

Notice of Western BCP Planning Committee

Date: Thursday, 5 February 2026 at 10.00 am

Venue: Council Chamber, BCP Civic Centre, Bournemouth BH2 6DY



Membership:

Chair:

Cllr M Le Poidevin

Vice Chair:

Cllr J Clements

Cllr C Adams
Cllr J Challinor
Cllr A Chapmanlaw

Cllr 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.bcp council.gov.uk/ieListDocuments.aspx?MId=6145>

If you would like any further information on the items to be considered at the meeting please contact: Jill Holyoake on 01202 127564 or email democratic.services@bcp council.gov.uk

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

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

AIDAN DUNN
CHIEF EXECUTIVE

28 January 2026

DEBATE
NOT HATE



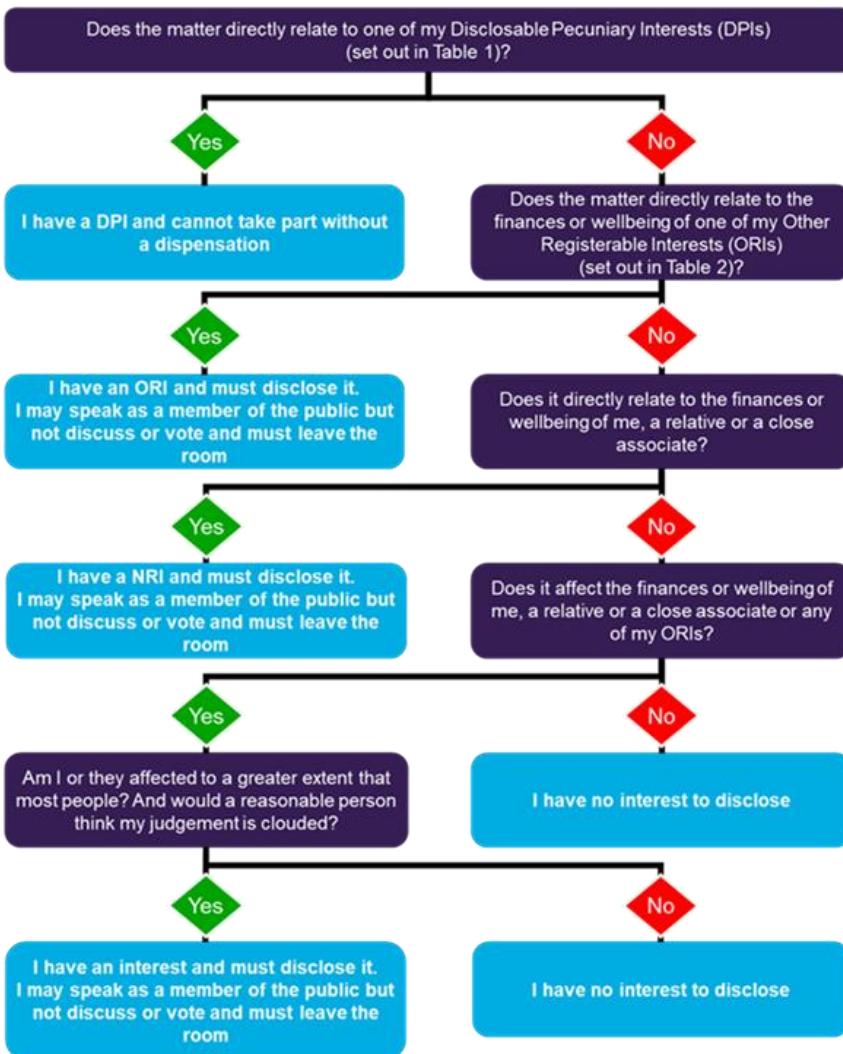
Available online and
on the Mod.gov app

Two icons: one for the iPhone/iPad and one for the Android smartphone.

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 15 January 2026.

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 4 February 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.bcp council.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.bcp council.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.bcp council.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plans/Current-Local-Plan.aspx>

a)	54 Elms Avenue, Poole BH14 8EF Parkstone ward P/25/03262/FUL Demolition of existing property and erection of replacement house	19 - 40
b)	5 Chaddesley Wood Road, Poole BH13 7PN Canford Cliffs ward P/25/03299/HOU Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies (as revised plans received 8 th December 2025)	41 - 68

No other items of business can be considered unless the Chair decides the matter is urgent for reasons that must be specified and recorded in the Minutes.

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BOURNEMOUTH, CHRISTCHURCH AND POOLE COUNCIL
WESTERN BCP PLANNING COMMITTEE

Minutes of the Meeting held on 15 January 2026 at 10.00 am

Present:-

Cllr M Le Poidevin – Chairman

Cllr J Clements – Vice-Chairman

Present: Cllr C Adams, Cllr A Chapmanlaw, Cllr P Cooper, Cllr B Hitchcock and Cllr J Salmon

75. Apologies

Apologies were received from Cllrs Sidaway, McCormack and Challinor.

76. Substitute Members

There were no substitute members

77. Declarations of Interests

There were no declarations.

78. Confirmation of Minutes

The minutes of the meeting held on 4 December 2025 were confirmed as an accurate record.

79. Public Issues

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

80. 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 14 January 2026 and appears as Appendix D to these minutes.

81. 86 Churchill Road, Poole BH12 2LU

Newtown and Heatherlands ward

APP/25/00143/F

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

Public Representations

Objectors:

- ❖ Jacob Tranter
- ❖ Ben Winter

Applicant/Supporters:

- ❖ None registered

Ward Councillors:

- ❖ Cllr Millie Earl
- ❖ Cllr Sandra Mackrow

RESOLVED to GRANT permission in accordance with the recommendation set out in the officers report with a condition that the applicant was to provide a management plan in relation to noise. Also with an update to trigger 4 to now read Prior to the property being brought into *sui generis* use.

Voting: For - 3, Against - 2, Abstain - 2

82. 88 Churchill Road, Poole BH12 2LU

Newtown and Heatherlands ward

APP/25/00144/F

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

Public Representations

Objectors:

- ❖ Jacob Tranter
- ❖ Ben Winter

Applicant/Supporters:

- ❖ None registered

Ward Councillors:

- ❖ Cllr Millie Earl
- ❖ Cllr Sandra Mackrow

RESOLVED to GRANT permission in accordance with the recommendation set out in the officers report with a condition that the applicant was to provide a management plan in relation to noise. Also with an update to trigger 4 to now read Prior to the property being brought into *sui generis* use.

Voting: For – 3, Against – 0, Abstain - 4

NOTE ON AGENDA ITEMS 6A AND 6B:

Although the case officer combined the applications for 86 and 88 Churchill Road into one presentation at the meeting, there was an opportunity to register to speak on each application and the Committee made a decision on each application. The Chair also declared that both applications were in her ward.

83. 34 Buccleuch Road, Poole BH13 6LF

Canford Cliffs ward

P/25/02147/FUL

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

Objectors:

- ❖ None registered

Applicant/Supporters:

- ❖ Giles Moir

Ward Councillors:

- ❖ None registered

RESOLVED to Grant subject to the conditions set out in the agenda report, the amendments to the conditions set out on the Addendum Sheet relating to the revised wording of Condition No.9 and the addition of Condition No.26; and the replacement of Condition No.14 Which states "No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Method Statement and Tree Protection Plan from Treecall Consulting Ltd dated 14 November 2025.

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

The above was agreed with power delegated to the Head of Planning Operations (including any officer exercising their powers) 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 set out in the agenda report with power delegated to the Head of Planning 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.

Voting: Unanimous

84. Appeals Report

The Development Management Manager presented a report, a copy of which had been circulated to each member and a copy of which appears at Appendix 'E' 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.

The committee heard that from January to December 2025 there were 181 appeals and 31 were overturned. In December 2025 6 out of the 11 submitted were allowed.

In relation to Matchams Lane the Committee heard that the appeal was dismissed but costs were awarded against the Council as the officer had considered matters which were not part of the proposal. The Committee were reminded that they must only assess what is before them including in the proposal.

RESOLVED that The planning committee noted the contents of this report.

The meeting ended at 11.14 am

CHAIRMAN

PLANNING COMMITTEE - PROTOCOL FOR SPEAKING / STATEMENTS AT PLANNING COMMITTEE

1. Introduction

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

2. Order of presentation of an application

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

3. Guidance relating to the application of this protocol

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

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

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

4. Electronic facilities relating to Planning Committee

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

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

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

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

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

6.3. There will be a maximum combined time of **five** minutes allowed for any person(s) objecting to an application to speak. A further combined **five** minute maximum will also be allowed for any supporter(s). Up to **two** people may speak during each of these allotted times (the applicant(s) and any agent for the applicant(s) will each count as separate speakers in support). No speaker may speak for more than half this time (i.e. **two and a half minutes**) unless:

- a) there is no other speaker who has also been allotted to speak for the remainder of the five minutes allowed;
- b) or the other allotted speaker fails to be present or is unable to be heard (in the case of remote speaking), at the Planning Committee meeting at the time when the opportunity to speak on the application is made available; or
- c) the other allotted speaker expressly agrees to the speaker using more than half of the total speaking time allowed.

6.4. If more than two people seek to register a wish to speak for either side, an officer from Democratic Services may ask those seeking the opportunity to speak to appoint up to two representatives to address the Planning Committee. In the absence of agreement as to representatives, entitlement to speak will normally be allocated in accordance with the order when a request was received by Democratic Services. However, in the event of an applicant(s) and / or the agent of the applicant(s) wishing to speak in support of an application such person(s) will be given the option to elect to speak in preference to any other person registered to speak in support.

6.5. A person registered to speak may appoint a different person to speak on their behalf. The person registered to speak should normally notify Democratic Services of this appointment prior to the time that is made available to speak on the application.

6.6. A person may at any time withdraw their request to speak by notifying Democratic Services by email or in person on the day of that meeting. However, where such a withdrawal is made after the deadline date for receipt of requests then the available slot will not be made available for a new speaker. In cases where more than two requests to speak within the allocated five minutes were received by the deadline, Democratic Services will, where practicable, reallocate the slot in date receipt order.

6.7. During consideration of a planning application at a Planning Committee meeting, no question should be put or comment made to any councillor sitting on the Planning Committee by any applicant, objector or supporter whether as part of a speech or otherwise.

7. Questions to person speaking under this protocol

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

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

8.1. Any ward councillor shall usually be afforded an opportunity to speak on an application at the Planning Committee meeting at which it is considered. Every ward councillor who is given the opportunity to speak will have up to **five** minutes each.

8.2. At the discretion of the Chair, any other councillor of BCP Council not sitting as a voting member of the Planning Committee may also be given the opportunity to speak on an application being considered at Planning Committee. Every such councillor will have up to **five** minutes each.

8.3. Any member of the Planning Committee who has exercised their call in powers to bring an application to the Planning Committee for decision should not vote on that item but subject to any requirements of the Member Code of Conduct, may have or, at the discretion of the Chair, be given the opportunity to speak in connection with it as a ward councillor or otherwise in accordance with the speaking provisions of this protocol. Such a member will usually be invited after speaking to move themselves from the area where voting members of the Planning Committee are sitting and may be requested to leave the room until consideration of that application has been concluded.

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

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

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

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

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

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

11. Remote speaking at Planning Committee

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

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

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

speak 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:

- 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;
- must have been received by Democratic Services by **10.00am of the working day before the meeting** by emailing democratic.services@bcpcouncil.gov.uk
- 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;
- 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
- 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	54 Elms Avenue Poole BH14 8EF
Proposal	Demolition of existing property and erection of replacement house
Application Number	P/25/03262/FUL
Applicant	Mr and Mrs Yeoman
Agent	Mr Giles Moir – CL Planning
Ward and Ward Member(s)	Parkstone ward Cllr Crispin Goodall Cllr Emily Harman
Report Status	Public
Meeting Date	5 February 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	The Local Planning Authority has received more than 20 letters against the proposal.
Case Officer	Babatunde Aregbesola
Is the proposal EIA Development?	No

Description of Proposal

1. The proposal is seeking planning permission for a replacement dwelling following the demolition of the existing building.
2. The current proposal is a re-submission following the previous refusal under the planning reference APP/24/01035/F and subsequently dismissed at appeal.
3. The application under APP/24/01035/F was refused for the following reasons:
 1. The proposal, by virtue of its height, size, scale, massing, bulk with site coverage would make it appear as an unduly prominent and dominant addition to the street scene that fails to satisfactorily respect the siting, mass and scale

of properties upon Elms Avenue and Pearce Avenue, so as to have an acceptable effect upon the character and appearance of the area. The proposal would have an unacceptable and harmful effect on the external appearance and character of the local area. As such, it is contrary to Policy PP27 of the Poole Local Plan. Amongst other things, this requires a good standard of design in all new developments and states that development will be permitted that reflects or enhances local patterns of development and neighbouring buildings in terms of siting, height and scale, bulk and massing, including that of the roof, and visual impact.

Description of Site and Surroundings

4. The application site is on the south-west side of Elms Avenue, close to the junction with Pearce Avenue. It backs onto Poole Harbour SSSI. The site is occupied by a detached house with a detached garage in the front garden. The site is enclosed by tall, rendered walls and fences, with mature vegetation along the boundaries. The street is residential in character, dominated by detached houses on similar sized plots, in a variety of designs. Most homes on the south-west side of the street are positioned set back into the plots on the cliffs at the harbour's edge and have long front gardens. Large, detached garages and other outbuildings are a common feature in the street scene.

Relevant Planning History:

APP/17/00857/F – Planning permission was granted for an extension of existing garage to form a boat and equipment store.

APP/23/00900/F - Demolition of existing property and erection of replacement house. Refused and dismissed at appeal.

