage of planning decisions overturned at appeal, with a lower percentage indicative of better-quality decision making as less appeals are allowed.
4. Government targets are currently a maximum of 10% of the authorities total number of decisions on applications being made during the assessment period being overturned at appeal. This is set over an assessment period of 2 years, comprising October 2022 to September 2024¹. This includes non-majors and majors'.
5. As demonstrated by Figure 1 for major applications and Figure 2 for non-major applications, the Local Planning Authority (LPA) is performing within target for the Quality of Planning decisions. Note that the dataset has now been updated to September.

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

Proxy assessment period October 2022 –September 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)	202	5	2.5	2.9
Total County Matters ⁵ (SPS2)	0	0	0	0.4

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

Assessment period October 2022-September 2024	Total number of non-major application decisions	Total number of decisions overturned at appeal	Quality of decisions (% overturned at appeal).	England Average (% overturn at appeal)
Total District Matters (PS2)	4,792	91	1.9	1.1

Figure 2 Quality of non-major application decisions - taken from National Statistics Table P154 - [Live tables on planning application statistics - GOV.UK](#)

6. Figure 3 provides a breakdown of appeal performance measured against appeals dismissed or allowed. It demonstrates that on average 35% of appeals are allowed.

Year: 2025 (Jan to July)	Dismissed	Allowed	Total	% overturned	NFA/ Withdrawn
January	19	9	28	32%	0
February	13	7	20	35%	0
March	18	7	25	28%	0
April	8	10	18	55%	0
May	7	5	12	42%	0
June	7	5	12	42%	0
July	10	1	11	9%	0
August	7	0	8	0%	1
September	6	1	0	15%	0
October	15	2	17	11%	0
November	8	5	13	38%	1
December	5	6	11	54%	0
total	123	58	181	32%	0

² This period is proxy as it falls outside of the 'assessment period' as per the 'criteria for designation', the data in the table is updated on a quarterly basis, with the period to June 24 being published in June 25

³ This dataset excludes Appeals relating to planning conditions.

⁴ District Matters' comprise most applications, explicitly excluding 'County Matters'.

⁵ County Matters' applications refer to planning applications related to minerals, waste and associated development.

7. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. In August no appeals were allowed, with one appeal being declared as 'invalid' by the Inspector. This was because of the absence of the required BNG information.

General reflection on allowed appeals

8. Whilst the LPA is performing within target for the national measure for the 'quality of decision making', it is still necessary to review and reflect on appeal decisions in order to provide high quality decisions, and to avoid the potential for successful cost claims. Figure 4 below sets out a short summary of why the appeals in the month of June were allowed.

Allowed appeals

address	29 Western Road, Poole
Proposal	Plot severance and the conversion and extension of the dwelling outbuilding/ garage to create a detached dwelling with associated access and parking.
Committee overturn	No
Main issues	Character and appearance of the area, including impact on Conservation Area; setting and significance on non-designated heritage assets; highway safety; European sites
Why allowed	Proposal sited on generous parcel of land, width would not be dissimilar to other plots along Western Road. Footprint and overall scale of the proposed built form, would be of an appropriate size in relation to the site, and separation distances are generous. The absence of a 'quirky orientation', and its contemporary design would complement the varied architecture in the street scene. Tree removal considered modest, and not harmful. No evidence to demonstrate impact on highway safety would be adverse.

address	44 Windsor Road, Christchurch
Proposal	Convert loft to habitable space including a side dormer
Committee overturn	No
Main issues	i) the character and appearance of the area; and ii) the living conditions of neighbouring occupiers at 42 and 46 Windsor Road, with particular regard to privacy.