APP/24/01035/F - Demolition of existing property and erection of replacement house (revised scheme). Refused and dismissed at appeal.

Constraints

- Poole Strategic Flood Risk Area - Residential
- Tree Protection Order
- TPO 73/22001 protects a tree on the site and TPO 75/2001 protects tree in neighbouring properties, all with individual designations.

Public Sector Equalities Duty

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

Other relevant duties

6. 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.
7. 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.
8. 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”.
9. 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.
10. For the purposes of this application, in accordance with section 17 Crime and Disorder Act 1998, due regard has been had to, including the need to do all that can reasonably be done to prevent, (a) crime and disorder in its area (including anti-social and other behaviour adversely affecting the local environment); (b) the misuse of drugs, alcohol and other substances in its area; and (c) re-offending in its area.
11. For the purposes of this report regard has been had to the Human Rights Act 1998, the Human Rights Convention and relevant related issues of proportionality.

Consultations

- BCP Highway Authority – supports the proposal, subject to conditions.
- BCP Biodiversity Officer – no objection and recommended condition.
- BCP Tree Officer – no objection and recommended conditions.
- Environment agency – Application falls outside environment Agency remit.
- Waste service - The plans are suitable from a Waste Collection perspective.
- Natural England - No Objection subject to securing mitigation
- LLFA – No objection but recommended condition

Representations

12. 22 letters of objection from the occupiers of the neighbouring dwellings were received. Concerns were raised with regards to:
 - The scale and mass of the proposed dwelling would be overbearing.
 - The scheme is overbearing on the surrounding properties, causing loss of privacy and light.
 - The proposed building erodes the character and appearance of the Elms Estate.
 - The proposal would result in an inconvenience to the residents during construction phase of development.
 - The proposal would have a detrimental impact on the highway safety and volume of traffic in the area.
 - The property is too big for the plot, and if allowed, the next step would be conversion to flats. This is a residential area with single family homes.

- The proposed building is still much bigger and higher than the surrounding buildings and with 17 car parking spaces is obviously designed to be more than a single-family residential home.
- This is out of keeping with the neighbourhood and would dominate the view from the harbour.

Key Issue(s)

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

- Presumption in favour of sustainable development
- Impact on the character and appearance of the area
- Impact on the neighbouring amenity
- Impact on parking and highway safety
- Biodiversity considerations
- Sustainability considerations
- Impact on trees
- Flood risk
- SAMM/CIL compliance

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

Policy context

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

Poole Local Plan (Adopted November 2018)

PP1 Presumption in favour of sustainable development

PP2 Amount and Broad Location of Development

PP27 Design

PP31 Poole's coast and countryside

PP32 Poole's Nationally, European and Internationally Important Sites

PP33 Biodiversity and Geodiversity

PP34 Transport strategy

PP35 A Safe, Connected and Accessible Transport Network

PP37 Building Sustainable Homes and Businesses

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)

Poole Harbour Recreation 2019-2024 (Adopted February 2020)

Nitrogen Reduction in Poole Harbour (Adopted February 2017)

Shoreline Character Areas SPG (Adopted 2004)

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

Planning Assessment

Presumption in favour of sustainable development

17. 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.
18. 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.
19. 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.
20. 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. Therefore, 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.
21. In this instance, the scheme would not provide additional dwellings as the proposal involves a replacement dwelling. 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.

Impact on the character and appearance of the area

22. Policy PP27 of the Poole Local Plan requires a good standard of design in all new development and also states that development will be permitted provided that it reflects or enhances local patterns of development and neighbouring buildings in terms of layout and siting, including building line and built site coverage; height and scale; bulk and massing, including that of the roof; materials and detailing; landscaping; and visual impact.
23. The application site is located along the coastal area backing onto the sea. Policy PP31 seeks that new development respects the built shoreline character of Poole and ensure that the siting and position, height and number of structures would not detract from views to and from the cliffs, the sea, the beach or chines.
24. The application site comprises a residential building with a detached garage and a single storey outbuilding to the front. The main building is set considerably back from the main road with its rear elevation overlooking the harbour. Most properties along Elms Avenue are

two storeys in height and have a more traditional appearance, while some properties located at the southern end of the road, such as the appeal site, are larger buildings with a contemporary design. This leads to two different character areas within the locality, with the application site sitting within the latter one, where there are larger buildings of more contemporary design.

25. The architectural variety along the harbour frontage, combined with the traditionally designed properties along Elms Avenue and Pearce Avenue, contributes to the distinctive character of the area.
26. This proposal intends to resolve the concerns raised by the Planning Inspector in the last two appeals (APP/23/00900/F and APP/24/01035/F).
27. The first dismissed scheme, (APP/23/00900/F), the Inspector found that the 6 storey accommodation would be at odds with the generally three to four storey character of the closest dwellings.
28. Secondly, in that same appeal the inspector found the proposal to be harmful to the living conditions of neighbouring properties in light of the provision of a terrace around the top floor, this would result in overlooking down into the outdoor space to No's 56 Elms Avenue and 62 Pearce Avenue and a perception of being overlooked from a raised position. Such overlooking would be harmful to the living conditions of the respective occupiers.



29. On the second appeal, the applicant addressed the concerns raised by the Inspector in the previous appeal by submitting a revised scheme. The proposal comprises a five-storey building, reduced from the previously proposed six-storey development. In addition, the scheme incorporates 1.8 -metre-high obscure glazed wraparound screening to all proposed upper-floor balconies, ensuring appropriate mitigation of overlooking and safeguarding neighbouring amenity.
30. In considering planning reference APP/24/01035/F (second appeal), the inspector found the appeal proposal comprising five storeys would detract from the prevailing character of this part of the residential area, where nearby dwellings along the harbour frontage are generally three or four storeys in height. Therefore, whilst the overall height of the proposed dwelling would be in keeping with the surrounding built form, the number of storeys proposed and how they would appear would not. Furthermore, Due to the proposed design and form of the elevations, the number of storeys would be clearly discernible. As a result, the appeal proposal would disrupt the visual rhythm along this section of the coast, and its intensification, due to the number of storeys, would also undermine the established residential proportions and appearance of the built form in the surrounding area.



31. This submission (under planning reference P/25/03262/FUL) seeks to address the Inspectors concerns by proposing a four storey dwelling with no basement. The submitted plans show the new scheme would have a proportionate bulk and mass at the upper floor levels matching neighbouring properties. The proposed balconies and side facing windows have been reduced and set inward. It is clear that the upper floor has now been set in with balconies reduce in size and therefore reduced the overall bulk and mass of the scheme when compared to the previous proposal. The building would be contemporary in its form. Both Inspectors had no concern with a contemporary dwelling with render and glazed elevations and boundaries, as this would be compatible with the evolving built form of the area.

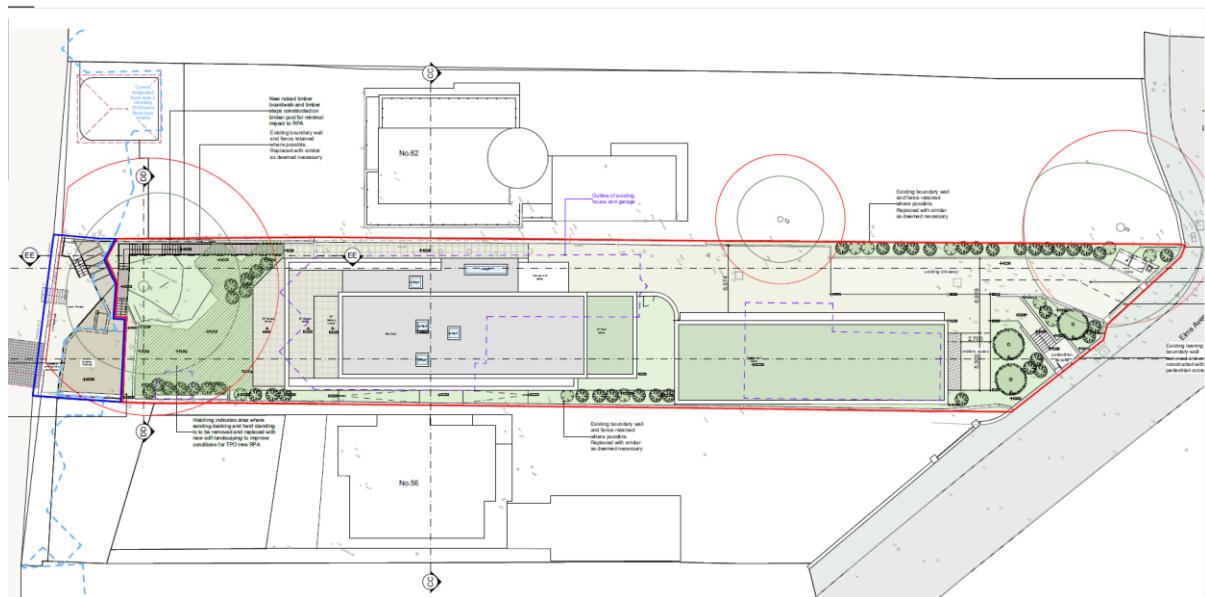


32. The proposed dwelling would be partially screened in views from the harbour due to the existing tree which would be retained, and views would be more limited from Elms Avenue and Pearce Avenue, due to the setback, the gated access and existing trees, the development would still be visible, at least in part from public views and from the neighbouring properties. The development, therefore, would be less prominent and appear sympathetic to the established character of the area.

33. As such, the revised scheme would have a positive effect on the visual amenity of this part of the coastal area, making the scheme more sympathetic to the character and appearance of the street scene.
34. The development would present a contemporary design with similar architectural composition to neighbouring buildings. The proposal, in terms of its height, scale and massing would not detract from the prevailing character of this part of the residential area. The proposal would replace the existing dwelling with a more contemporary dwelling matching its neighbours. It would follow other dwellings in this row through the use of render, glazed elevations, and balconies and in that regard would be compatible with the evolving built form of the row and area.
35. Overall, the proposal would not harm the character and appearance of the area. It would comply with Policies PP27 and PP31 of the Poole Local Plan adopted November 2018 (PLP), which altogether requires a good standard of design in all new developments and preservation of the shoreline character.

Impact on the neighbouring amenity and privacy

36. The application site is bordered on east and west sides by residential dwellings and backs onto the sea. The dwellings most likely to be impacted by the development are properties at No.56 and 62.
37. The proposal would have a similar height with No.56, but its rear would extend deeper into the site close to its boundary, resulting in a greater bulk of built form towards no. 56. The depth of the proposal is similar to that of the previously refused and dismissed on appeal scheme. However, in light of the presence of a considerable boundary wall and planting between No.56 and 62, and the character of this row of properties providing development of depth close to their boundaries, it is not considered that this would be harmfully overbearing. Furthermore, it would not result in a significant loss of light given the orientation of No.56 to the south-east. The Inspector raised no concern in that respect.
38. At present, No.62 benefits from a rear projecting wing that is positioned in proximity to the application site boundary. Given the presence of this rear wing, and positioning of the rear of the proposed dwelling further from this boundary than the existing rear wing, the proposal would not result in any detrimental overbearing impact or overshadowing upon No.62.



In terms of overlooking, there are windows proposed along the ground floor elevation serving both habitable/non-habitable rooms facing neighbouring properties. However, views from these windows would be screened by the 1.8 boundary fence. In addition, the remaining windows towards the adjacent properties are either secondary windows or serve non-habitable rooms and can be conditioned to be obscure glazed.

39. In addition, there are balconies with 1.8m wraparound screened glass facing neighbouring outdoor spaces removing any harmful overlooking.
40. The LPA conclude that the proposal would not harm the living conditions of neighbouring occupiers at No's 56 Elms Avenue and 62 Pearce Avenue, with regard to privacy. Accordingly, the proposed scheme would accord with Policy PP27 of the Poole Local Plan.

Access and Parking Policy

41. PP34 encourages new development to be located within the most accessible locations, which can meet a range of local needs and will help to reduce the need to travel, reduce emissions and benefit air quality, principally in the town centre, district and local centres, employment areas and along sustainable transport corridors.
42. Policy PP35 encourages new development to maximise the use of sustainable forms of travel; provide safe access to the highway; accord with the Parking & Highway Layout in New Development SPD. The existing vehicle access would be used to access the main surface car parking, and a new vehicle access is proposed to access the basement area, which is shown for storage purposes. The new vehicle access raises no concerns, as vehicles can exit the site in a forward gear and formation of the new access would require the kerbs and footway being lowered, which would be at the applicant's expense.
43. Having been consulted, BCP Highways Authority raised no objection and recommended conditions. The proposal is considered acceptable from highway perspective and accord with the above policies.

Sustainability

44. Policy PP37 encourages proposals for new homes and commercial development must contribute to tackling climate change. Section 2 of Policy PP37 states that (a) where appropriate, new development should incorporate a proportion of future energy use from renewable energy sources with: (i) a minimum of 10% for proposals of 1-10 homes (net) or under 1,000 sq. m (net) commercial floor space. The applicant in this case has indicated that a heat pump and EV charging will be installed on site towards achieving 10% future energy use from renewable energy. Being a new build development, it would be readily possible to deliver an energy efficient and sustainable development in accordance with the requirements of the latest Building Regulations.

Waste collection considerations

45. With regards to refuse and recycling provision, Policy PP27 (g) of the Poole Local Plan states that, amongst other criteria, development must provide convenient waste and recycling arrangements in accordance with the relevant standards. The submitted plan indicated that bin storage would be located towards the front garden area behind the front boundary treatment with limited visibility from the street scene. This is considered acceptable and appropriate for a single dwellinghouse.

Biodiversity

46. 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 Poole Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.

47. 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 Poole Local Plan Policy PP33 – biodiversity and geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
48. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is self-build. In order to ensure that 10% net gain is provided if the proposal is sold and no longer self-build, a section 106 has been signed and secured as part of this permission.

Species enhancements

49. 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 can't 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.
50. The house and garage have been assessed as having negligible potential to support roosting bats. No bats, evidence of bats, or potential roost features were observed during either survey (2023 and 2025). However, the property borders Poole Harbour Special Site of Scientific Interest (SSSI), Poole Harbour Special Protection Area (SPA), and Poole Harbour Ramsar. Therefore, mitigation measures will be necessary to prevent any impacts on these protected sites during construction. Enhancements are proposed for the site development in line with the National Planning Policy Framework (NPPF) 2024 and the Poole Local Plan 2018.
51. Having been consulted, BCP Ecology raised no objection to the scheme based on information provided. The Ecology officer recommended conditions to secure the biodiversity enhancement within the submitted report and guard against an undue on Poole Harbour SSSI, SPA and Ramsar, especially wintering birds.
52. Overall, the proposal is considered acceptable and would be in accordance with Policy PP33 of the Poole Local Plan and the NPPF.

Flood Risk

53. The proposal relates to a replacement dwelling following demolition of the existing house. As such, it would not result in a net gain in residential units within the Council's future flood risk zones. In this instance, the applicant did not submit Flood Risk Assessment as required by Paragraph 11.21 of Policy PP38, which seeks that development proposals within the current and future flood risk zones, or areas at risk from ground or surface water flooding will be required to undertake a Flood Risk Assessment (FRA), based on advice set out in Planning Practice Guidance and which should be proportionate to the scale and nature of the development proposed.
54. Having been consulted, Local Lead Flood Authority (LLFA) acknowledged the absence of FRA as part of the application. LLFA goes on to advised that the despite the site's proximity to the sea, the elevation of the site is mapped higher than present or future tidal flood levels with the exception of the waterside boathouse area. The proposed development is entirely outside of the flood risk area. They have raised no objection related to flood risk and drainage for this site. A condition for a drainage strategy for the site has been imposed.

55. On balance, the proposal is considered acceptable from a flood risk perspective and would accord with Policy PP38 of Poole Local Plan

Other matters

56. Updated arboricultural information has been submitted which now clearly reflects the current scheme. A more detailed methodology and timing of works have been added to the AMS to demonstrate the works around T1 Pine can be achieved without unduly impacting the tree. No objection to the proposal in its current form.

Planning Balance / Conclusion

57. It is proposed to retain the existing trees on site, and an appropriate landscaping scheme could be secured. It is asserted that the living conditions of neighbouring occupiers would not be adversely impacted. The proposed accommodation, external space, parking and storage that would be provided for future occupants would be adequate. Also, it is not likely that the proposal would give rise to any crime or safety concerns, and the scheme would not be likely to prejudice the future development of adjoining sites. Lastly, the proposed revised scheme would be sympathetic to the prevailing character of the area and would not give rise to significant adverse impacts to the established character and appearance of the neighbouring buildings and local area.

58. The proposal would accord with the development plan as a whole and the material considerations, including the Framework, do not indicate that the proposal should be decided other than in accordance with it. Therefore, the proposal is recommended for approval.

59. Recommendation

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:
Site Layout and Location Plan; PT147-PA27-101-P2 received 24/10/2025
Ground and First Floor Plans; PT147-PA27-102-P2 received 24/10/2025
Second and Third Floor Plans; PT147-PA27-103-P2 received 24/10/2025
North-east, South-west and Street scene Elevations; PT147-PA27-104-P2 received 24/10/2025
Northwest and Southeast Elevations; PT147-PA27-105-P2 received 24/10/2025
Site Sections; PT147-PA27-106-P2 received 24/10/2025
Northeast, Southwest and Street scene Elevations, incorporating neighbour approval
PT147-PA27-109-P2 received 24/10/2025
Sections Through Rear Garden and Tree RPA; PT147-PA27-110-P2 received 24/10/2025
Floor Plans; PT147-PA27-111-P2 received 24/10/2025

Site sections: PT147-PA27-106 P2 received 20/01/2026
Existing Plans and Elevations; Pt147 Pa27 107 P1 received 27/08/2025
Sustainability and Biodiversity Enhancement; Pt147 Pa27 108 P1 received 27/08/2025
Arboricultural Impact Assessment & Method Statement; DS 74923/AC received 08/11/2025
TPP-AMS; DS 74923/AC received 08/11/2025
Preliminary Ecological Appraisal by KP Ecology received 28/10/2025

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

3. No part of the development hereby permitted shall be carried out other than in accordance with the details and timetable contained in the approved Arboricultural Method Statement and Tree Protection Plan from Treecall Consulting dated 6 November 2025.

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

4. Demolition and Construction and Environmental Management Plan (DCEMP) to be produced and agreed with council prior to commencement of work and then must be implemented in full. This to include but not limited to, pollution prevention and response and reporting to EA and PHC, and mitigation for impacts on Poole Harbour SSSI, SPA and Ramsar, especially wintering birds, this as a minimum to be no demolition in January and February.

Reason: compliance with The Conservation of Habitats and Species Regulations 2017(as amended).

60. Biodiversity recommendations as given in section 6 of 'Preliminary Ecological Appraisal (PEA) 54 Elms Ave, by KP Ecology received on 28/10/2025 Ltd must be implemented in full and maintained.

Reason: compliance with National Planning Policy Framework (2024) 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 Poole Plan Policy PP33 "enhance biodiversity".

61. Prior to first occupation of the dwelling hereby permitted, details of measures to provide 10% of the predicted future energy use of the 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 10% 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.

62. No part of the development hereby permitted shall be commenced unless a drainage scheme [that includes/for] the disposal of surface water by way of a sustainable drainage

system has first been submitted to and approved in writing by the local planning authority. The scheme shall in particular include:

- (a) Proposed arrangements for the disposal of both surface and foul water; and]
- (b)[In relation to the surface water], information about the design storm period and intensity, the methods to be employed to delay and control the surface water discharged from the application site and the measures to be taken to prevent pollution of the receiving groundwater and/or surface waters; and
- (c) A management and maintenance plan for the lifetime of the development that secures the operation of the [approved surface water] drainage scheme throughout this time; and
- (d) A timetable for delivery.

The development shall only be carried out in accordance with the approved drainage scheme and the methods, measures and arrangements in the approved scheme shall at all times be retained and managed and maintained in accordance with it.

Reason: To ensure that proper provision is made for a drainage scheme and this is a pre-commencement condition to ensure that all necessary works are provided at an appropriate time.

1. No part of the development hereby permitted shall be occupied unless the windows on the upper floors (first, second & third floors) side elevations as shown on approved plan have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such window is either a fixed light or hung in such a way as to ensure that the full benefit of the obscured glazing in inhibiting overlooking is at all time maintained. Every obscured glazed window shall thereafter at all times be retained in a manner that fully accords with the specifications of this condition.

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

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

Informatics

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 and permission was granted.

2. 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.

3. Based on the information provided (were this application to be recommended for approval) it is considered that the approval of a biodiversity gain plan would not be required before development can be begun and the statutory biodiversity gain planning condition would not apply. This is because the development is considered to meet the self-build and custom build applications exemption criteria, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, which requires the development to consist of less than 9 dwellings; be on a site of less than 0.5 hectares and consist exclusively of dwellings which are self-build or custom housebuilding, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
4. 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.
5. If bats are found during demolition that all work to cease and if possible, part of structure that was removed and exposed bats put back into place. A bat ecologist employed to address situation and Natural England contacted.
6. This grant of permission is to be read in conjunction with the Legal Agreement dated 20th November 2025 entered between BCP Council and Mr John Alec Yeoman.

Background Documents:

P/25/03262/FUL

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

Notes.

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

Reference to published works is not included

Case Officer Report Completed

Officer: Babatunde Aregbesola

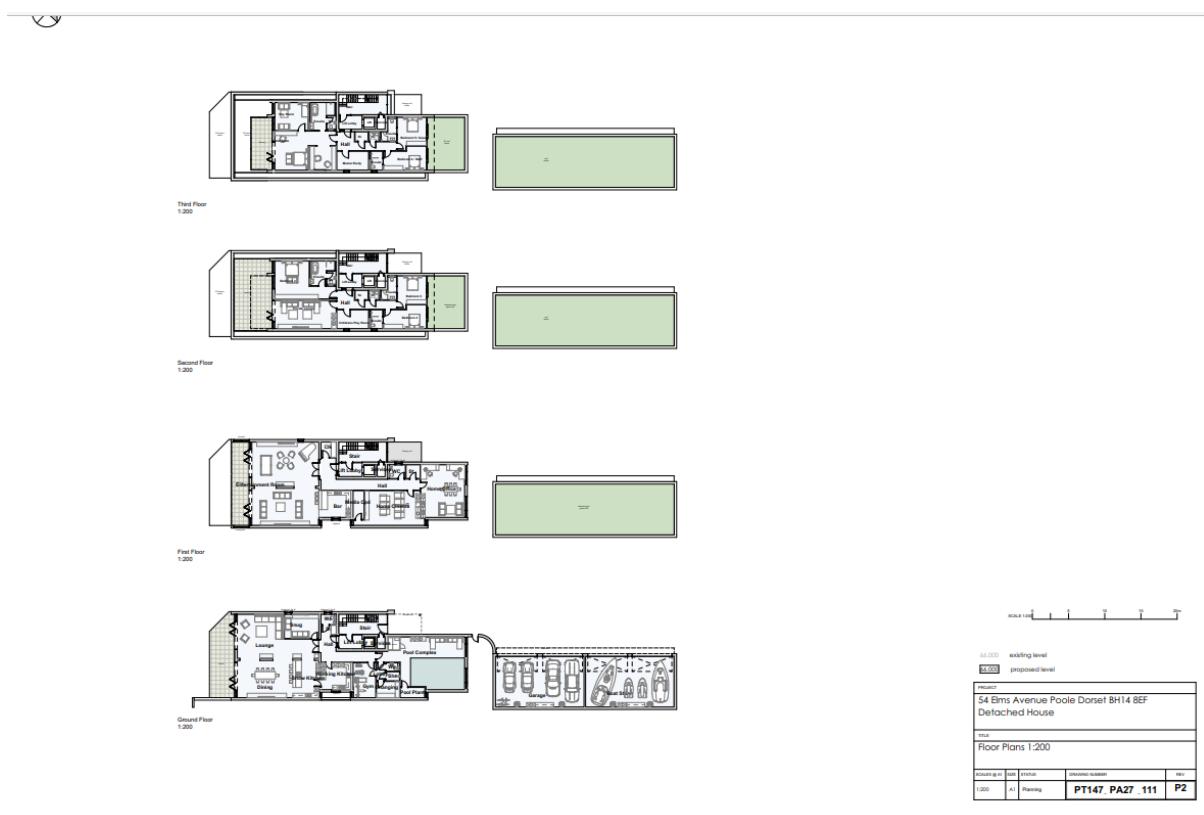
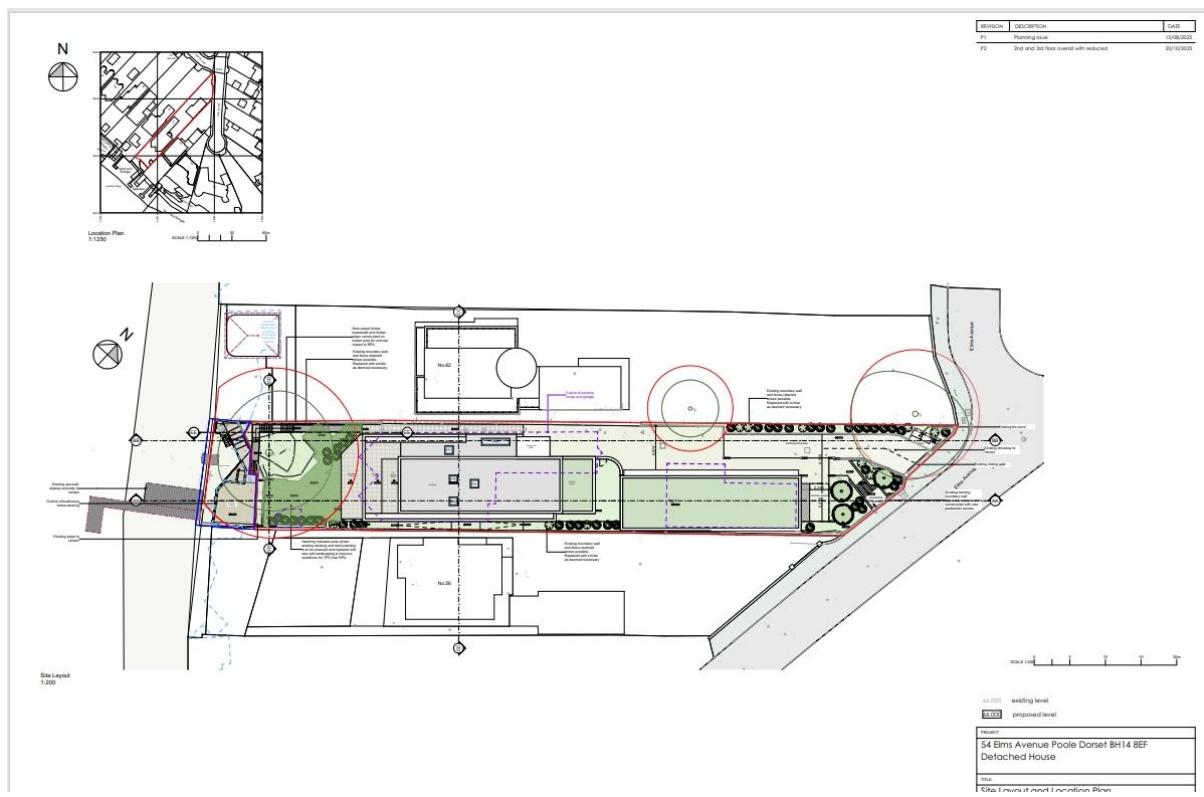
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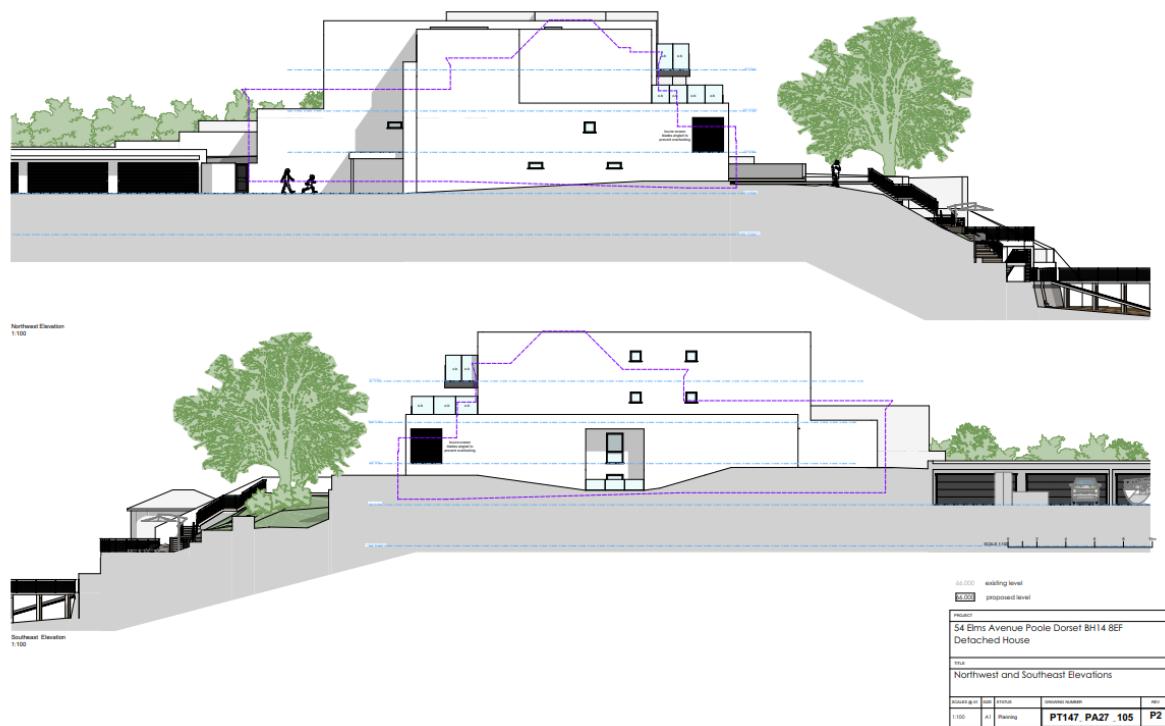
Agreed by: Katie Herrington