Why allowed	In a context of varied roofscapes behind a modest frontage, the character and appearance of the building and its contribution to the street scene would not be significantly altered.
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address	29 Dunyeats Road, Broadstone
Proposal	Replacement garage with first floor accommodation over and single storey rear extension
Committee overturn	No
Main issues	Character and appearance of the area and on the setting of heritage assets, namely the adjacent Tudor and Golf Links Road Conservation Area (the Conservation Area).
Why allowed	Would be subservient to the host building, window detailing is consistent with what exists, and materials, finishes and design elements are different, they are typical domestic features and would not appear out of place.

address	3 The Moorings, 2 Willow Way, Christchurch, Dorset
Proposal	Enlargement of existing ground floor balcony
Committee overturn	No
Main issues	Effect of the proposed balcony extension on the living conditions of neighbouring occupiers, with particular regard to overlooking and loss of privacy.
Why allowed	Proposal would not result in a material increase of overlooking to adjacent properties.

address	5 Seafeld Road, Bournemouth
Proposal	Outline for redevelopment of house for block of 5 flats
Committee overturn	No
Main issues	Character and appearance of the area and the Dorset Heathlands.
Why	The flat block would be larger than the houses in the immediate vicinity,

allowed	but flat blocks nearby meant that the scale would not appear incongruous. Although not a consideration a drawing was able to show a building using traditional design, materials and fenestration would fit with the area. Splitting the parking into two areas meant that it would not dominate the street scene. A unilateral undertaking would provide mitigation for Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar sites. Appellant's application for costs was refused.
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address	6 Cotton Close, Poole
Proposal	Erection of detached annex building, modified entrance/driveway with new gate and parking/turning area.
Committee overturn	No
Main issues	Whether the proposal would constitute an annexe to the main dwelling; The effect of the proposal on the character and appearance of the area; and The effect of the proposal on protected species
Why allowed	The site would remain a single planning unit, works unlikely to result in building inappropriately sited. Impact on protected species resulted during the appeal.

address	57 Lansdowne Road, Bournemouth Christchurch Poole, Bournemouth
Proposal	Four terraced houses.
Committee overturn	No
Main issues	Impact on Non designated Heritage Asset and Conservation Area.
Why allowed	Site in the rear garden of a NDHA villa house in a suburban Conservation Area. A rear extension would be removed from the villa revealing the rear façade, and create sufficient separation distance from the new houses. Some garden land and trees would be lost, but this would not be visible from the public realm due to the building and landscaping. That the plot sizes would be smaller than the surrounding area was also shielded from view.

address	Glenlyn , Bramble Lane, Highcliffe, Christchurch
Proposal	The development proposed is the division of existing Garden and construction of new dwelling
Committee overturn	No
Main issues	The main issues are: • The effect of the proposed development on the character and appearance of the area, focussing upon its effect upon the significance of the relevant designated heritage asset; •Habitats (Dorset Heathlands, River Avon SAC, New Forest SPA, SAC and Ramsar.
Why allowed	Sites sense of enclosure would be maintained, and was not considered to have an open character. Dwelling would be similar in setting and relationship to the street. Habitat issues addressed by S106.

address	195 & 195A Barrack Road, Christchurch
Proposal	Demolition of existing buildings and erection of a block consisting of three offices and twenty-five apartments.
Committee overturn	No
Main issues	The effect of the proposed development on the character and appearance of the area, focussing upon its effect upon the significance of the relevant designated heritage asset;
Why allowed	The site had previously been used as a care home. Despite extending to four storeys the proposal preserved the character and appearance of the area. Conditions and a legal agreement also addressed matters of pedestrian or highway safety and noise disturbance.

address	465 Poole Road, Poole
Proposal	Proposed roofing advertisement and bed shop advertisement.
Committee overturn	No
Main issues	Harm to amenity
Why allowed	Street scene includes contemporary industrial uses and large scale signage, and advertising adds to the busy commercial street scene.in that context, proposal would not detract from host building or be out of

	character.
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address	122 Matchams Lane, Christchurch
Proposal	Erection of an ancillary outbuilding alongside a pre-existing boundary wall.
Committee overturn	No
Main issues	<ul style="list-style-type: none"> • Whether building is ancillary as proposed • Council's consideration of development ongoing on site • Impact on the green belt • Impact on character and appearance of the area
Why allowed	<p>The Council should not have considered matters outside of the description of development (the existing uses on the site) – costs awarded against the council for this reason.</p> <p>Development found to conflict with essential characteristic of the Green Belt; would result in harm to the character of the area.</p>

List of live appeals

Appendix 1 provides a list of current appeals.