Date: 28/01/2026

Comment:

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Planning Committee

Application Address	5 Chaddesley Wood Road, Poole, BH13 7PN
Proposal	Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies (as revised plans received 8 th December 2025)
Application Number	P/25/03299/HOU
Applicant	Mr Perkins
Agent	Darryl Howells Planning Consultancy
Ward and Ward Member(s)	Canford Cliffs Cllr John Challinor Cllr Gavin Wright
Report Status	Public
Meeting Date	5 February 2026
Summary of Recommendation	Grant in accordance with the details set out below
Reason for Referral to Planning Committee	Called in by Councillor John Challinor for the following reasons: Negative impact of neighbour's amenity. Another increase in mass and scale and even greater overbuild of the plot. Too tall. Developers pushing their luck again.
Case Officer	Elisher Brown
Is the proposal EIA Development?	No

Description of Proposal

- Planning permission is sought for the 'Partial demolition of the dwelling to physically separate from no. 5a Chaddesley Wood Road, erect extensions, and remodel of the existing dwelling to a contemporary 3 storey dwelling with balconies as per the revised plans received 8 December 2025.
- The key features of the proposal are as follows:
 - Partial demolition of the existing dwelling to recess a section of the rear elevation, thereby enabling the dwelling to become fully detached from No. 5a Chaddesley Wood Road.
 - The recessed section of the rear elevation would be set back by approximately 1.10m, with section approximately 3.30m width being retained towards the south western end of the rear elevation.

- A two storey front extension to the north eastern end of the front elevation, which have a depth of approximately 2.45m and a width of approximately 3.0m.
- Replacement of the existing single width attached garage with a single storey double garage with terrace above. The garage would measure internally approximately 5.56m width and would have a depth of approximately 6.0m.
- Alterations and extensions to the existing roof form to form a second floor with terrace area. The proposed alteration would provide a flat roof form and would have an overall height of approximately 9.0m.
- Fenestration changes and changes to the material finishes of the existing dwelling.

Description of Site and Surroundings

3. The application site is situated on the north western side of Chaddesley Wood Road and is occupied by a semi-detached chalet-style bungalow finished in pebble dashed painted render to the external walls. The existing dwelling has a pitched roof with a cropped gable to the front elevation and a full gable to the rear and a side dormer. A single storey flat roofed extension projects from the front of the property, incorporating a balcony above. To the rear of the dwelling is a small courtyard positioned in front of the adjoining property, No.5a Chaddesley Wood Road.
4. The site benefits from off-road parking to the front of the site that is accessed across the entire frontage of the site off Chaddesley Wood Road that provides parking for at least two vehicles. There is an integrated garage to the front of the site. There is also a shared access road located to the south western side of the property that leads to No. 5a Chaddesley Wood Road and is there only access into and out their property.
5. The street scene along Chaddesley Wood Road is characterised by a mix of architectural styles, including traditional and contemporary dwellings, with varied roof forms such as pitched, gabled and flat roofs. Properties are generally set within generous plots, maintaining a sense of space and openness between buildings. External finishes typically include render, brickwork, and tiled roofs, contributing to a cohesive yet diverse appearance. Mature trees and landscaped front gardens are prominent features, enhancing the verdant character of the area. Chaddesley Wood Road is a private, gated road accessed from Shore Road, resulting in a quiet and exclusive residential environment with limited vehicular activity.

Relevant Planning History:

6. 5 Chaddesley Wood Road

1971 – To erect 3 storey block of 3 self-contained flats – **Refused** (Ref: 18318/0)

1975 – To use a single private dwelling – **Approved** (Ref: 18318/3)

1998 – Erect pitched roof single storey extension at front to form garage – **Approved** (Ref: 98/18318/006/F)

1999 – Install a balcony at first floor level above the existing garage – **Refused** (Ref: 99/18318/007/F)

7. 5a Chaddesley Wood Road

1971 – To erect an addition to form 1st floor 2 bedrooms and shower room – **Refused** (Ref: 18318/1)

1971 – To use as a single private dwelling – **Approved** (Ref: 18318/4)

1988 – Carry out alterations on ground floor. Form 2 bedrooms and shower room in roof space and construct new roof – **Approved** (Ref: 18318/5)

1999 – Erect extension at side to enlarge hall. Alterations to roof, including raising ridge and dormers in west and east elevations to form two bedrooms and bathroom in the roof space – **Approved** (Ref: 99/18318/0009/F)

2001 – Carry out alterations on ground floor and extend roof, with two dormer windows, to form 2 bedrooms and shower room in roof space. Revised Application to 99/18318/009/F granted 5.1.00 – **Approved** (Ref: 00/18318/010/F)

2002 – Erect conservatory at rear – **Approved** (Ref 02/18318/011/F)

Constraints

8. The following constraints have been identified.

National Designation (Nearby)

Poole Harbour, SSSI

Sandbanks, SNCI

Local Designation (Nearby)

TPO, Ref: 261

Public Sector Equalities Duty

9. In accordance with section 149 Equality Act 2010, in considering this proposal due regard has been had to the need to —
10. 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 section 40 Natural Environment and Rural Communities Act 2006, in considering this application, regard has been had, so far as is consistent with the proper exercise of this function, to the purpose of conserving biodiversity.
12. For the purposes of this application in accordance with regulation 9(3) of the Conservation of Habitats and Species Regulations 2017 (as amended) (“the Habitat Regulations) appropriate regard has been had to the relevant Directives (as defined in the Habitats Regulations) in so far as they may be affected by the determination.
13. With regard to sections 28G and 28I (where relevant) of the Wildlife and Countryside Act 1981, to the extent consistent with the proper exercise of the function of determining this application and that this application is likely to affect the flora, fauna or geological or physiographical features by reason of which a site is of special scientific interest, the duty to take reasonable steps to further the conservation and enhancement of the flora, fauna or

geological or physiographical features by reason of which the site is of special scientific interest.

Consultations

Dorset Wildlife Trust – No comments received.

BCP Highway Authority – No objection to the proposed development.

BCP Ecology Officer – No objection to the proposed development, subject to informative note.

Representations

14. Site notices were posted outside the site on 10 September 2025 with an expiry date for consultation of 1 October 2025. 13 Letters of representations have been received in objection to the proposed development. The letters comprise of the following:

Loss of Light and overshadowing

- *Block of light to house 5a and garden*
- *Would leave the property behind in complete darkness*
- *Significant loss of light for the adjoining property at No. 5a*
- *Put No. 5a into near permanent shadow*
- *Reduction in daylight*
- *Lack of light where we would be severely closed in and have very little light*

Privacy and Overlooking

- *Design will remove any privacy to No.5a.*
- *Loss of privacy and overlooking*
- *Unacceptable overlooking*
- *Windows/doors would overlook No. 26 Shore Road*
- *Terrace balcony would impact No. 26 Shore Road and No. 3a Chaddesley Wood Road.*

Overbearing Scale and Massing

- *Unacceptable large increase on the existing small dwelling*
- *Wholly overbearing on surrounding properties*
- *Overbearing impact and loss of residential amenity*
- *Excessive scale and massing*
- *Overbearing size and impact on the area*
- *Would dominate the combined plot and lead to significant loss of light, privacy and amenity for 5a.*

Character and Appearance

- *Harm to the character and appearance of the area*
- *Visual impact on the street scene*
- *Cumulative overdevelopment*
- *Cumulative development pressure*

Access, Parking and Highway Safety

- *Scaffolding and building materials would block access and parking*
- *Access into the site is usually blocked*
- *Shared access concerns*
- *Parking and highway safety*

Construction Disruption

- Only wishing to extend properties for financial gain with no thought of helping the environment
- Would cause disruption and noise
- Lots of traffic and disturbance in our road

Other Concerns

- Only wishing to extend properties for financial gain with no thought of helping the environment
- Previous planning history refused a balcony without privacy screening; screening now removed.
- Inconsistent plans

15. Following amended plans received 8 December 2025, additional site notices were posted outside the site on 9 December 2025 with an expiry date for consultations of 2 January 2026. 5 additional letters of representation were received in objection to the proposed development. The letters comprise of the following:

- Only worsen the impact on No. 26 Shore Road
- Proposed site section drawing, the ground floor forward projection has not been included.
- Opaque glazing is not included on the side elevation despite it looking directly onto our property.
- Disruptive and detrimental impact – both short and long term
- Steal sunlight permanently
- Allowing Sandbanks to become a ghost of empty homes
- How does the developer plan to do that without causing major disruption to the residents of the linked homes.
- Unacceptable impact on No.5a robbing them of daylight because of the scale of the development
- Road has been subject to several years of building related traffic which has had major impact on the quality of life for many residents.
- From a roadside perspective, would be in keeping
- Design will completely dominate the property behind.
- Sunshine test if available would show that No. 5a will get practically no sunshine throughout the day, even at the height of summer.
- Design will remove any privacy that No. 5a currently has.

Key Issue(s)

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

- Impact on the character and appearance of the area
- Impact on the neighbouring amenity and privacy
- Impact on parking provisions and highway safety
- Impact on trees and landscaping
- Impact on nearby protected species and habitat

- Biodiversity Net Gain
- Other Matters

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

Policy context

18. Local documents:

19. 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 November 2018)

PP01 Presumption in favour of sustainable development

PP27 Design

PP31 Poole's Coast and Countryside

PP33 Biodiversity and Geodiversity

PP35 A Safe, connected and accessible transport network

PP37 Building sustainable homes and businesses

Supplementary Planning Documents (SPD)

BCP Parking Standards SPD (Adopted 5 January 2021)

Shoreline Character Areas SPG (Adopted 2004)

Planning Practice Guidance (PPG)

National Planning Policy Framework (NPPF) (December 2024 as amended)

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.”

Planning Assessment

Impact on the character and appearance of the area

20. Paragraph 135 (a) – (d) of the revised NPPF attaches great importance to the design of built development. Amongst other things, it goes on to advise that planning decision should...add quality of the overall area...are sympathetic character...while not discouraging appropriate innovation and change; ...using...materials to create attractive, welcoming, and distinctive places to live, work, and visit.

21. Policy PP27 of the Poole Local Plan (2018) requires that proposal for development should exhibit a good standard of design and complement or enhance Poole's character. Development should adhere to the character and design principles of respecting the setting and character of the site, surrounding area and adjoining buildings of virtue of function, siting, landscaping and amenity space, scale, density, massing, height, design details, materials, and appearance.

22. The proposed development would be readily visible within the street scene of Chaddesley Wood Road, including views from Shore Road and from the public car park located to the rear of the site. The proposal seeks to detach the existing dwelling from No.5a Chaddesley Wood Road and extend and remodel it to form a tiered, three storey property incorporating terraces and balconies. These alterations would create a substantial more prominent and visually assertive dwelling than that of the existing dwelling.

23. Chaddesley Wood Road is characterised by a varied mix of architectural styles, many of which have experienced significant modernisation or redevelopment in recent years. Within this street scene, No.5 and 5a form the only tandem-arranged semi-detached pair of dwellings, with No.5a positioned directly to the rear. This configuration is uncharacterised of the surrounding pattern of development, where semi-detached dwellings generally follow a traditional side-by-side arrangement. Both properties are modest chalet style bungalows with pitched roofs and are linked by a single storey front/rear extension. Access to No.5a is gained via a narrow shared driveway along the south western side of No.5.

24. The proposal includes removing part of the rear elevation of the existing dwelling, resulting in the complete physical separation of the two properties. This detachment would fundamentally alter the established relationship between the properties. However, as this change would occur at the rear, it would not be readily perceived from Chaddesley Wood Road, and the visual impact would be largely limited to the immediate relationship between the two properties.

25. The proposed development would replace the existing pitched roof with a predominantly flat roof form, increasing the building's height from approximately 7.98m to 9.0m. Although the footprint would remain broadly similar, the additional front and garage extensions, increased height, tiered configuration and revised roof form would significantly increase the scale and massing of the dwelling. These alterations would substantially change the proportions and appearance of the existing dwelling, resulting in a more prominent and visually assertive form within the street scene. Nonetheless, given the varied and increasingly contemporary architectural styles along Chaddesley Wood Road, the resultant dwelling would integrate acceptability within the street scene and would not appear out of keeping within the wider surrounding area.

26. However, the increased bulk, height and massing would appear disproportionate to the existing dwelling, and their architectural style differences would make the tandem nature of the dwellings more obvious on the street scene. While the proposal would noticeably change the relationship between the two properties and increase the visual prominence of the dwelling, this impact must be considered in the context of the broader and varied character of Chaddesley Wood Road. Although the effect on the immediate setting of No.5a would be evident, the wider street scene is sufficiently diverse to accommodate an amended dwelling of this scale and contemporary design without result in a level of harm

that would be unacceptable. On balance, therefore, the proposed development would not appear so discordant or out of keeping within the wider surrounding area as to justify concerns regarding its contribution to the street scene to warrant a refusal in this instance.

27. The submitted drawings confirm that the proposed materials would comprise of white render, aluminium vertical cladding, aluminium-framed windows and doors, and wood-effect composite cladding. These changes to the external finishes would significantly alter the character of the existing dwelling and give it a more modern and contemporary appearance. However, Chaddesley Wood Road contains a wide range of architectural styles and material palettes, and several properties have already been remodelled and redeveloped in a similar contemporary manner. Given the varied street scene, the proposed materials would not appear incongruous and is not considered to result in material harm to the visual amenities of either the street scene of Chaddesley Wood Road or the wider surrounding area.
28. Overall, and on balance, while the proposal would increase the dwelling's prominence and appearance, the varied and increasingly contemporary character of Chaddesley Wood Road means that it would not give rise to material harm to the character and appearance of the street scene or the wider surrounding area and it would therefore be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on the coastal zone and Shoreline character of Poole Harbour

29. The proposed extensions and alterations would not have a harmful impact on the coastal character as per Policy PP31 (1) and the Shoreline Character SPG that mainly focuses on beach huts along this stretch of beach. Similarly, it is in accordance with the Sustaining Poole's Seafront SPD that recognises this area is a built up part of the coast.

Impact on the neighbouring amenity and privacy

30. The NPPF states that planning decisions should provide attractive, welcoming and distinctive places to live and visit; create places that are safe, inclusive and accessible and which promotes health and wellbeing with a high standard of amenity for existing and future users (Paragraph 135).
31. Policy PP27 (c & d) seeks to ensure that development is compatible with surrounding uses and would not result in a harmful amenity for local residents and future occupiers considering levels of sunlight and daylight, privacy, noise and vibration, emissions, artificial lights intrusion, and whether the development is overbearing or oppressive.
32. With regard to residential amenities, the properties that may be affected are those located to the side of the application site at Nos. 3a and Seashores & 7 Chaddesley Wood Road and to the rear at No. 5a Chaddesley Wood Road.
33. In regard to Nos. Seashores & 7 Chaddesley Wood Road, the proposal would replace the existing pitched roof form with a second floor with flat roof form, creating an imposing and visually solid three storey façade that would noticeably reduce outlook from several side facing windows within this neighbouring property. However, as these windows and doors within this neighbouring property appear to serve non-habitable rooms or act as secondary opening, the extent of harm is not considered sufficient to warrant refusal, and on balance the proposal would not result in a materially overbearing impact.
34. In relation to No. 3a Chaddesley Wood Road, whilst the proposal would increase the bulk and massing of the existing dwelling including proposed extensions, it would not project any closer to this neighbouring property and would still retain a separation distance of

approximately of 5.0m. As such, given the modest increase in ridge height, combined with the separation distance, it considered that the proposal would not appear overbearing or result in an unacceptable loss of outlook for the occupants of this neighbouring property.

35. In regard to No.5a Chaddesley Wood Road, the proposed separation and increased height, bulk and massing would significantly alter the relationship between the two properties and would introduce a more imposing three storey form in close proximity to this neighbouring property. This would result in a greater sense of enclosure and a perceptibly more dominant outlook compared to the existing chalet-style bungalow.
36. However, the front elevation of No.5a contains no primary windows, aside from a single rooflight and the majority of windows are orientated to the side or rear. As a result, views of the proposed development would be limited to oblique or peripheral glimpses when approaching the property or would give rise to a more noticeable and potentially more sensitive amenity impact for No.5a than for other neighbouring properties, the extent of harm is not considered so significant, as to justify refusal.
37. In relation to Nos. 26 Shore Road and No. 3 Chaddesley Wood Road, whilst the proposal would increase the height, bulk, scale and massing of the existing dwelling, it would not reduce the separation distance between the application site and these properties, which are positioned approximately 12.0m from the side elevation. As such, the proposal would not appear overbearing to these neighbouring occupiers nor result in a harmful loss of outlook.
38. In terms of orientation, the application site lies to the north western side of Chaddesley Wood Road, and as such the proposal would result in some additional shading towards No. 3a during the morning, No. 5a during the morning and midday, and Nos. Seashores and 7 Chaddesley Wood Road in the afternoon.
39. In relation to No. 3a Chaddesley Wood Road and No. 5a Chaddesley Wood Road, and to some extent Nos. 26 Shore Road and 3 Chaddesley Wood Road, the proposal would result in some additional early morning shading due to the increased height and altered roof form. However, this increase would be limited and would occur alongside the cumulative influence of the existing dwelling and neighbouring properties at No. 5a and Seashores, all of which already contribute to some early day overshadowing in this enclosed setting. Given the orientation of these properties and the separation distances involved, the level of additional shading would not materially worsen their existing conditions. As such, despite the increased bulk, scale and massing, the resulting loss of sunlight and daylight would remain modest and would not be to a degree that would give rise to material harm to neighbouring residential amenity.
40. In regard to Nos. Seashores and 7 Chaddesley Wood Road, the proposal would lead to a noticeable increase in shading from midday through to the evening, resulting in reduced sunlight and daylight reaching the side facing openings of this neighbouring property. This would represent a deterioration compared with the current situation and would further restrict the already limited daylight those windows receive. However, as discussed previously, these openings serve non-habitable rooms or secondary windows and are already partly affected by the existing dwelling and the surrounding pattern of development, which confines available light in this part of the street. When considered in this context, the additional shading would not be so extensive or prolonged as to result in material harm to the occupants of this neighbouring property.
41. In terms of privacy, the proposed development at ground floor level would amend the existing dwelling to provide double garage, two bedrooms, utility room, bathroom and

hallway. This floor would include the insertion of a garage door, non-glazed front door and full length window to its front elevation and replace the existing door and windows to its rear elevation with a double patio door. All of remaining existing windows at ground floor would be retained, including the small obscure glazed window to its north eastern side elevation and the two windows to its south western side elevation.

42. The proposed first floor level would amend the existing dwelling to provide an open plan living/dining and kitchen room with access to a terrace area and would include the insertion or replacement of the sliding doors and a window to its front elevation, an obscure glazed window to its side elevation, and two obscure glazed windows to its rear elevation.
43. The proposed second floor level would provide an additional bedroom with ensuite and dressing area with access to a terrace area and would include the insertion of a patio doors to its front and south western side elevation, two full length windows to its front elevation and an obscure glazed window to its rear elevation.
44. The proposed windows and doors on the front elevation would predominantly overlook the application site's own front garden and the wider public realm and therefore would not give rise to any loss of privacy for neighbouring occupiers.
45. The majority of the windows to the rear elevation would remain in their existing positions, except for the addition of a new second floor window. However, these windows are proposed to be obscure glazed, except the replacement patio door at ground floor level. While a limited degree of overlooking towards No. 5a Chaddesley Wood Road may occur, given the internal rooms these windows would serve, the existing arrangement of windows, and the ability to secure obscurity and restricted opening by condition, it is considered that the proposal would not result in a materially harmful loss of privacy that would warrant refusal. In addition, there would be no impact to the living condition of the occupiers in relation to the rooms that these windows would serve as they would mostly serve non-habitable rooms such as stairwell or serve as secondary windows such as a living room.
46. The proposed addition of the window at first floor level along the south western elevation would serve the open plan living space would serve as a secondary source of outlook and would be obscured glazed. Therefore, given that a condition could be secured as such, it is considered that the proposed window would not give rise to degree of harmful overlooking.
47. The two ground floor windows along the south western side elevation would remain in their existing positions; however, the rooms they serve would change from a lounge and kitchen to bedrooms. Although the outlook from these windows would be poor, as they face the side elevation of No. 3a Chaddesley Wood Road, the proposal would not introduce any additional overlooking beyond the current situation. Furthermore, alternative or additional openings at ground floor level could be inserted under permitted development rights. As such, the arrangement is not considered to result in any material harm.
48. In addition, it is proposed that the second floor level would include the insertion of a patio door to its side elevation that would offer views towards the neighbouring properties, No. 3 and 3a Chaddesley Wood Road. However, it is considered that the degree of overlooking would be mutual for urban areas, such as this and is not considered to be materially harmful and would benefit from additional protection from the screening proposed below.
49. The proposed terraces at first and second floor level would give rise to some overlooking of Nos. 3 and 3a Chaddesley Wood Road. It is noted that an existing first floor balcony over the garage does not appear to incorporate privacy screening, which was required under a condition 2 of planning permission (Ref. 98/18318/008/F). However, it is recognised that the breach is now out of time for enforcement action, and as such no further action can

reasonably be pursued. Nevertheless, it is acknowledged that a degree of mutual overlooking already occurs from the balconies on the front elevation of No. 3a Chaddesley Wood Road. Although privacy screening is proposed along the rear and part of the south western elevation at second floor level, this would not fully mitigate perceived overlooking from the first floor terrace. It is therefore considered appropriate to extend the screening along the southwestern elevation at first floor level, providing a consistent and effective level of protection for neighbouring privacy.

50. The proposed development would increase height, bulk and massing, creating a more imposing form and some additional shading and perceived overlooking for neighbouring properties. However, the impacts are moderated by the site's orientation, separation distances, existing patterns of overshadowing, and the use of obscured glazing and privacy screening. Overall, while some amenity effects would arise, particularly for No. 5a, the extent of harm is not considered materially significant or sufficient to warrant refusal.
51. Therefore, it is considered on balance and subject to conditions that the proposed development would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on parking provisions and highway safety

52. Policies PP34 and PP35 of the Poole Local Plan (November 2018) gives a number of requirements that new development should achieve with regards to highway, pedestrian, and other sustainable transport matters. Amongst other respect, they seek to ensure a satisfactory means of access and provisions for parking, servicing and manoeuvring in accordance with the adopted standards. The policies are supported by a Parking Standards Supplementary Planning Document (SPD) (Adopted 5 January 2021).
53. The application site has an existing driveway that is accessed from Chaddesley Wood Road at the front of the site that provides access to an area of hardstand to the front of the existing dwelling that provides parking for two vehicles. The existing garage is under the required dimensions to be considered as a parking space as set out in the Parking Standards SPD. The existing vehicular access adjacent to the existing dwelling that leads to No. 5a Chaddesley Wood Road would remain the same and access would be unaffected.
54. In accordance with the Parking Standards D, the application site is situated in Parking Zone D which requires the provision of two parking spaces for a dwelling of 4 or more habitable rooms.
55. The proposed development seeks to remove the existing garage to the front of the existing dwelling and replace with a double length garage. The proposed garage would measure approximately 6.0m in depth with a width of approximately 5.50m. This would be under the required dimensions as set out in the Parking Standards SPD, as the SPD requires the provision 7.0m by 3.0m for each space. Additionally, the extension and increase in bulk and massing of the proposed garage would reduce the amount of hardstanding available to the front of the site. However, it is likely there would be sufficient space available for one parking space to the front of the garage, when parked in a horizontal position.
56. The BCP Highway Authority was consulted, and it was advised that the officer measured the proposed garage to be approximately 6.2m in length by 5.6m in width and considered this be acceptable by the Local Highway Authority and that the proposed garage could accommodate two parking spaces.