Options Appraisal

9. No options to consider.

Summary of financial implications

10. There are no financial implications as a direct result of this report.
11. However, it should be reminded that the Council can be subject to 'costs'⁶ if the Council were found to be behaving 'unreasonably'. Such 'unreasonable' behaviour includes procedural (relating to the process) and substantive (relating to the issues arising from the merits of the appeal) matters. Examples of unreasonable behaviour 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

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

⁷ [Appeals - GOV.UK](#)

- c. imposing a condition that is not necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects, and thus does not comply with the guidance in the National Planning Policy Framework on planning conditions and obligation.
- d. vague, generalised or inaccurate assertions about a proposal's impact, which are unsupported by any objective analysis

Summary of legal implications

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

Summary of human resources implications

- 14. There are no direct human resource implications resulting from this report. However, it is reminded that the servicing of appeals can be resource heavy, particularly at a hearing or Public Inquiry.

Summary of sustainability impact

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

Summary of public health implications

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

Summary of risk assessment

- 17. Any risks associated with any appeal decisions are discussed in the body of the report. No risks have been identified in this report.

Background papers

Published appeal statistics and appeal decisions

Criteria Document 2024

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

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

Appendices

Appendix 1 – list of outstanding appeals.

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Committee Report (between Appeal Start Date)

<u>Appeal Number:</u>	<u>Location:</u>	<u>Proposal:</u>	<u>Appellant Name:</u>
<u>Appeal Type</u> 8/24/0668/FUL	140 Stanpit Christchurch BH23 3NE	Demolish existing buildings and erect a replacement 2-bedroom house with a raised floor level to 2.6m AOD to assist with flood defences (existing height	Mr Sean Fane
REF			
APP/23/01051/F	Dorwin Court, 328 Poole Road & 68 Princess Road, Poole, BH12 1AR	Alteration and upward extension of the buildings to create second and third floors of accommodation on each building to create 10 additional	Maintenance Securities Investments Ltd
REF			
APP/24/01005/P	7A Spencer Road, Poole, BH13 7ET	Major outline application for the demolition of the existing dwelling and erect a replacement building containing 7 apartments with	Mr and Mrs Nunhuck
REF			
APP/24/01374/F	Branksome Chine Cafe, Pinecliff Road, Poole, BH13 6LP	Variation of condition 2 & 5 of planning permission APP/22/00538/F as described in that description to amend the plans under condition 2 to	Rockwater Bournemouth Ltd
REF			
APP/24/01375/F	Sandbanks Beach Cafe/Restaurant & Kiosk, Banks Road, Poole, BH13 7QQ	Variation of condition 2 & 5 of planning permission APP/22/00740/F as described in that description to amend the plans under condition 2 to	Rockwater Bournemouth Ltd
RPC			
APP/25/00101/F	Land Adjacent 270 - 272 Ashley Road, Poole, BH14 9BZ.	Variation of condition 2 of planning permission APP/21/00430/F as described in that description of development to ommit the side	Mr Johnson
RPC			
C/2023/1513	22 Stafford Road Bournemouth BH1 1JH	Description - Former 8 bed HMO converted into 6 flats, permission approved for only 4 flats.	Mr Paul Trubody
ENF			
P/25/00095/FUL	243 Ashley Road Poole BH14 9DU	Conversion of part of the ground floor into a residential studio flat together with alterations in the form of the reinstallation of two obscure	Millear Limited
REF			
P/25/00153/HOU	98 Gladstone Road East Bournemouth BH7 6HQ	Single and two storey rear extensions to the dwellinghouse and construction of a garden room using the existing detached	Mr Martin Wybrow
REF			
P/25/00201/TTPO	15 Shelley Close Christchurch BH23 4HW	T1 Lime - Fell to ground level and replant with Fastigiate Hornbeam.	Mr C Read
RTP			
P/25/00561/FUL	7 Knole Gardens Bournemouth BH1 3QY	Proposed new build dwelling with associated access and parking.	Mr Gareth Horsey
REF			
P/25/00576/FUL	383 Wimborne Road Poole BH15 3ED	New single storey dwelling on land to rear of 383 Wimborne Road	Mitchell Reeves
REF			