57. In addition, the BCP Highway Authority raises concerns in relation to the proposed boundary treatment that would be located along the south western elevation between the front elevation of the proposed garage and the front boundary of the site. The proposed boundary treatment of a height of approximately 1.8m that would extend up to the highway. Whilst the BCP Highway Officer notes that given the street scene is a private cul-de-sac, there is likely minimal foot traffic, it is still recommended that the proposed fence be tapered towards the front to a height no higher than 0.6m to allow for great visibility upon exit of the site.
58. Amended plans were received which has tapered the proposed boundary fencing and the existing boundary fencing along the side boundaries of the application site to the front to a height 0.6m towards the site frontage. The BCP Highway Authority has been reconsulted following these amendments and has advised that they deem this as acceptable as it improves the visibility of pedestrians and other vehicles when existing the site. Therefore, the BCP Highway Authority raises no objection on highway grounds to the above proposal.
59. Therefore, the proposal would be in accordance with the provisions of Policies PP27 and PP35 of the Poole Local Plan (November 2018).

Impact on trees and landscaping:

60. Policy PP27 of the Poole Local Plan seeks to ensure that proposed residential extensions and alterations respond to natural features on the site and do not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and appearance of the area. Any scheme that requires the removal of trees should, where appropriate, include replacement trees to mitigate their loss.
61. The application site is situated adjacent to an Area Tree Preservation Order (Ref: TPO 261) and there are trees present in the neighbouring and nearby residential properties. The application is not supported by an Arboricultural Impact Assessment or Method Statement.
62. The proposed development has been assessed in relation to the proximity of the nearby protected trees. Whilst the TPO covers the properties to the west of the application site, the nearest trees present is located within the rear gardens of No. 26 Shore Road and No. 3 Chaddesley Wood Road at a distance of approximately 13m. No. 5a Chaddesley Wood Road is situated in between the trees and the application site. As such, given the substantial separation distance between the proposed development and these trees, it is considered that the proposal would not result in any adverse impacts on their health or long-term retention. Furthermore, it is unlikely any works proposed within the root protection areas and layout of the sites ensures that construction activities will not compromise tree stability or amenity value. Therefore, the proposal would be in accordance with the provisions of Policy PP27 of the Poole Local Plan (November 2018).

Impact on nearby protected species and habitats:

63. Policy PP33 of the Poole Local Plan (November 2018) states that development that affect biodiversity should 'demonstrate how any features of nature conservation and biodiversity interests are to be protected and managed to prevent any adverse impacts' and 'incorporate measures to avoid, reduce or mitigate development, sensitive wildlife habitats throughout the lifetime of development.'
64. The application site has been identified as being in close proximity to Poole Harbour, SSSI and Sandbanks SNCI that has the capacity to support to protected habitats and species. As proposal would involve works to the existing dwelling roof, it would be essential to identify whether the proposed works could be carried out without causing undue harm to nearby protected species within the local habitat in order to comply with Policy PP33 of the Poole Local Plan (November

2018). Additionally, following a discussion with the BCP Ecology Officer, it was advised that a Preliminary Roost Appraisal (PRA) would be required.

65. A Preliminary Roost Appraisal was submitted on 17 December 2025 and the report identify that there were 'no external or internal evidence of bat activity was found, and only negligible PRS for bats are present'. The PRA proposes no mitigation measures within its report. The BCP Ecology Officer has reviewed the report and raises no objection to the proposed development, subject to an informative note being proposed to advise the applicant of their legal responsibilities relating to bat protection.
66. Therefore, the proposed development would be in accordance with the provisions of Policy PP33 of the Poole Local Plan (November 2018).

Biodiversity Net Gain

67. The NPPF at Chapter 15 'conserving and enhancing the natural environment' sets out government views on minimising the impacts on biodiversity, providing net gains where possible and contributing to halt the overall decline in biodiversity. The Local Plan Policy PP33 – Biodiversity and Geodiversity, sets out policy requirements for the protection and where possible, a net gain in biodiversity.
68. In addition, a 10% biodiversity net gain (BNG) is required as per the Environment Act 2021 though exemptions apply. This proposal is exempt as it is a householder application.

Other matters

1. The residents within the street scene and surrounding properties have expressed concerns regarding construction activity and the potential disturbance arising during the construction period, particularly in light of the impact that previous development has had in the area. Whilst each application must be assessed on its own merits, it is considered appropriate to impose a condition requiring the submission of a Construction Management Statement. This will ensure that any adverse impacts relating to noise, dust, vibration, and construction related traffic affecting adjoining owners or occupiers would be appropriately managed and mitigated.
69. In addition, Neighbours have also raised concerns that the proposal is motivated by financial gain; however, this is not a material planning consideration.

Conclusion

70. It is considered that the scheme accords with most important aspects of the Development Plan (policies PP27, PP31, PP33, and PP35) but as identified, there is a degree of conflict with criterion of policy PP27 in terms of neighbouring amenity and character and appearance. However, the identified harm carries only limited weight and, when considered against the wider policy compliance and the benefits of the scheme, is not considered to amount to a robust or defensible reason for refusal. It is therefore unlikely that such a reason would be upheld at appeal. Having regard to the conclusions relating to these policies as explained above and notwithstanding the minor conflict identified, it is therefore considered that the proposal is in accordance with the provisions of the Development Plan when considered as a whole. Furthermore, and notwithstanding the conflict with the Development Plan policy identified, for the reasons given in this report, it is considered that the identified material considerations including the benefits of the scheme also clearly support a view in favour of granting the proposal.

Recommendation

71. **GRANT permission for the reasons as set out in this report subject to the following conditions:**

Conditions

1. Detailed Permission

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

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

2. Decision Notice – Grant

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

Indicative Location Plan (Drawing No. 2513 01A) – received 8/12/2025

Proposed Site Plan (Drawing No. 2513 02B) – received 22/01/2026

Proposed Floor Plans (Drawing No. 2513 03A) – received 8/12/2025

Proposed Second and Roof Plan (Drawing No. 2513 04A) – received 8/12/2025

Proposed Elevations (Drawing No. 2513 05B) – received 22/01/2026

Indicative Proposed Street Scene (Drawing No. 2513 06A) – received 8/12/2025

Proposed Site Section (Drawing No. 2513 07A) – received 8/12/2025

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

3. Material as specified

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

Reason: To safeguard the visual amenities of the locality.

4. Obscure Glazing of windows

No part of the development hereby shall be used unless the windows on the side and rear elevations [such expression to include the roof] as shown on approved plans (Drawing Nos. 2513 03A & 2513 04A) have first been fitted with obscured glazing which conforms with or exceeds Pilkington Texture Glass Privacy Level 3 (or an equivalent level in any replacement standard) and every such window is either fixed light or hung in such a way as to ensure that the full benefit of the obscured glazing in inhibiting overlooking is at all times maintained. Every obscure glazed window shall thereafter be retained in a manner that fully accords with the specification of this condition.

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

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

5. Screening to Balcony

No part of the development hereby permitted shall be used 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 north western (rear) & south western (side) elevations of the proposed terraces/balconies. These shall thereafter be retained.

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

6. Construction Method Statement

No part of the development hereby permitted, including any site clearance, ground work and the bringing on to site of any equipment, materials and machinery for use in connection with the implementation of the development, shall be commenced unless a Construction Method Statement has first been submitted to and approved in writing by the local planning authority which in particular includes details relating to the following:

- (a) The parking of any vehicles of site operatives and visitors;
- (b) The loading and unloading of any plant and material;
- (c) The storage of all plant and material to be used for the purposes of any site clearance, ground work and construction;
- (d) The erection and maintenance of any security hoarding including any decorative displays and any facilities for public viewing;
- (e) Any wheel washing facilities;
- (f) Measures to control the emission of dust and dirt during any site clearance, ground work and construction; and
- (g) A scheme for recycling and disposing of waste resulting from any site clearance, ground work and construction.
- (h) the erection and position of scaffolding.
- (i) measures to control access along the shared driveway between No. 5 and No. 5a Chaddesley Wood Road.

The development shall thereafter at all times only be carried out in accordance with the approved Construction Method Statement.

Reason: To safeguard the amenity of the locality and this is a pre-commencement condition to ensure the implementation of suitable practices at all stages of carrying out the development.

7. Removal of PD Rights – Enlargement

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that order with or without modification, no enlargement of the existing dwelling hereby permitted shall be constructed beyond that approved with this permission.

Reason: To enable control to be retained over the future development of the site in the interest of local amenity.

Informatics

1. Statement Required by NPPF – Grant

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

The applicant/agent was updated of any issues after the initial site visit.

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

2. Biodiversity Net Gain – Householder Approval

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 provided, this application would not require the approval of a biodiversity gain plan before development can be begun because the statutory biodiversity gain condition does not apply in relation to development that is the subject of a householder application within the meaning of Article 2(l) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Council has a statutory duty to include in a notice of approval or refusal a statement explaining whether, and if so how, in dealing with the application the Council worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning application. Therefore, as a minimum a statement relating to this should always be included. An example of the sort of wording that might be used for this purpose is set out below.

3. Bats may be present

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. Demolition Informative

Whilst substantial demolition of the existing dwelling is proposed, this application is considered to be a householder application due to the walls retained as illustrated on the

submitted plans. However, the applicant is advised if during the course of demolition and construction additional walls over and above those indicated on the approved plans are required to be demolished, the application may fall outside of a householder application and a full planning application may be required for full demolition and rebuild.

5. Party Wall Act

The applicant is advised that the proposed development is situated to the property boundary and "The Party Wall etc. Act 1996" is therefore likely to apply.

6. No right to entry to land within applicant(s) control

For the avoidance of doubt, the applicant is advised that this planning permission does not convey the right to enter land or to carry out works affecting or crossing the boundary with land which is not within your control without your neighbour's consent. This is, however, a civil matter and this planning consent is granted without prejudice to this.

Background Documents:

Documents relevant to this application and Officer Report has been uploaded to the Council's website and is publicly accessible and includes all formal consultation responses and representations submitted 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: EBR

Date: 21/01/2026

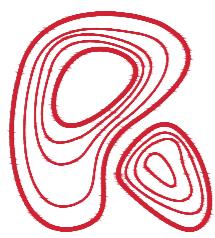
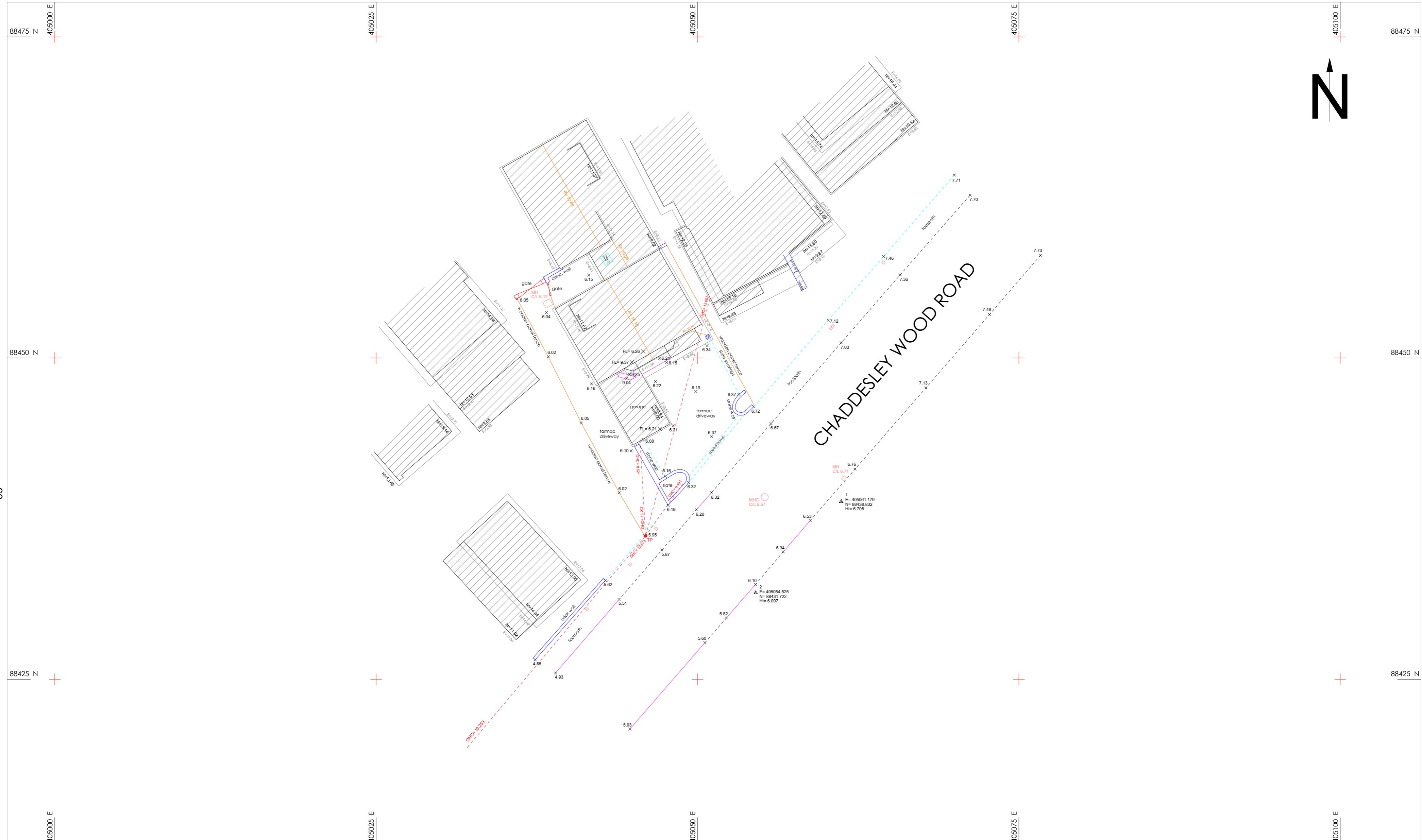
Agreed by: Katie Herrington

Date: 26/01/2026

Comment:

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Redline Surveys

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info@redlinesurveys.co.u
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Client:
Mark Perkins
Survey at:
5 Chaddesley Wood
Road
Poole
BH13 7PN

Plot 1. 25-165
Date: 24/06/2025
Scale 1 : 200 A2
Desc: Topographical
Survey

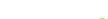
Comp by: T. Gard
Surveyed by: T. Gard

All data has been recorded using a Trimble R12i GPS system

All levels relative to OSBM

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Symbols & Linetypes

□ ○ △ Manhole types ■ Gully ○ Lamp post ● Telegraph Pole ✗ Electric Pole g Gas Cover W Water Cover e Electric Cover BT British Telecom	△ Total Station ○ Sign  ○ Tree  ○ Hedge  ○ Overhead Cable	— Building — Wall — Kerb — Drop Kerb — Footpath — Yellow Line — Ridge — Step — Fence
--	---	---



Location Plan
Scale 1:1250 @A3



Block Plan
Scale 1:1500 @A3



SHORE ROAD

Site Plan
Scale 1:200 @A3



revisions: REV_A_04.12.2025_Revisions following LPA
comments: BS
REV_B_21.01.2026_Revisions to boundary fence, (E-F) following
Highways comments_BS

5 Chaddesley Wood Road, Sandbanks, Poole

Proposed Site Plan

2513 02B

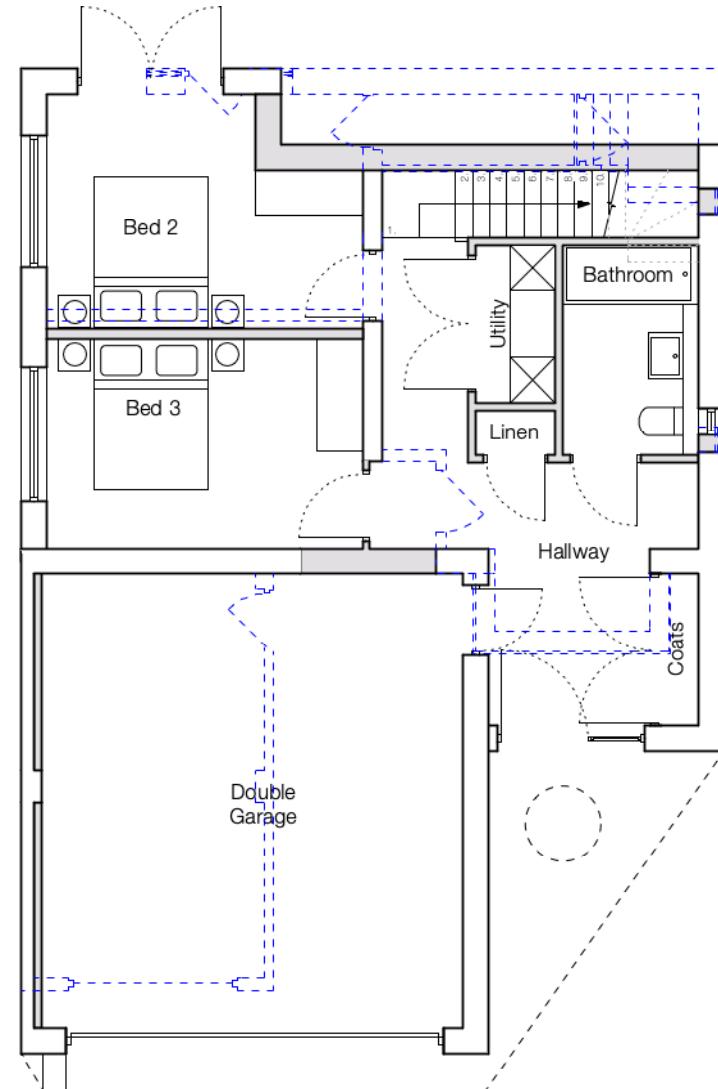
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Drawn By : BS Checked By : DJ

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Ground Floor Plan
Scale 1: 100 @ A3



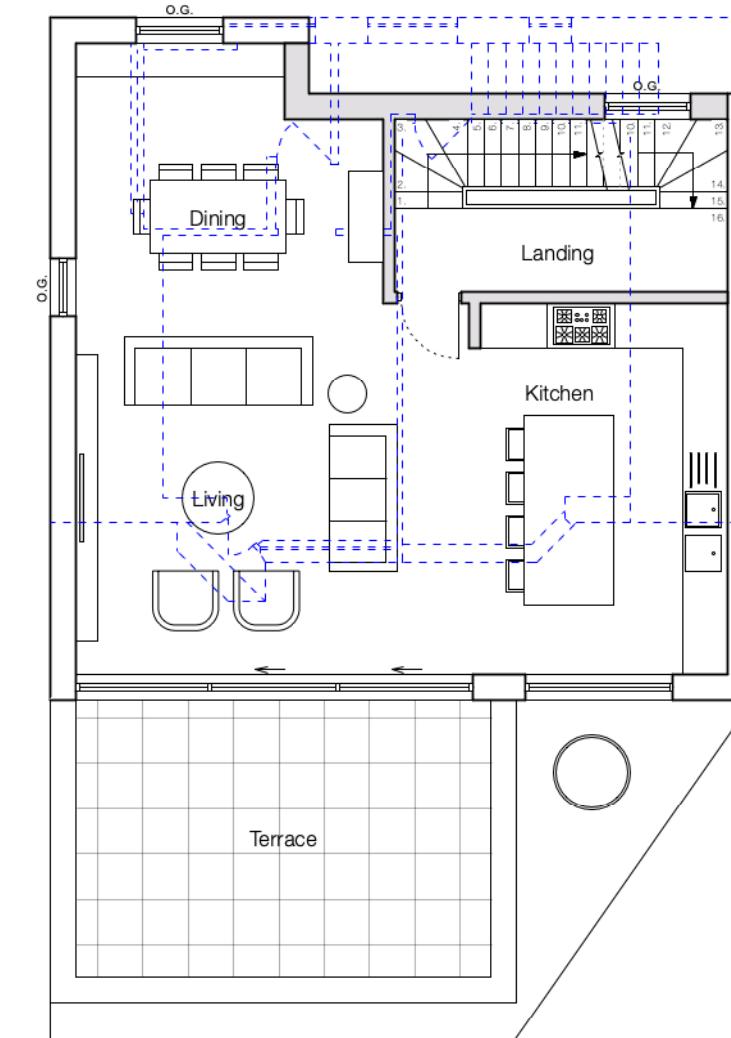
Existing walls to be
retained



New walls



Existing walls to be
demolished



First Floor Plan
Scale 1: 100 @ A3

1 2 3 4 5



revisions: REV_A_04.12.2025_Revisions following LPA
comments_BS

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Drawn By : BS Checked By : DJ

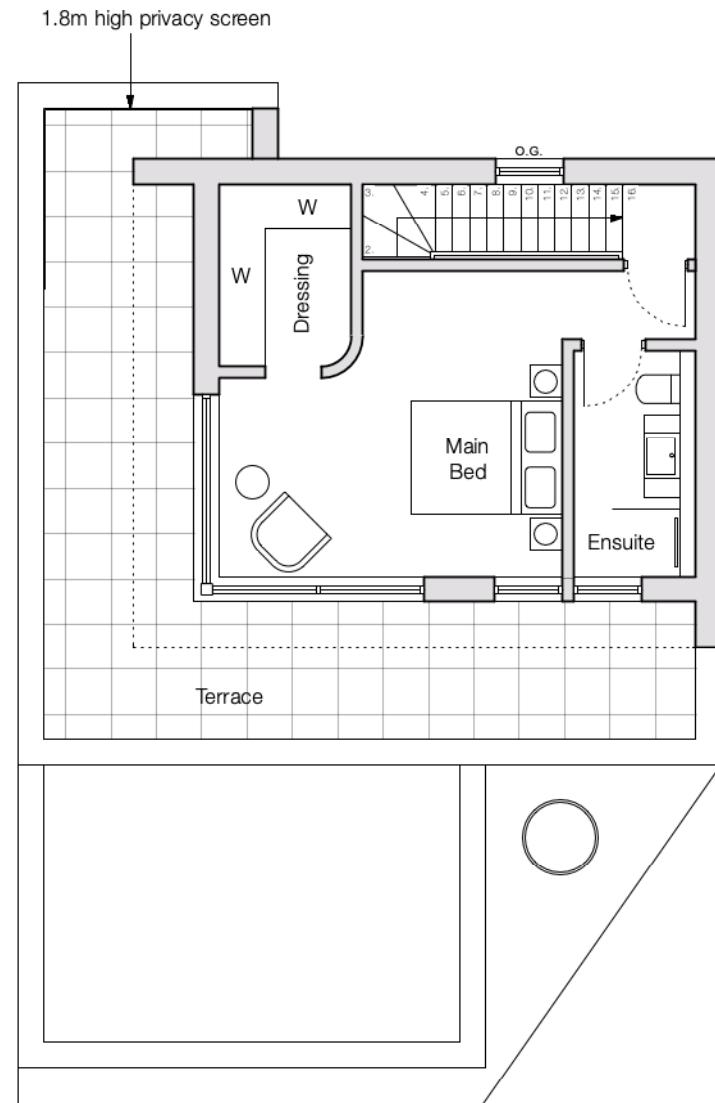
Proposed Floor Plans

2513 03A

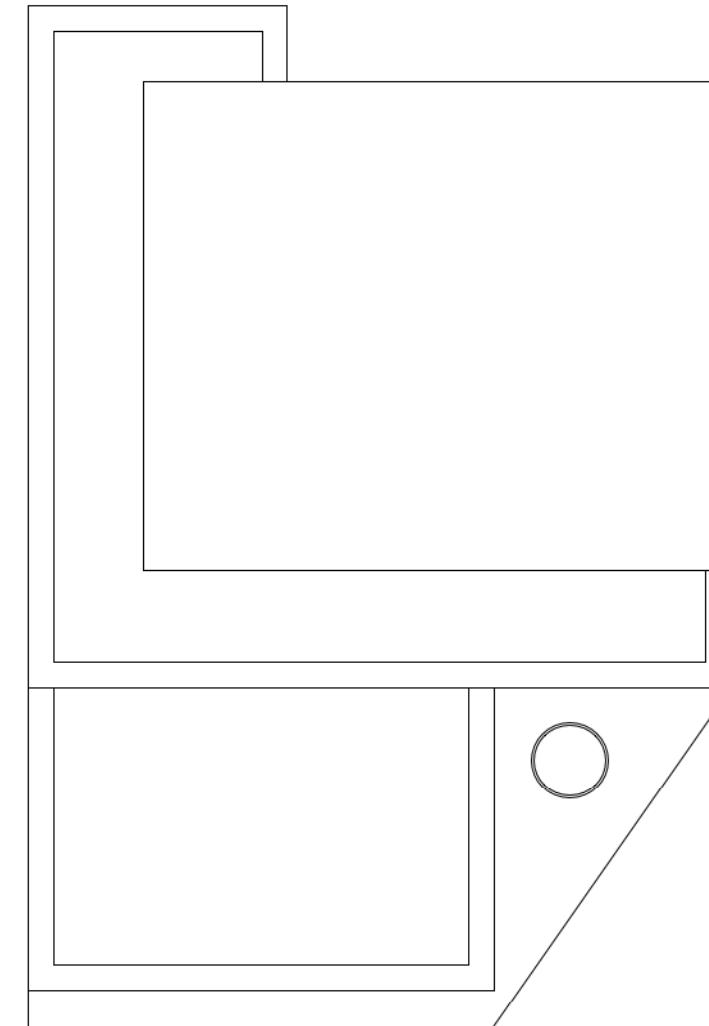
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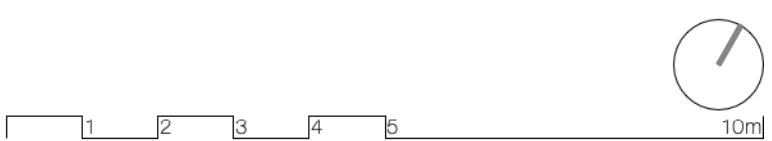
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Second Floor Plan
Scale 1: 100 @ A3