Committee Report (between Appeal Start Date)

<u>Appeal Number:</u>	<u>Location:</u>	<u>Proposal:</u>	<u>Appellant Name:</u>
<u>Appeal Type</u> P/25/00686/FUL	Garages rear of 12 Osborne Road	Demolition of two garages and erection of a dwellinghouse	Mr Alfie Mehson
REF	Bournemouth BH9 2JL		
P/25/00728/FUL	The Lodge 2A Burton Road	Replacement dwelling with associated parking and access	Mr Stephen Griffiths
REF	Poole BH13 6DU		
P/25/00729/FUL	The Lodge 2A Burton Road	Replacement dwelling with associated parking and access	Mr Stephen Griffiths
REF	Poole BH13 6DU		
P/25/00734/FUL	The Lodge 2A Burton Road	Replacement dwelling with associated access and parking	Mr Stephen Griffiths
REF	Poole BH13 6DU		
P/25/00862/TTPO	Mudehaven Court 64 Mudeford	T2 - Monterey Pine: - Fell to ground level.	Eileen McBlain
RTP	Christchurch BH23 3NN	T5 - Monterey Cypress - Fell to ground level. T6 - Monterey Cypress -	
P/25/01654/ADV	156 Barrack Road	Erection of an internally illuminated gable end D48 advertisement	C/O Agent
CND	Christchurch BH23 2BD		
P/25/01923/CONDR	78 Normanhurst Avenue	Variation of planning application 7-2024-29358	Nicki Talbot
REF	Bournemouth BH8 9NR	Condition 3 Change of plans to increase size of dormers	
P/25/01946/HOU	25 Meadow View Road	Removal of garage and store, side and rear extensions to include formation of lower ground floor level, roof lights and Juliet balcony	Mr Walker
REF	Bournemouth BH11 9RD		
P/25/01995/HOU	34 Sopers Lane	Proposed new access and hardstanding driveway, dropped kerb, proposed boundary fence, retain plant bed and proposed retaining	Hayley Nunn
REF	Poole BH17 7ES		
P/25/02241/FUL	10 Sopers Lane	To sever land and erect 2no. detached chalet bungalows with vehicular access shared with no. 10 Sopers Lane.	Mr J Bell
REF	Poole BH17 7ES		
P/25/02245/HOU	29 Links Road	Retrospective: Erection of a 2m Close Boarded Fence	Mr & Mrs Toomer
REF	Poole BH14 9QS		
P/25/02547/ADV	465 Poole Road	Advertisement consent for sign on side of building for roofing business and bed shop	Complete Roofing Solutions (Dorset) Ltd
RAC	Poole BH12 1DH		

Committee Report (between Appeal Start Date)

<u>Appeal Number:</u>	<u>Location:</u>	<u>Proposal:</u>	<u>Appellant Name:</u>
<u>Appeal Type</u>			
P/25/02618/ADV	Land adj. Esso Service Station & Tesco Express	Freestanding advertising structure featuring one	Mr Martin Stephens
RAC	The Grove & Barrack Road	internally illuminated	
	Christchurch	sequential display screen facing	
	BH23 2EX	West to replace four existing	
P/25/03040/HOU	61 Rugby Road	Retrospective application for	Mrs Lucy Lees
	Poole	erection of a fence adjacent to	
REF	BH17 7HL	the roadside (above the height	
		of 1m) and relocation of	
		driveway	
P/25/03124/FUL	1 Alumhurst Road	Erection of new metal frame	Mr Matthew Armitage
	Bournemouth	retractable roof pergola to rear	
REF	BH4 8EL	courtyard garden.	
P/25/03198/HOU	37 Southbrook Close	Introduction of Juliet balcony	Mr Shaun Sutton
	Poole	to rear first floor (replacing	
REF	BH17 8BG	window with doors) and	
		alteration to existing single	
		storey roof to allow for the	
P/25/03356/FUL	4 Sopers Lane	Demolish garage, outbuilding	Mr J Bell
	Poole	and sunroom to rear of	
REF	BH17 7ES	dwelling at no. 4 Sopers Lane,	
		carry out internal alterations to	
		the existing dwelling to reduce	

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