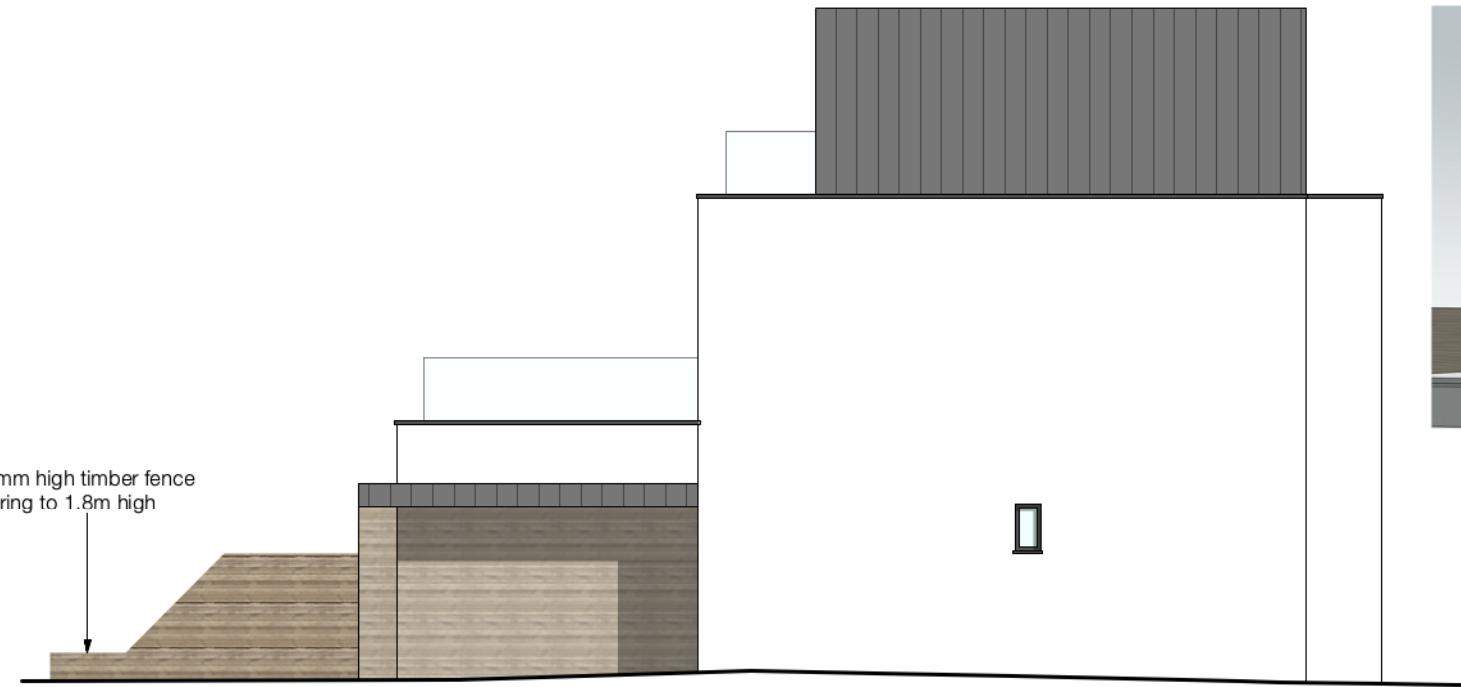


Roof Plan
Scale 1: 100 @ A3





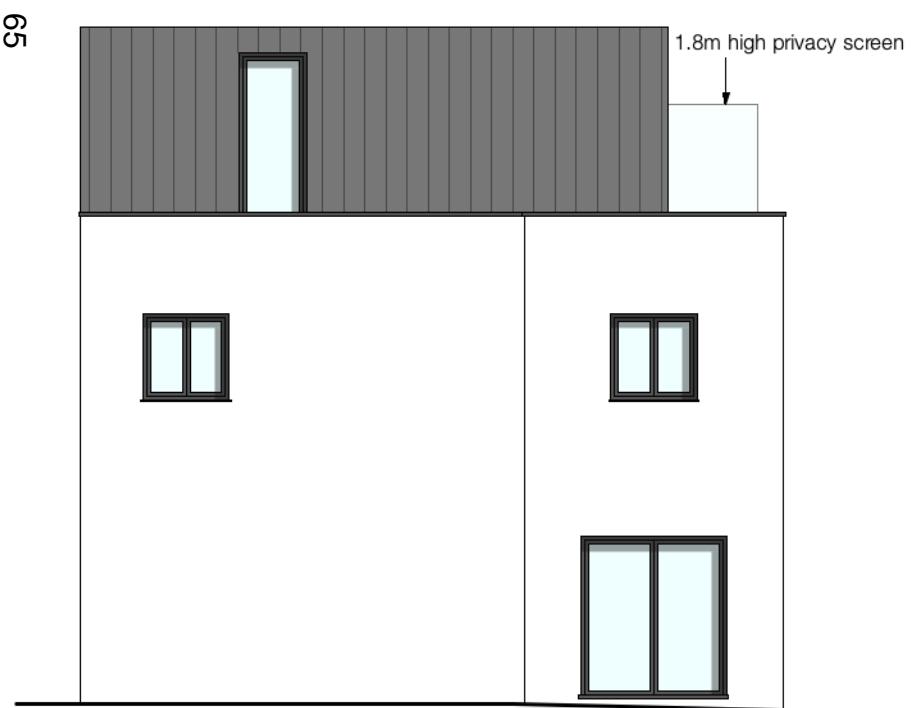
South- East (Front) Elevation
Scale 1: 100 @ A3



North-East (Side) Elevation
Scale 1: 100 @ A3



Indicative 3D View
NTS @ A3



North- West (Rear) Elevation
Scale 1: 100 @ A3



South-West (Side) Elevation
Scale 1: 100 @ A3

MATERIALS KEY

- White render
- Aluminium or similar vertical cladding
- Aluminium framed windows / doors / glazing
- Wood effect composite cladding
- O.G. Opaque glazing

1 2 3 4 5 10m

revisions: REV_A_04.12.2025_Revisions following LPA
comments_BS
REV_B_21.01.2026_Boundary fence details, (E-F) added to north
east and south west elevations_BS

5 Chaddesley Wood Road, Sandbanks, Poole

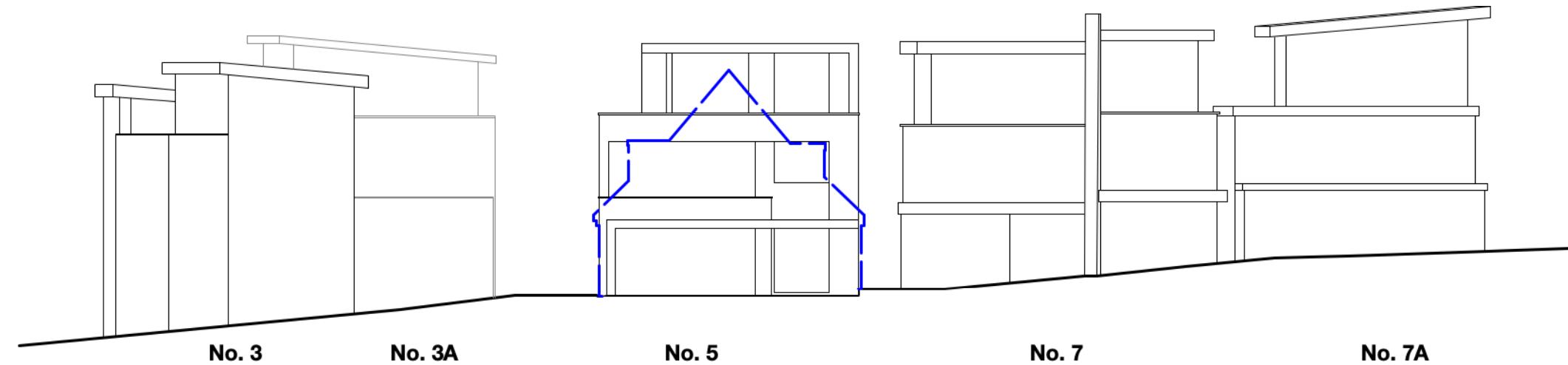
dja.

Drawn By : BS Checked By : DJ

Proposed Elevations | 2513 05B | davidjames architects & partners ltd

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Indicative Proposed Street Scene - Chaddesley Wood Road
Scale 1:200 @A3

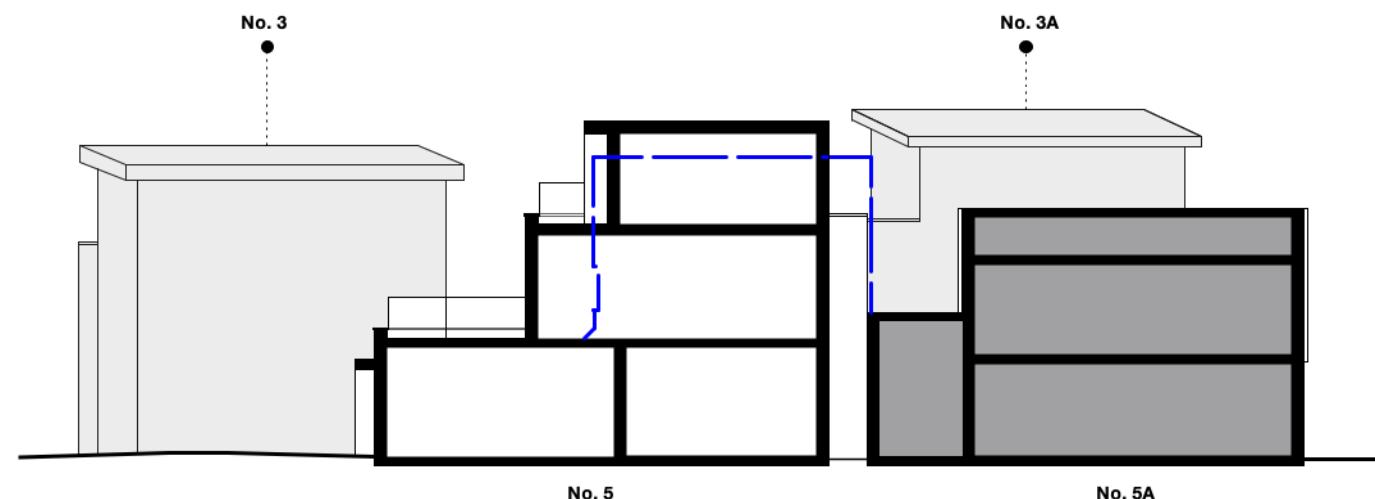
 Outline of existing building

1 2 3 4 5 10m

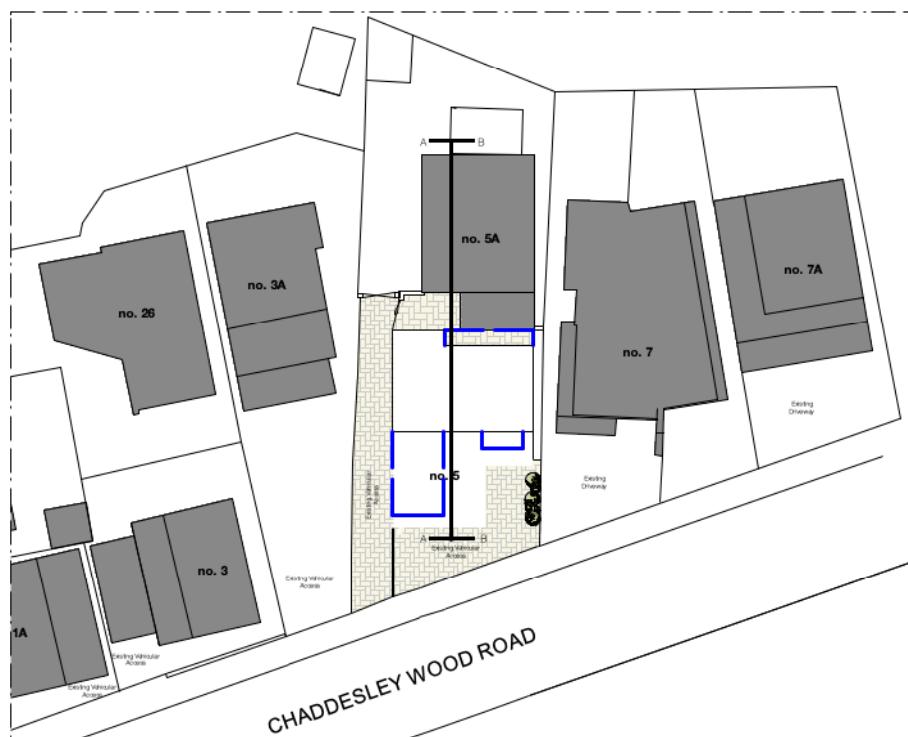
 Outline of existing building to be demolished

 Existing Building

 Proposed Building

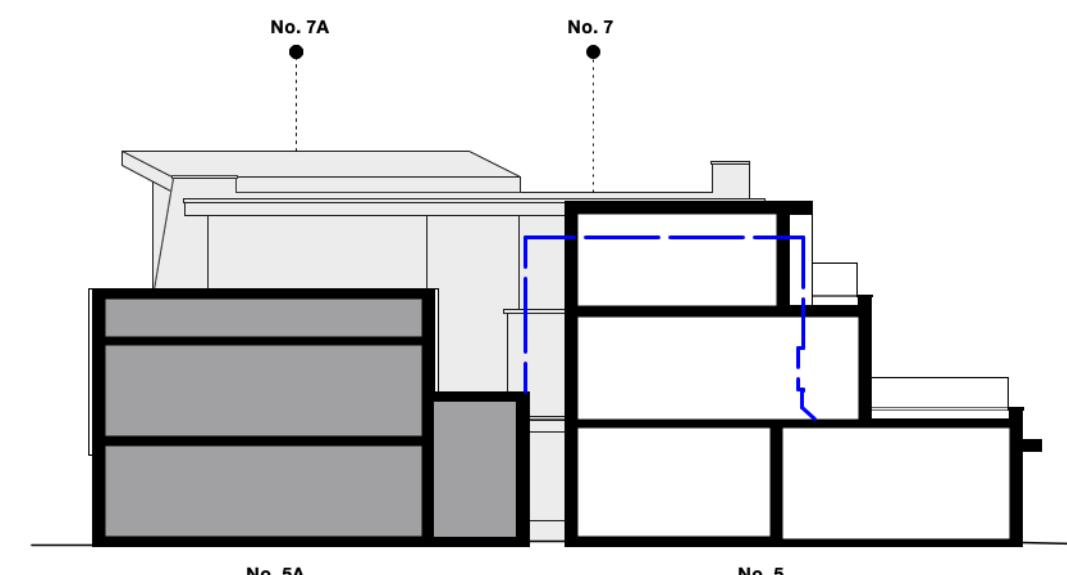


67



Site Plan
Scale 1:500 @A3

Site Section A-A
Scale 1:200 @A3



Site Section B-B
Scale 1:200 @A3

1 2 3 4 5 10m

revisions: REV_A_05.12.2025_Revisions following LPA
comments_CR

5 Chaddesley Wood Road, Sandbanks, Poole

dja.

Drawn By : CR Checked By : DJ

Proposed Site Section | **2513 07A**

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